SITE ASSESSMENT, MARCH 2014
VOLUME 3 - SETTLEMENTS AND SITE COMBINATIONS

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Settlements

BRAM005 Minchens Lane, Bramley covers 9 ha and could accommodate approximately 200 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	There are no designated sites within the site boundaries. Species of conservation significance have been recorded in the southern part of site and this area, albeit improved grassland, offers good potential for biodiversity enhancement/naturalistic greenspace. However, the majority of the site is arable farmland of low biodiversity value. Therefore, subject to including the grassland to south of site as naturalistic green space and successfully integrating trees and hedgerows into a development scheme and the type of mitigation measures for individual species that are routine within the development control process, an assessment of positive is given.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	The overall landscape capacity of the site is shown to be medium/high in the landscape capacity assessment which means that development could be accommodated providing it has regard to the setting and form of the existing settlement and sensitivity of the adjacent landscape character area. Certain landscape and visual features would require protection. It is considered that the prominence of the site and rising land to the north is a feature that would require protection in order to reduce any landscape and visual impacts. This would require the built form to be kept away from the higher ground and a strong buffer provided to the north of the site to define the edge of the village. No layouts have been provided for this site, but depending on their form, it is possible that the capacity of the site would be lower than this assessment.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	Development of this site has the potential to result in an isolated form of settlement. The railway line to the east of the site provides a physical and visual boundary whilst the Clift Meadow open space provides some separation of built form to the south. However, it is not considered that any development would result in coalescence of existing developments.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low potential for impact which can be mitigated	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade 2 listed Stocks Farmhouse and its associated listed outbuildings and a number of historic unlisted buildings lie to the south west of the site, and the Grade 2 listed Minchens Farmhouse lies to the north of the site. The setting of these heritage assets would require protection.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification, (Natural England)	Negative	The promoter has submitted an Agricultural Land Report, which indicates that 89% of the site is classified as Grade 3a (good). A section in the south eastern part of the site, comprising 11% of the total area, is classified as Grade 3b (moderate quality). It is considered that this is the best available information and is appropriate for use in this site assessment, given that the strategic scale provision information is not sufficiently accurate for use in assessment of individual fields.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004).	Neutral	The site extends north and westwards beyond the existing settlement of Bramley. Its relation to the existing settlement in terms of form, scale and character is limited, it being separated from other nearby residential areas by a railway line and a public open space. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Additional sewerage would drain to Sherfield on Loddon STW which would discharge into Bow Brook, downstream of the River Loddon. The Water Cycle Study identifies that development should not be allowed to drain to the Sherfield on Loddon STW as any development will have a further detrimental impact on the Bow Brook and downstream River Loddon. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Neutral	Pedestrian and Cycle links: The site is located adjacent to Minchens lane, a narrow country road with a footpath along one side of the road, providing pedestrian connectivity to the Street (the main access route through Bramley). There is scope to further improve pedestrian providing access points between the southern boundary of the site and the cricket green. There is no dedicated cycle infrastructure in Bramley although there may be scope for contributions towards off site improvements to improve cycle linkages. Public Transport: There is an hourly day time bus service connecting Bramley to both Tadley and Basingstoke town which can be accessed approximately 100m from the sites southern boundary. In addition the site is located 0.5km from Bramley rail station which is located on the Reading to Basingstoke line. Services in both directions are every 30 minutes in the daytime and hourly in the evening.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.3km (Bramley Church Of England Primary) • Secondary school – 10.6km (John Hunt Of Everest) • Further education facility -14km (Basingstoke College of Technology) • The North Hampshire Hospital – 10km • GP surgery – 0.3km • Food store – 8.5km • Train station – 0.5km • Civic offices – 5.7km (Hampshire International Business Park) • Employment – 12.8km The site is close to the centre of the village to the west of the railway line. Bramley is a village with a small number of local amenities, with primary school and limited range of retail units within the central area to the east of the line. The GP is in Minchens Lane. Missing services i.e. Major retail, secondary and further education, hospital and employment all require travel away from the village. Most will be provided in the Basingstoke urban area or Tadley. The village has the advantage of a railway station on the Basingstoke-Reading Line, connecting the two main urban areas. There is minimal parking at the station, so walking and cycling is well used for access. Drop off from wider areas also occurs, which create double journeys. The railway track is at grade so a level crossing severs the village east-west. Currently six passenger trains cross per hour and some 20 freight paths are possible per day, meaning that the crossing is frequently closed. Local Education Authority bus services collect secondary pupils. The village therefore has reasonable connections, but many journeys will still create car journeys. The route East-West through Bramley is the only reasonably direct link between the A340 and A33 main roads and as a result there is a sizable volume of through traffic which adds to flows at the level crossing.	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Bramley has limited local services, and additional provision is reached by outwards journeys. The network outside of the village is based on rural road network – C class which would be difficult to improve substantially. Moderate number of car journeys will be generated to wider area for these main services. More locally some improvements required to bus links and local walk and cycle links. Station is centrally located. Footbridge required to aid pedestrian flows at level crossing.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic land use maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	The site is situated wholly within Flood Zone 1, outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding within the site. There is a record of localised flooding in the south western corner of the site, although this is relatively minor. Parts of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6%; a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £25,600)	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	The development lies within the catchment area of Bramley primary school. The school has been expanded to provide 525 places (75 per year group). Expansion to 630 places is possible. Developer contributions would be sought.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	This site lies within the catchment area for Everest Community College. A review of secondary provision will be undertaken which may mean changes to catchment areas. Additional secondary places will be required. Financial contributions would be sought.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a deficit of open space in the northern and western parts of Bramley and particularly west of the railway line. The site is adjacent to the recreation ground at Clift Meadow which is owned by the Parish Council. Development of this site would bring the opportunity of addressing the open space and play needs of existing residents as well as new residents by providing open space and play on-site, possibly linked to the existing recreation ground.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	Development would drain to Sherfield on Loddon Sewerage Treatment Works, which the Water Cycle Study identifies as having capacity within its discharge consents to accommodate this development. However, Thames Water has identified concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for Thames Water to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time will be necessary. In this case Thames Water has requested that the following paragraph is included in the Development Plan. "Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure." Whilst the issue of capacity and infrastructure can be addressed by way of phasing and further investigation and is not a significant constraint to development, the issue of additional sewage entering the Sherfield on Loddon treatment works in terms of impact on water quality is a potentially significant constraint and this has been commented upon in more detail above.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The site is located to the West of the Railway line and the rail crossing on Sherfield Road is a congestion pinch point as a result of frequent crossing closures for both passenger and freight services. It is important to note that Census data (2001) indicates that the majority of Bramley residents' vehicular trips are towards the A33 for links to Basingstoke and Reading (to/from the east), therefore the addition of 200 dwellings, in addition to Network Rails aspirations for both longer freight trains and more frequent rail freight services (up to 2 per hour) using the line to accommodate increased rail freight movements from the port of Southampton is likely to exacerbate the existing traffic congestion along Sherfield Road. The alternative route for vehicle movements travelling East and avoiding the Sherfield Road crossing is along rural country roads (which includes a narrow bridge) which would be unsuitable for the level of vehicle movements that would result from the proposed development. A pedestrian bridge over the railway line would be required to connect the site to services on the Eastern side of the railway line. The proximity of rail	To improve accessibility to all services and facilities

				station is an advantage for encouraging sustainable travel to and from the employment centres of Basingstoke and Reading.	
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on-site. Off-site improvements would still be restricted by narrow central road and rail crossing. Pedestrian access improvements most important.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The location of the site and scale would not deliver additional benefits to other neighbouring areas. The site may be able to provide space for a formal station car park although this will bring in trips from external areas to the village centre.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Updated: Community facilities: There is insufficient capacity at present and there are plans to replace existing facilities. Financial contributions would be sought to accommodate growth. Financial contributions will be sought for the upgrading of existing sports facilities. Utilities Electricity: there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Electricity line and tower (pylons) running along the northern boundary of the site. Gas: The nearest relevant main is Low Pressure and 5.23m from the site boundary. Gas Diversionary or abandonment works may be required. Library: Financial contributions would be sought to upgrade existing libraries. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered and financial contributions sought.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The site is affected by railway noise. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The site is within the outer consultation zone surrounding AWE Tadley. Consultation with the Office for Nuclear regulation (formerly the HSE) and groups that resource the Off-Site Emergency Plan has been undertaken and the ONR has confirmed that they would be unlikely to 'advise against' such a scale of development at this location. However, ONR suggests that this 'demographic' advice would only be valid if the emergency authorities do not raise any concerns, which they have not in this case. ONR has stated that their advice on this single site may change as a result of the further information received about development proposals over the coming years, in terms of scale, location and phasing for the term of the core strategy.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	Persimmon Homes (South Coast Ltd) have sole control of the site and are promoting it for development. The site is therefore available (Pro vision Planning and Design promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		No information currently available	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA consultation: 4 responses received including representations from Environment Agency, National Grid, a council member and Pro Vision Planning & Design on behalf of Persimmon Homes. Key issues raised included: the German Road appeal has confirmed that Bramley is a sustainable location for new residential development (1), Bramley cannot cope with another large development (in light of German Road) (1), infrastructure issues (1), access (1), scale of site (1) and site is bound by overhead transmission lines (1). 2010 SHLAA consultation: 6 responses were received including representations from Environment Agency, Sherfield-on-Loddon Parish Council and 4 individual respondents. Key issues raised included: impact on the local road network and traffic congestion (4), and capacity of infrastructure to cope with additional development (2), 2010 SHLAA Scrutiny Process: The site was considered by the Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included: traffic and the Inspector's comments in the last local plan. 2011 New Homes consultation: 7 individual responses indicated Minchens Lane as a potential housing site. Updated: 2013 Pre-Submission Local Plan Consultation: No representations were received.	
SITE CONCLUSIONS: Past consultation events have raised concerns regarding the sustainability of the village and therefore its suitability for taking new residential development, infrastructure concerns, access and traffic congestion. In terms of biodiversity, the majority of the site is of low value although there are some species of conservation significance within the improved grassland of the southern part of the site which offers good potential for enhancement / naturalistic greenspace. The site is given a positive scoring subject to the inclusion of the grassland as naturalistic greenspace and successfully integrating trees and hedgerows into a development scheme. The overall landscape capacity is assessed as being medium/high which means development could be accommodated provided it has regard to the setting and form of the settlement, sensitivity of adjacent landscape character area and protects the prominence of the site and rising land to the north. The site is given a neutral assessment although it is acknowledged that it is possible that the capacity of the site could be lower. A large part of the site is classified as very good agricultural land. The site received a positive assessment for accessibility, reflecting the village's reasonable connections (although improvements are needed to bus links) and the site's proximity to Bramley's small variety of local amenities. There are listed and unlisted historic buildings to the south west of the site which would need to be protected as part of any development. The site is also affected by railway noise and a detailed assessment will be required to ensure acceptable standards can be met. Soil permeability is also acknowledged to be an issue in this area and there is high grade agricultural land on a large part of the site. However in totality these constraints are unlikely to prevent development, subject to further investigations/ appropriate design and layout.					

In terms of infrastructure, there is insufficient current provision in GP facilities, community, sport, libraries and waste facilities but financial contributions would be sought to refurbish or expand facilities/capacity as appropriate. In terms of primary education, developer contributions would be sought to expand the local school. Further reviews of secondary school catchment areas would be required. It has been identified that further investigations are required to establish that there is adequate waste and water capacity on and off the site to service development; this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. However, development would drain to the Sherfield on Loddon STW; the WCS identifies that further development will impact on the quality of the Bow Brook and downstream of the River Loddon; although it is not a significant constraint to development subject to the treatment works obtaining a new discharge consent to treat the additional effluent. In terms of the capacity of existing transport infrastructure to accommodate additional traffic flows from the development, the site scored negatively due to the site's location to the west of the rail crossing on Sherfield Road which is a congestion pinch point. Development would represent an opportunity to address the open space and play needs of residents by providing open space and play on site as there is acknowledged to be a deficit of open space in the northern and western parts of Bramley. Overall, the most significant constraint relates to highway issues.

BRAM010 Strawberry Fields (approx 13.4 ha) and could accommodate approximately 200 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	This site is relatively unconstrained, subject to safeguarding the ditch running through it (which will require a buffer) and surrounding hedgerows. There is scope for habitat enhancement, including the possibility of improving the biodiversity of the grassland within the northern section of the site, which could be integrated with open space / GI provision.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	This site has a medium capacity for accommodating development, however, there are constraints which would need to be incorporated within the layout. As the landform rises to the north, development should be kept to the lower lying land closer to the southern and western boundaries. Open space should be adjacent to the countryside. This, along with adequate space within the developed area for lines of trees to form an internal landscape structure, would help to retain the landscape character and visual amenity of the area. The Conservation Area south of the site would also need to be suitably buffered, with an adequate setting provided as part of the development.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	There is existing development to the west and along part of the southern boundary of the site. Bramley Green to the south provides some separation of the site from existing built form: this feature could result in any development appearing partially isolated, but could be addressed through siting and layout. Development of the site would not lead to the coalescence of existing settlements as there are none beyond this part of Bramley that would be affected.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low/acceptable impact. There are no archaeological sites currently recorded within the site. Survey in the wider area suggests that there is some low archaeological potential for sites as yet unrecorded, and the presence of the stream makes the possibility of early prehistoric activity somewhat higher. Some archaeological site may be encountered during development.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly Negative	The conservation area of Bramley Green is characterised by the open space of the common set against the backdrop of open countryside to the north. This context and setting are fundamental to the character and setting of the conservation area. Important views and vistas across the countryside to the north have been identified in the conservation area appraisal. These would be lost as a result of development of this site. Key approaches into the conservation area from the west and north would be significantly adversely affected, in particular from Folly Lane. The rural setting of The Barracks and Rose Cottage (included on the local list) would be irreparably harmed by the development of the site. The setting of Green Farm, including a grade II listed granary would likewise be irreparably harmed by development of this site. Green Farm is visually and physically prominent within the conservation area and street scene in large part due to the lack of any adjacent development. While the site dips away slightly to the north towards the brook it rises again further north. This soft undulation of the landscape is important to the setting of the conservation area and heritage assets. Whilst there is a strong green boundary along the northern boundary of the conservation area this still affords glimpsed views to the north in addition to the key views/vistas identified in the conservation area appraisal and helps to reinforce the rural context. This green boundary should not be seen as precedent for creating a green buffer to shield development as this would fail to address the above concerns or mitigate against the harm identified. The impact may potentially be significantly less harmful if development was limited to the western end of the site, depending on whether it could be demonstrated that the harm could be satisfactorily mitigated against.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Negative	Strategic scale provisional information indicates that the entire site is classified as Grade 2 (very good) agricultural land - that is land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1. It is acknowledged that the strategic scale provisional information is not sufficiently accurate for use in assessment of individual fields or development sites, but it is the best information available at this time.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	The site extends to the north and east beyond the existing settlement of Bramley. Its relation to the existing settlement in terms of form, scale and character is limited, it being partially separated from other nearby residential areas by Sherfield Road and Bramley Green. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Additional sewerage would drain to Sherfield on Loddon STW which would discharge into Bow Brook, downstream of the River Loddon. The Water Cycle Study identifies that development should not be allowed to drain to the Sherfield on Loddon STW as any development will have a further detrimental impact on the Bow Brook and downstream River Loddon. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility			Neutral		
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment		**Pedestrian and cycle Infrastructure:** The site borders Sherfield Road which provides good pedestrian access to the rail station and facilities within Bramley. There are no cycle routes within Bramley, however, the development will provide opportunities to improve pedestrian and cycle connectivity within the site in the surrounding area (through contributions). **Public Transport:** The No 14 bus provides an hourly service (peak) between Tadley and Basingstoke (via Bramley, Chineham and Lychpit). The service operates along Sherfield Road (adjacent to the southern boundary of the site) where there are two bus stops in either direction. Bramley station is located 0.3km from the south western boundary of the site and provides two services per hour (peak) to both Reading and Basingstoke. **Accessibility**: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance and time it would take to travel to specific facilities from the centre of the site: •	To improve accessibility to all services and facilities

				Primary school - 1.2km - Bramley primary • Secondary school - 9.4km - John Hunt of Everest • Further education facility - 12.7km - BCOT • The North Hampshire Hospital - 11.7km • GP surgery - 1.3km • Food store - 7.6km • Train station - 0.9km - Bramley Rail • Civic offices - 11.6km • Employment - 6.4km Hampshire International Business Park The site is located close to the centre of the village to the east of the railway line. Bramley is a village with a small number of local amenities, with primary school and limited range of retail units within the central area located to the West of the site. Missing services i.e. Major retail, secondary and further education, hospital and employment all require travel away from the village. Most will be provided in the Basingstoke urban area or Tadley. The village has the advantage of a railway station on the Basingstoke-Reading Line, connecting the two main urban areas. There is minimal parking at the station, so walking and cycling is well used for access. Drop off from wider areas also occurs, which create double journeys. The railway track is at grade so a level crossing severs the village east-west. Currently six passenger trains cross per hour and some 20 freight paths are possible per day, meaning that the crossing is frequently closed. The village therefore has reasonable connections, but many journeys will still create car journeys. The route East-West through Bramley is the only reasonably direct link between the A340 and A33 main roads and as a result there is a sizeable volume of through traffic which adds to flows at the level crossing. It is anticipated that most vehicle movements from the site will travel east to the A33 and will therefore not be affected by congestion at the rail crossing.	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Bramley has limited local services, and additional provision is reached by outwards journeys. Improvements will be required to bus links (currently an hourly daytime service) and walking and cycling links within the site and in the local area. The train station is located centrally and is 0.3km from the south western corner of the site. A footbridge at the station would aid pedestrian flows.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	From historic maps and aerial photos on GIS the site appears to have only been agricultural land in the past. Although it is in close proximity to previous MOD land it is unlikely that this has impacted upon the site. Given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. Given these potentially contaminating land uses and the sensitivity of the proposed use some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health, however any recorded contamination is likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The site is situated wholly within Flood Zone 1, but Flood Zones 2 and 3 run through the site. Part of the site is within a Critical Drainage Area. There is record of localised flooding on the southern boundary of the site. Parts of the site are at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

	future surface water flooding.				
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision and additional pressure on hospital parking and treatment. PCT - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	The development lies within the catchment area of Bramley primary school which has been expanded to provide 525 places. The school can be expanded further (to 630 places). Developer contributions would be sought.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	This site lies within the catchment area for Everest Community College. A review of secondary provision will be undertaken which may mean changes to catchment areas. Additional secondary places will be required. Financial contributions would be sought.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	New open space and play provision would be required on site to meet the needs of the additional residents as existing facilities do not have the capacity to accommodate the additional residents.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	Development would drain to Sherfield on Loddon Sewerage Treatment Works, which the Water Cycle Study identifies as having capacity within its discharge consents to accommodate this development. However, Thames Water has identified concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for Thames Water to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time will be necessary. In this case Thames Water has requested that the following paragraph is included in the Development Plan. “Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.” Whilst the issue of capacity and infrastructure can be addressed by way of phasing and further investigation and is not a significant constraint to development, the issue of additional sewage entering the Sherfield on Loddon treatment works in terms of impact on water quality is a potentially significant constraint and this has been commented upon in more detail above.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Census data (2001) indicates that that the majority of Bramley residents' vehicular trips are towards the A33 for links to Basingstoke and Reading (to/from the east). Therefore, the sites location to the east of the railway line means that the development is unlikely to exacerbate congestion at the Sherfield Road railway crossing. The site has good accessibility to the highway network and the sites access point(s) would be provided from Sherfield Road. The proximity of rail station is an advantage for encouraging sustainable travel to and from the employment centres of Basingstoke and Reading.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on site and off site improvements to the highway will be limited by the narrow central road and rail crossing. Improvements to pedestrian and cycle linkages would be required.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The location of the site could potentially improve connectivity by foot and cycle between the residential areas adjoining the site to the west and those located to the south and south east of the site. It is unlikely that a development of the size will result in improvement to the local bus service.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: off site contribution, towards providing the new Bramley community centre would be sought Sport and Recreation: Off site contributions should be sought towards improving the quality and capacity of existing provision to ensure facilities are fit for purpose to meet future needs. There is a current deficit in the quality and quantity of grass pitches. Gas/Electricity: It is unlikely that any extra growth would create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Library: Financial contributions would be sought for extending the existing library. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Strongly Positive	The site is unaffected by noise pollution.	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The majority of the site is within the outer consultation zone surrounding AWE Tadley. The ONR has stated that they would be unlikely to 'advise against' such a scale of development in Bramley but that this 'demographic' advice would only be valid if the emergency authorities do not raise any concerns. ONR has stated that their advice on this single site may change as a result of the further information received about development proposals over the coming years, in terms of scale, location and phasing for the term of the core strategy.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site has one private owner who has confirmed that the site is available for development and is being promoted for development through the Local Plan by a planning agent (Hives Planning)	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		No information currently available	To provide all residents with the opportunity to live in a sustainable, decent home

affordable housing (with / without grant)					
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Update: 2013 Pre Submission Local Plan consultation: 2 responses were received, one indicated Strawberry Fields as a potential housing site, and the other response was concerned about the impact of the site on Bramley.	
Site Conclusions: In terms of biodiversity, the site is relatively unconstrained, subject to safeguarding the ditch running through it and surrounding hedgerows. There is scope for habitat enhancement, including the possibility of improving the biodiversity of the grassland within the northern section of the site. The landscape capacity study assessed the site as having a 'medium' capacity for accommodating development. In order to help retain the landscape character and visual amenity of the area, development should be kept to the lower lying land closer to the southern and western boundaries, with open space adjacent to the countryside and adequate space within the developed area for lines of trees to form an internal landscape structure. Bramley Green to the south provides some separation of the site from the existing built form which could result in development appearing partially isolated. Its relation to the existing settlement in terms of form, scale and character is therefore limited, However, this could be addressed through siting and layout. Development of the site would not lead to coalescence. The site received a neutral assessment for accessibility, reflecting the village's reasonable connections (although improvements are needed to bus links) and the site's proximity to Bramley's small variety of local amenities. In terms of impact on heritage assets, the site scored 'strongly negative' as development would have a significant impact on the conservation area of Bramley Green, which is characterised by the open space of the common, set against the backdrop of open countryside to the north. The rural setting of locally and nationally listed buildings would also be irreparably harmed by the development of the site. The whole site is classified as very good agricultural land. The site also received a negative score in terms of flood risk as the northern part of the site falls within with Flood Zones 2 and 3. Part of the site is within a Critical Drainage Area and there is record of localised flooding on the southern boundary of the site.					

In terms of infrastructure, there is insufficient current provision in GP facilities, community, sport and waste facilities but financial contributions would be sought to refurbish or expand facilities/capacity as appropriate. In terms of primary education, developer contributions would be sought to expand the local school. Further reviews of secondary school catchment areas would be required. It has been identified that further investigations are required to establish that there is adequate waste and water capacity on and off the site to service development; this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. However, development would drain to the Sherfield on Loddon STW; the WCS identifies that further development will impact on the quality of the Bow Brook and downstream of the River Loddon; although it is not a significant constraint to development subject to the treatment works obtaining a new discharge consent to treat the additional effluent. Open space provision would need to be met on site. The site was assessed neutrally in terms of highway network assessment and only local congestion would occur. Overall therefore, the main constraints associated with the site are flood risk and impact on the area's heritage assets.

OV002 Overton Hill London Road, covers 8.5 ha and could accommodate approximately 120 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The majority of the site is considered to be of low biodiversity value given current agricultural use. There are no designated sites within the site boundaries, but the River Test SSSI and associated habitat is adjacent. Within the site, there is a fairly wide margin of uncultivated land along the northern edge of the site of potential biodiversity value and this will be important in buffering the River Test SSSI from the effects of any development. There would be potential to enhance the biodiversity value of this area. Subject to development only occurring within intensively-managed agricultural areas and subject to appropriate mitigation to prevent hydrological/diffuse pollution issues affecting the River Test, an assessment of neutral is given.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Positive	This site has a high capacity for accommodating development; however, there are landscape constraints which would need to be incorporated within the layout. As a prominent site, development should be kept to the lower slopes near to the western and northern boundaries, with open space adjacent to the countryside. This, along with adequate space within the developed area for lines of trees to form an internal landscape structure, would help to retain the landscape character and visual amenity of the area.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of the site would not lead to coalescence of existing settlements as there are none beyond this part of Overton that would be affected. There is existing development to the south and to a lesser extent; the west and therefore, it would not lead to an isolated form of development.	To create and sustain vibrant settlements and communities

	the coalescence of existing settlements.				
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low/Medium potential for impact. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. Its topographic position in relation to the river and archaeological data known in the area would suggest a high archaeological potential for prehistoric archaeological remains.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The site lies on rising ground to the south of the valley of the River Test which lies in the Overton Conservation Area. The site directly adjoins the Conservation Area. The Grade II listed Quidhampton Mill and Mill House lie within the Conservation Area and close to the north western corner of the site. Housing development would cause some harm to the setting of the Conservation Area and the listed buildings although the degree of harm would depend on the layout and extent of development on the site.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 76% of the site is classified as Grade 3a (good quality) agricultural land - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 22% of the site is classified as Grade 3b. 1% of the site is not covered by the survey information.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The north western part of this site falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Overton Village Design Statement (2002).	Neutral	The site extends north and eastwards beyond the existing settlement of Overton and is likely to impact upon the setting of the Overton Conservation Area. Development would therefore have a limited relationship to the existing settlement in terms of form, scale and character. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal. This would particularly be the case if the extent of development within the site is restricted.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need	Accession modelling; Public Transport mapping; cycle	Positive	Pedestrian and Cycle accessibility: The site is located in close proximity to the centre of the village (approx 0.7km) and is relatively well located for the rail station. The site will form the second phase of the Overton Hill development which provides good access for both	To improve accessibility to all services and facilities

alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	routes; Transport Assessment		pedestrians and cyclists to Station Road and London Road. Pedestrian routes outside of the site are good. However, pedestrian linkages with the train station are poor with no pavements currently provides along Station Way (narrow single track road) Local roads are considered suitable for cycling. Public Transport: The site is located approximately 0.4km from the nearest bust stop which I served by the 76 and 86 bus services which provide connections to Winchester, Andover, Whitchurch , Overton and Basingstoke. During the day time services between Overton and Basingstoke are every half hour. The rail station is location approximately 1km to the North of the site and is served by the West of England Mainline. The Station is served by hourly stopping services to London Waterloo (via Basingstoke) and Salisbury. Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.3km (Overton C E Primary School) • Secondary school – 7.3km (Testbourne Community School) • Further education facility – 13.3km (Basingstoke College of Technology) • The North Hampshire Hospital – 13.6km • GP surgery – 6.7km • Food store – 6.7km • Train station – 1.2km (Overton) • Civic offices – 14.4km • Employment – 12.0km (West Ham Industrial Estate) The site is local to the centre of the village and the local primary school and is relatively well located for the rail station. Walking and cycling is possible although this is up hill from the centre. Overton has local services in the village including a GP and food retail and a major employer. Site is close to main bus service and is sited east of the village towards Basingstoke (main attractor).	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Positive	Access to town is straightforward via Station Road with reasonable road size or via London Road main junction. Some improvements are possibly required to walk and cycle links. Station is close - moderate number of car journeys	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic land use maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Strongly Positive	The site is situated wholly within Flood Zone 1. The site is outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	A small area of the southern part of the site is within Site Protection Zone 2, although the applicant has incorrectly referred to the site being within Site Protection Zone 1 within their supporting information. It is assumed this is an error carried from the time that the whole of this site was promoted as part of the Local Plan as the part of the site which is now developed is within Site Protection Zone 1. The EA has stated that there are unlikely to be any issues.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £15,360).	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Additional provision will depend on how many sites in Overton are developed. Overton Primary School has recently been expanded to provide 420 places (60 per year group). This reflects current demand for places. If all 700 dwellings, come forward a further expansion of Overton Primary school may be required. Any further expansion will be subject to a building feasibility study to establish whether additional places can be provided. Costs range from £4m to £5m to be funded from developer contributions. There is adequate capacity for childcare provision.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Testbourne secondary school will need to be expanded if all the SHLAA sites in Overton come forward and if both Overton and Whitchurch receive significant levels of additional housing then Testbourne may need to be expanded further. An expansion by 150 places will be needed at an estimated cost of £8m funded through developer contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a shortage of freely accessible open space and play provision in Overton. The site is close to the newly provided neighbourhood park on Overton Hill and the site of the neighbourhood equipped play area to be provided at the bottom of Overton Hill, however these facilities do not currently have the capacity to accommodate fully the needs of the additional residents that would be generated by this site. The open space and play needs of the new residents could be accommodated by some on-site provision of open space and play and a contribution towards additional equipment for the new Overton Hill play area.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within Southern Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. However, Southern Water has stated the following: In principle this site could drain to SWS Overton wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been assessed negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing. It is noted that Overton has issues in respect of sewerage capacity and flooding, however Southern Water has confirmed that infrastructure for new development would not address existing inadequate infrastructure that may cause flooding - this is paid for separately on a regional basis according to need.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The site is located close to pubic transport alternatives (specifically the bus service) and therefore it is anticipated that there will be a higher proportion of alternative mode trips. In addition, the site is east of centre towards Basingstoke and will therefore avoid some trips through the village. Local roads have local congestion and little central parking. Narrow village centre roads help maintain low speeds. Bus services must be maintained for trips to wider area.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The small scale of the site will not deliver any significant infrastructure on-site and there are minimal wider improvements possible due to the nature of the surrounding accesses.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The site is not of sufficient scale to provide internally located services either to enable self containment of trips or to provide services to neighbouring areas.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present. Financial contributions would be sought to upgrade existing facilities. Sport & recreation: A financial contributions would be required to upgrade existing facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 77.8m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Strongly Positive	All of the site is likely to fall within noise exposure category A and therefore noise levels are acceptable	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of an un-neighbourly use	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	Updated: De La Rue plc owns the site and is actively promoting it for development through the LDF. The site is therefore available. (Turley Associates promoting) Outline application (13/00197/OUT) for 120 dwellings on the site was refused at Development Control Planning Committee on 27 November 2013.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	Discussions/meetings have taken place, work is underway and the developer seems to be confident that this site can be developed (approx. 120 dwellings incl. 40% affordable housing).	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA Consultation: 24 responses were received including representations from Environment Agency, Hampshire & Isle of Wight Wildlife Trust, Overton Society, Turley Associates on behalf of De La Rue, and 20 individual respondents. Key issues raised included: capacity of infrastructure (12), harm to the landscape and rural views (6), concerns that village becoming a dormitory (4), limited opportunities for employment (4), impact on the local community (3), parking (3), capacity of sewerage system (3), impact on local road network (3), impact on the River Test SSSI (3), lack of public transport (2), housing not affordable (2), increased in population (2) and no further development of this site (2). 2010 Key Themes Consultation: representations were received from Turley Associates on behalf of De La Rue Limited. Key issues raised include: Overton is a key settlement outside of Basingstoke Town; Core Strategy should support Overton as a key service centre and help promote the economy of rest of borough. 2010 SHLAA Consultation: 19 responses were received including representations from Environment Agency, Natural England, Overton Parish Council, CPRE North Hampshire, Hampshire & Isle of Wight Wildlife Trust, Overton public transport representative, Town Mill Residents Association, Turley Associates on behalf of De La Rue, other agent(s), and 10 individual respondents. Key issues raised included: capacity of sewerage and water supply system (5), capacity of infrastructure (4), impact on character (4), traffic and road network impacts (4), impact on landscape (3), good agricultural land (3), impact on biodiversity (2), small scale development should be considered (2), parking (2), distant from services and facilities (2), growth should be located in Basingstoke (2), smaller sites should be considered (2), and impact on village (2). 2011 New Homes Consultation: 18 individual respondents indicated Overton Hill as a potential housing site, whilst 1 individual response raised concerns in relation to the development of the site. Key issues raised included: development should be limited to 90 dwellings or less (2); development should be below the brow of the hill (2).	

				2010 SHLAA Scrutiny Process: The site was considered by Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues included: sewerage disposal, effect on landscape, yield proposed by developer and the wording of "subject to further development being considered suitable at (Overton)" in the draft SHLAA.	
				Update: 2013 Pre-Submission Local Plan consultation: 14 representations were received in response to the consultation. This included responses from Hampshire County Council, Natural England, English Heritage, Southern Water, Hampshire and Isle of Wight Wildlife Trust, Overton Society, De La Rue, 7 individual responses. Key issues included: capacity of the existing infrastructure (2), limiting the scale of development (1), impact on the road transport network (1), the timescale for development (3), impact on the AONB (1), access to the school in Overton (1) and the impact on the River Test SSSI (1).	

Update:

SITE CONCLUSIONS: A number of concerns with developing the site were raised through consultation, including impact on the landscape, biodiversity and the River Test SSSI; capacity of the infrastructure including local roads and the sewerage system/water supply; parking issues; impact on the character of Overton; and an overall concern about Overton taking further development and becoming a dormitory town with the lack of local employment opportunities. The site has a neutral assessment for biodiversity, subject to development only occurring within intensively-managed agricultural areas and appropriate mitigation to prevent hydrological / diffuse pollution issues. The site is of low biodiversity value although it does lie adjacent to the River Test SSSI and its associated habitat. It will therefore be important to retain a fairly wide margin of uncultivated land along the northern edge of the site which will provide a buffer from the effects of the development. In terms of landscape impact, the site has a 'high' capacity for development, although there are landscape constraints which need to be incorporated into the layout. As a prominent site, development should be kept to the lower slopes near to the western and northern boundaries, with open space adjacent to the countryside. Development here could have a limited relationship to the existing settlement in terms of form, scale and character although there is potential to mitigate this impact through restricting the extent of development within the site. Development could cause some harm to the setting of the Conservation Area, the boundary of which adjoins the northern part of the site, and this needs to be given detailed consideration in any future design and layout. The impact of any development on the setting of the listed buildings close to the north western corner also needs to be given consideration. The site gained a positive assessment in terms of accessibility, being local to the village centre, GPs, primary school and railway station. There are no significant flooding issues affecting the site.

A number of further potential physical constraints have been identified through the assessment including some limited archaeological potential; a mineral constraint on the north western part of the site; and high grade agricultural land on a large part of the site. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. In terms of infrastructure, as with all of the Overton sites, there is insufficient current provision/capacity in GP facilities, primary and secondary education, community facilities, and waste collection facilities to accommodate additional development. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the individual site's deliverability. Whilst growth will add to local congestion, this is, again, not seen as an overriding constraint. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Open space provision could be accommodated by some on-site provisions and a contribution towards the newly provided neighbourhood park on Overton Hill. In conclusion, the site has landscape constraints which will limit the amount of development considered appropriate on the site, but subject to a suitable layout mitigating impacts on the neighbouring SSSI, Conservation Area and Listed Buildings, there are no overriding constraints.

Outline application (13/00197/OUT) for 120 dwellings on the site was refused at Development Control Planning Committee on 27 November 2013.

OV003 Land west of Kingsclere Road, covers 17.1 ha and could accommodate approximately 150 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The majority of the site is of low biodiversity value given current arable agricultural use. However, Court Drove Woodland Strip SINC lies within the site along part of the western boundary, which would be vulnerable to additional pressure of recreation, fly-tipping etc if the site is developed for housing, unless these issues are managed and a substantial landscape/habitat buffer is incorporated around the woodland. The site is also within 100 m of the River Test SSSI, which, given footpath locations, could be subject to increased recreational pressure. Subject to development safeguarding the SINC, with a substantial buffer, and additional new green space being created within the site to absorb more intensive/wildlife unfriendly types of recreation, an assessment of neutral is given.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Negative	This area could not accommodate areas of new development without significant impacts on the landscape character. There are a number of landscape constraints that would not be easily mitigated. The site is visually prominent from a number of local viewpoints and forms an important backdrop to the village church. It is adjacent to the North Wessex Downs AONB and therefore there are likely to be impacts on its setting and also from viewpoints within the designation. There is a narrow valley feature running through the site with rising land which potentially could impact on any layout and consequently the character of the area.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	Development of this site would result in a site that is isolated from the main part of the village. There are a number of paddocks, cemetery, church grounds and larger garden plots to the south of the site, which provide separation from the main village. However, it is not considered that the proposal would lead to coalescence of two settlements.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	Medium potential for impact. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. The site is known to contain a prehistoric settlement site, defined by an enclosure plotted from aerial photographs.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly Negative	The site adjoins the northern boundary of the Overton Conservation Area whose setting would be harmed by the development of the site. It also lies close to the north of the Grade II* listed Church of St Mary, the Grade II* listed Court Farmhouse and its Grade II listed curtilage buildings. Development on the housing site would harm the setting of these listed buildings.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that approximately 50% of the site is classified as Grade 3a (good quality), and 50% of the site is classified as Grade 3b (moderate quality). Grade 3 agricultural land is described as land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2. The site therefore comprises an equal proportion of good to moderate quality land, and given that development of the site would result in the loss of a significant proportion of good quality agricultural land, a negative scoring has been awarded.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no known mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Overton Village Design Statement (2002); Conservation Area Appraisal.	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. The site would be visually prominent and harm important elements which contribute to the character of the village including the setting of the adjoining Overton Conservation Area and that of nearby listed buildings including the Grade II* listed Church of St Mary, the Grade II* listed Court Farmhouse and its Grade II listed curtilage buildings. The Overton Village Design Statement (2002) in its "Landscape and Environmental Guidelines" states that the landscape setting of buildings within the conservation area such as St Marys Church should be respected, and that views of St Marys Church must be safeguarded.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	positive	Pedestrian and Cycle Infrastructure: The site is located in an edge of village location and south of railway line but still local to centre of village with walkable distances although on an up gradient. The surrounding roads of Kingsclere Road and Court drive provide a single pavement adjoining the highway providing pedestrian connectivity to the established settlement. The local roads are considered suitable for cycling. Public Transport: The site is located approximately 0.4km from the nearest bust stop which I served by the 76 bus service (60 min frequency during the day time) which provide connections to Winchester, Whitchurch and Basingstoke. In addition, an Intra Village bus service operates on an The rail station is location approximately 1km to the East of the site and is served by the West of England Mainline. The Station is served by hourly stopping services to London Waterloo (via Basingstoke) and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 1.2km (Overton C E Primary School) • Secondary school – 7.7km (Testbourne Community School) • Further education facility -14km (Basingstoke College of Technology) • The North Hampshire Hospital – 14.3km • GP surgery – 7.1km • Food store – 7.1km • Train station – 0.8km (Overton) • Civic offices – 15.1km • Employment – 12.6km (West Ham Industrial Estate) The local primary school is located opposite the site on S West corner. Secondary school travel is by Local Education Authority bus. The site exits onto one of the more main roads (Kingsclere Rd) and the scale of site suggests that car trip generation will be an adverse factor by loading excessively narrow village centre junctions and roads.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Access via Kingsclere Road is main road in village so avoiding local lanes and Court Drove exit gives direct access for primary school. Some improvements required to walk and cycle links. Station is convenient - probability of moderate to high use of car journeys - this will add to congestion in village centre for wider access to services. Scale of site will not deliver on-site services to create self containment of journeys.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of any contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	Flood Zone 2 runs through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater flooding or localised flooding. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Subject to a surface water/drainage strategy this is not deemed to be a constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £19,200).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Additional provision will depend on how many sites in Overton are developed. Overton Primary School has recently been expanded to provide 420 places (60 per year group). This reflects current demand for places. If all 700 dwellings, come forward a further expansion of Overton Primary school may be required. Any further expansion will be subject to a building feasibility study to establish whether additional places can be provided. Costs range from £4m to £5m to be funded from developer contributions. There is adequate capacity for childcare provision.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Update: Testbourne secondary school will need to be expanded if all the SHLAA sites in Overton come forward. An expansion by 150 places will be needed at an estimated cost of £8m funded through developer contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	There is a shortage of freely accessible open space and play provision in Overton. The nearest open space/play provision to the site is at Foxdown but it would not have the capacity to accommodate the needs of the new residents. Other open space and play areas are over 700m from the site. The development on this site would have to provide for the needs of the new residents on-site, which would be achievable given the size of the site.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within Southern Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. However, Southern Water has stated the following: In principle this site could drain to SWS Overton wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been assessed negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed. It is noted that Overton has issues in respect of sewerage capacity and flooding, however Southern Water has confirmed that infrastructure for new development would not address existing inadequate infrastructure that may cause flooding - this is paid for separately on a regional basis according to need.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The scale of site is likely to add significant trips onto the local road network affecting village centre junctions. Town centre parking capacity is limited, and the scale of development is likely to lead to increased congestion. There is little scope for expansion of the main junction network and no cross town routes exist away from the central area. Main route through village centre is narrow and restricted. Potential for more rail journeys to major towns due to site's proximity to the rail station.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The site is not large enough or well located to add significant infrastructure on-site, other than walk/cycle paths. No delivery of wider improvements to network would be generated.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	Site will not deliver services to neighbouring areas. Large site but little opportunity for self contained services.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present . Financial contributions would be sought to updrade existing facilities. Financial contributions will be requested to upgrade existing sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 67m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered and financial contributions sought	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The part of the site closest to the railway line is likely to fall within Noise Exposure Category C (Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise) but the majority of the site is likely to be NEC B (Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise).	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of any un-neighbourly uses.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The majority of the site is owned freehold by Mr and Mrs Crosbie-Dawson and is not subject to any tenancy agreements. It is being promoted through the LDF by the landowner's son. A small part of the site to the south of the footpath, named as Little Meadow, is owned by the Parish Council. The majority of the site is therefore available.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		No information currently available	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA Consultation: The site was previously promoted (OV003) by Boyer Planning on behalf of Barratt Homes but had been previously rejected in the draft SHLAA as developer interest was withdrawn. 23 responses were received including representations from Environment Agency, Overton Parish Council, Overton Society, a council member, Hampshire & Isle of Wight Wildlife Trust, Overton public transport representative/AONB Council of Members, other agents and 23 individual respondents. Key issues raised included: impact on important and valued view (9), capacity of infrastructure (9), capacity of sewerage system (8), risk of flooding (6), limited employment opportunities (5), impact on the local road network (4), impact on rural character (3), parking (3), impact on River Test (2), and impact of quality of life (2). 2010 Key Themes Consultation: 1 individual response suggested land between Court Drove and Kingsclere Road as a potential housing site. Update: 2013 Pre Submission Local Plan Consultation: No representations were received in relation to this site.	
SITE CONCLUSIONS: This is a new site promoted since the publication of Version 6 of the SHLAA (2010). Past consultations have raised concerns regarding impact on views, capacity of infrastructure, sewerage capacity, risk of flooding, limited employment opportunities, parking, impact on road network, impact on the River Test and impact on quality of life. In terms of biodiversity, the site is of low value given its current arable agricultural use, although it is recognised that Court Drove Woodland Strip SINC and nearby River Test SSSI would be vulnerable to additional recreational pressure unless impacts are managed. The overall landscape capacity is assessed as being 'low' as development would have a significant impact on the landscape character and there are a number of constraints which would not be easily mitigated, including the visual prominence of the site and impact on nearby listed buildings and Conservation Area which have resulted in a negative assessment for both landscape impact, relationship to settlement and impact on historic or cultural heritage/landscape. There is also the presence of good quality agricultural land. The site gained a positive assessment in terms of accessibility, being local to the village centre, the primary school and railway station. It is also acknowledged that some improvements are required to walking and cycle links although these matters are not deemed to be a significant constraint to development. In terms of infrastructure, financial contributions would be sought to refurbish or expand facilities/capacity as appropriate in respect of GP facilities, primary and secondary education, community, library, sport and recreation and waste facilities. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. However, Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Open space and play provision would need to be provided on site given the shortage of provision in the area and the nearest accessible area is over 600m from the site; given the size of the site this should be achievable. The site was assessed negatively in terms of highway network assessment as the scale of site would add significant trips onto village centre junctions, central parking is limited and there is little scope for expansion of the main junctions and no cross routes					

exist away from the centre. The part of the site in closest proximity to the railway line is likely to fall within Noise Exposure Category C, but the majority of the site is likely to be within Noise Exposure Category B, which, subject to appropriate mitigation and layout, is unlikely to be a significant constraint to development. Part of the site lies within Flood Zone 2 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. Overall, there are significant constraints in respect of landscape character, impacts on the historic landscape and impacts on the highway network.

OV004 Two Gate Lane, covers 9 ha and could accommodate approximately 150 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	The site is predominantly a grass ley of very low biodiversity value. There are no designated sites within the site boundaries, but there is an L-shaped tree plantation (20-40 m wide) along the eastern and southern boundaries of some value, which could be enhanced for biodiversity value through appropriate management. The boundary hedgerow should be retained.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Positive	This site has a high capacity for accommodating development. The site lies on the edge of Overton and has higher land to the south-east which is adjacent to open countryside beyond. In order to minimise any impact on these aspects, development should be kept to the lower parts of the site to the north and west, adjacent to existing development and should include adequate space for a landscape structure within the development. One issue, however, is the impact of site access on the character of this area. This part of Overton is very rural in character and the access point is likely to be on a local highpoint, so is consequently very visible. Highway features such as roundabouts tend to have a very urban character and require a considerable land take to allow for sightlines, lighting and signage and therefore should be avoided.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	The site is bound to the north and west by residential development and therefore would not be considered to result in an isolated settlement. Development of the site would not lead to coalescence of settlements.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low potential for impact which can be mitigated.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Neutral	The site lies on rising ground to the east of the Overton Conservation Area. However, development would be at a sufficient distance such that any impact can be wholly mitigated against.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 85% of the site is classified as grade 3a (good quality) agricultural land - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 15% of the site has been classified as other on the western and southern boundaries of the site where there is mature hedgerow and trees.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no known mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Overton Village Design Statement (2002).	Neutral	The site extends and rises eastwards beyond the existing settlement of Overton. Development would therefore relate only moderately well to the existing settlement in terms of form, scale and character as most of Overton lies on lower ground. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal. This would particularly be the case if the extent of development within the site is restricted.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough

Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Neutral	Walking and Cycling: The site is located in close proximity to the centre of the village (approx 0.7km). The site is bounded by Two Gate Lane to the North which is a narrow rural lane without pavements. Links to the town west of the site along Two Gate Lane are poor, with connecting roads providing limited pedestrian cycle infrastructure. The North Eastern corner of the site lies adjacent to London Road which is served by a pedestrian footpath but on the other side of the carriageway from the development site. Pedestrian linkages to the village centre and train station are poor. Local roads serving the site are likely to require improvements for pedestrians and cyclists. It is likely that if connecting highways are not improved the car will be the main form of travel. Public Transport: The site is located approximately 0.4km from the nearest bust stop which I served by the 76 and 86 bus services which provide connections to Winchester, Andover, Whitchurch , Overton and Basingstoke. During the day time services between Overton and Basingstoke are every half hour. The rail station is location approximately 1.7km to the North of the site and is served by the West of England Mainline. The Station is served by hourly stopping services to London Waterloo (via Basingstoke) and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.4km (Overton C E Primary School) • Secondary school – 7.4km (Testbourne Community School) • Further education facility – 12.7km (Basingstoke College of Technology) • The North Hampshire Hospital – 13km • GP surgery – 6.8km • Food store – 6.8km • Train station – 1.7km (Overton) • Civic offices - 13.9km • Employment – 11.4km (West Ham Industrial Estate)	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	The site is well located for the village centre, although the village primary school, GP surgery and rail station are located on the northern side of London Road and are not easily accessible by no car mode. Access to the village centre would require improvements to pedestrian and cycle infrastructure, specifically along Two Gate Lane	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	1 small potentially infilled pit	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Strongly Positive	The site is situated wholly within Flood Zone 1, outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	The very northern tip of the site is within Source Protection Zone 2. The rest of the site is not within a Source Protection Zone. The Environment Agency has stated the following which would need to be considered if the site is brought forward: The disused pit raises some concern. The groundwater in this location is highly vulnerable to the effects of pollution.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Subject to a surface water/drainage strategy this is not deemed to be a constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £ 19,200).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Additional provision will depend on how many sites in Overton are developed. Overton Primary School has recently been expanded to provide 420 places (60 per year group). This reflects demand for places. If all 700 dwellings, come forward a further expansion of Overton Primary school may be required. Any further expansion will be subject to a building feasibility study to establish whether additional places can be provided. Costs range from £4m to £5m to be funded from developer contributions. There is adequate capacity for childcare provision.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Update: Testbourne secondary school will need to be expanded if all the SHLAA sites in Overton come forward. An expansion by 150 places will be needed at an estimated cost of £8m funded through developers contributions/CIL,	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play provision to the site is at Two Gate Meadow but this provision does not have the capacity to accommodate the needs of the additional residents. Therefore open space and play provision will need to be made on-site to meet the needs of the new residents.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within Southern Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. However, Southern Water has stated the following: In principle this site could drain to SWS Overton wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been scored negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing. It is noted that Overton has issues in respect of sewerage capacity and flooding, however Southern Water has confirmed that infrastructure for new development would not address existing inadequate infrastructure that may cause flooding - this is paid for separately on a regional basis according to need.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The site is the second most distant of the Overton sites from any services but does provide relatively good access to the bus network serving the village. The site is east of centre and therefore if access could be secured from the North Eastern corner of the site onto London Road, traffic travelling eastwards towards Basingstoke will avoid the village. Local roads have local congestion and little central parking. Narrow village centre roads help maintain low speeds. The existing bus services to be maintained for trips to wider area.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on-site and minimal wider improvements possible	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services to neighbouring areas.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present. Financial contributions would be sought to upgrade existing facilities. Financial contributions would be required to upgrade existing sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 23.57m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralised energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Positive	Some of the site is exposed to noise from the B3400. A noise assessment should be required to assess noise impact and propose mitigation measures if necessary.	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of any un-neighbourly uses.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	Bewley Homes plc control the site and are actively promoting it through the LDF. The site is available.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	Bewley Homes plc have carried out a site assessment (masterplanning, access, ecology) and consider the site to be suitable for 150 dwellings. However, there is no mention with regard to the affordable homes element.	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA Consultation: 25 responses were received including representations from Environment Agency, Hampshire & Isle of Wight Wildlife Trust, Overton Parish Council, Overton Society, Turley Associates and 20 individual respondents. Key issues raised included: capacity of infrastructure (11), impact on local road network (9), parking issues (7), limited employment opportunities (6), capacity of sewerage system (6), impact on quality of life (5), village is becoming a dormitory (4), lack of public transport (4), impact on landscape (3), distance to village centre (3), Overton is a village (3), increase in population (2), new homes not affordable (2), homes should be for local people (2) and scale of development (2). 2010 SHLAA Consultation: 17 responses were received including representations from Environment Agency, Bewley Homes plc, CPRE North Hampshire, Hampshire & Isle of Wight Wildlife Trust, Town Mill Residents Association, a planning agent and 10 individual respondents. Key issues received included: capacity of sewage system (5), impact on the local road network (5), impact on nature and character (4), distance from services and facilities (2), no further development (2), capacity of infrastructure (2), parking (2), growth should be located in Basingstoke (2) and impact on village (2). 2010 SHLAA Scrutiny Process: The site was considered by the Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included: sewerage disposal, effect on landscape and confirmation of yield proposed by the developer. 2011 New Homes Consultation: 8 individual respondents indicated Two Gate Lane as a potential housing site, whilst 1 individual respondent raised concerns about the development of the site. Key issues raised included: development should be limited to 50 dwellings or less, less visual impact and large scale development would exacerbate the swamping effect of recent developments.	

				Update: 2013 Pre-Submission Local Plan Consultation: No representations received regarding this site.	

SITE CONCLUSIONS: A number of concerns with developing the site were raised through consultation, including impact on the local landscape and biodiversity; capacity of the infrastructure including local roads and the sewerage system/water supply; parking issues; impact on the character of Overton; distance from facilities; and an overall concern about Overton taking further development and becoming a dormitory town with the lack of local employment opportunities. The biodiversity assessment indicates that the site is predominantly of low biodiversity value and there are no designated sites within the site. The L-shaped tree plantation has some value which should be retained and enhanced through appropriate management. In terms of landscape impact, the site has a 'high' capacity for development, although development should be kept to the lower parts of the site to the north and west and should include adequate space for a landscape structure within the development. Concerns were raised regarding the impact of a potential new access to the site on the very rural character of the area. Development here relates only moderately well to the existing settlement in terms of form, scale and character although there is potential to mitigate this impact through restricting the extent of development within the site. A large part of the site is also good quality agricultural land but it is considered this constraint is unlikely to prevent development. Any impact on heritage assets, including the setting of the Conservation Area, could be wholly mitigated.

The site gained a positive assessment in terms of accessibility to facilities such as the village centre but neutral in terms of transport networks due to the site's distance from the station and the fact that access to town would require use of a stretch of Two Gate Lane which is a rural lane, posing the risk of pedestrian/vehicle conflict. There are no significant flooding issues affecting the site. The very northern tip of the site is within Source Protection Zone 2 although this would not be a significant constraint to development. A number of further potential physical constraints have been identified through the assessment including some limited archaeological potential; high grade agricultural land on a large part of the site and noise from the B3400. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. In terms of infrastructure, as with all of the Overton sites, there is insufficient current provision/capacity in GP facilities, primary and secondary education, community facilities, and waste collection facilities to accommodate additional development. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the site's deliverability. Whilst growth will add to local congestion, this is, again, not seen as an overriding constraint. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of phasing or developer payment. Open space provision would need to be accommodated through on-site provision. In conclusion, site access could be a constraint given the rural character of this part of Overton, whilst it also has less potential to be accessible to key services than other available sites around Overton.

OV006 Land off Pond Close, covers 6.7 ha and could accommodate approximately 200 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	Much of the site is of low biodiversity value given its arable agricultural use and the presence of an abandoned farm storage and muck heap area which supports abundant, but common, ruderal plant species. There are no designated sites within the site boundaries.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Positive	This site has a medium/high capacity for development. The main landscape issues to address would be the interface with the open countryside which should protect amenity from these locations and also development should avoid the higher ground, which is more prominent. A reasonable landscape structure exists, although there are opportunities to improve the existing edge of the settlement and provide a more appropriate edge to Overton.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	The site is bounded to the east by existing development, with countryside to the north, south and west. However, on balance it is not considered that the site would result in an isolated area of settlement. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low potential for impact which can be mitigated.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Positive	There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the site.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 63% of the site falls within Grade 3a (good quality) agricultural land that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 33% of the site is classified as Grade 4 and 4% is classified as other.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The western half of the site falls within a Mineral Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Overton Village Design Statement (2002).	Neutral	The site extends westwards beyond the existing settlement of Overton. Development would relate moderately well to the existing settlement in terms of form, scale and character. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	Site is most remote of all site options to centre of village and other services, although walking/cycling possible by hilly route. Most remote to Rail station. Overton has local services in the village. Primary, GP, food retailer and major employer. Bus services from village centre are half hourly. Site is uphill from services deterring walk /cycle. Occasional intra-village bus service Public Transport: The site is located in the south west of the village and is located approximately 1km from the centre where frequent bus services can be accessed which provide connections to Winchester, Andover, Whitchurch , Overton and Basingstoke. During the day time services between Overton and Basingstoke are every half hour. The rail station is location approximately 2.4km to the North of the site and is served by the West of England Mainline. The Station is served by hourly stopping services to London Waterloo (via Basingstoke) and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 1.6km (Overton C E Primary School) • Secondary school – 6.5km (Testbourne Community School) • Further education facility -13.9km (Basingstoke College of Technology) • The North Hampshire Hospital – 14.1km • GP surgery – 1.7km • Food store – 6km • Train station – 2.4km (Overton) • Civic offices - 15km • Employment – 12.5km (West Ham Industrial Estate) Site is most remote of all site options to centre of village and other services, although walking/cycling is possible.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Some improvements required to existing walking and cycle links. The railway station is remote - generation of car journeys likely and village centre has narrow roads.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Negative	Large infilled clay pit and former brick kiln on the site. A robust site investigation on and within 50m of the landfill site would be required if this site is to be pursued, as would environmental monitoring for residential development up to 250m away from the landfill. Environmental Health officers do not view the potential contamination on-site as an overriding constraint to development. Potential contamination of this kind can be mitigated against through either remediation or re-adjusting the development around it. They are, however, unable to judge how expensive remediation will be until initial investigations are carried out.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	The site is situated wholly within Flood Zone 1, outside of and is not upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Positive	Site is not within a Source Protection Zone, however the Environment Agency has stated the following: although not in a Source Protection Zone, the site is underlain by a principal aquifer and as a result, the previous uses of this site makes contamination likely. This would need to be considered if the site was brought forward.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care commissioning strategy sets out that new services will not be commissioned for population sizes which would give rise to the need for less than 2 additional GPs as it is no longer considered appropriate for GPs to work alone. However, in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £25,600).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Additional provision will depend on how many sites in Overton are developed. Overton Primary School has recently been expanded to provide 420 places (60 per year group). This reflects current demand for places. If all,700 dwellings, come forward a further expansion of Overton Primary school may be required. Any further expansion will be subject to a building feasibility study to establish whether additional places can be provided. Cost range from £4m to £5m to be funded from developers' contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

	due to site constraints or costs.				
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Update: Testbourne secondary school will need to be expanded if all the SHLAA sites in Overton come forward. An expansion by 150 places will be needed at an estimated cost of £8m funded through developers' contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play provision to the site is at Poultons Close, approximately 240m from the site. This facility is in need of improvement for younger children but does not have the capacity to accommodate the needs of the additional residents. In addition, there is open space provision at Sapley Lane which is within approximately 300 - 450m of the site. Sapley Lane open space has the potential to provide additional facilities particularly for play and informal recreation for older children. However, the open space does not have the capacity to accommodate the needs of all the new residents generated by the potential development site. The site would need to accommodate some open space and play provision on-site as well as contributing to enhancements at Sapley Lane.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within Southern Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. However, Southern Water has stated the following: In principle this site could drain to SWS Overton wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been scored negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing. It is noted that Overton has issues in respect of sewerage capacity and flooding, however Southern Water has confirmed that infrastructure for new development would not address existing inadequate infrastructure that may cause flooding - this is paid for separately on a regional basis according to need.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The site is the most distant of Overton sites from any services or public transport. Local roads have local congestion and little central parking. The site is West of the centre and is likely to result in additional vehicle movements through the already congested centre of town. The potential access points to the site are (Dellands Lane and Ponds close) both require vehicles to travel through established residential roads that provide off street parking for residents. Narrow village centre roads help maintain low speeds The existing bus services to be maintained for trips to wider area.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on-site and minimal wider improvements possible	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services to neighbouring areas.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present. Financial contributions would be sought to upgrade existing facilities. Financial contributions would be required to upgrade existing sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 1.5m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Strongly Positive	All of the site is likely to fall within Noise Exposure Category A and therefore noise levels are not an issue.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of any un-neighbourly uses.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site is solely owned by Lilybell Ltd who are actively promoting the site through the LDF. The site is available. (Luken Beck promoting)	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	Luken Beck submitted a site assessment matrix confirming that the site is economically viable including the provision of affordable housing based on the current policy position (40%).	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2010 SHLAA Consultation: 17 responses received including representations from Environment Agency, Overton Parish Council, ward councillors, Overton public transport representative, CPRE North Hampshire, Town Mill Residents Association, Luken Beck on behalf of Lillybell and 10 individual respondents. Key issues raised included: distance from services and facilities (8), impact on the local road network (8), impact on infrastructure (4), parking issues (3), impact on village (3), capacity of sewage system (2), impact on character and nature (2), growth should be directed towards Basingstoke (2), outside SPB (2) and no more development (2). 2010 SHLAA Scrutiny Process: The site was considered by Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included: sewerage disposal, road access to the site, contamination, and the removal of wording "subject to further development being considered suitable at (Overton)" in the draft SHLAA. 2011 New Homes Consultation: 4 individual responses indicated Pond Close as a potential housing site, and 2 individual responses raised concerns about the development of the site. Key issues raised included: least impact on village landscape than other proposed sites and large scale development would exacerbate the swamping effect of recent developments. Update: 2013 Pre-Submission Local Plan Consultation: No representations received regarding this site.	
SITE CONCLUSIONS: A number of concerns with developing the site were raised through consultation, including impact on the character of Overton; capacity of the infrastructure including local roads and the sewerage system/water supply; parking issues; and distance from facilities. The site has a positive assessment for biodiversity as site survey results indicate that there are no designated sites within the sites boundaries, and much of the site is of low biodiversity value given its agricultural use. In terms of landscape impact, the site has a 'medium/high' capacity for development. The main landscape issues to address would be the interface with the open countryside and the avoidance of development on the higher, more prominent, ground. Opportunities exist to improve the edge of the settlement and provide a more appropriate edge to Overton. Development here relates relatively well to the existing settlement in terms of form, scale and character although there is potential to mitigate this impact through siting, layout and design. The site gained a negative assessment in terms of accessibility to facilities, being remote to the centre of the village and other facilities, and a neutral assessment in terms of potential to be accessible to key services due to the site's distance from the railway station and the need to improve existing walking and cycle links.					

A number of further potential physical constraints have been identified through the assessment including some limited archaeological potential; high grade agricultural land on a large part of the site; potential risk of future surface water flooding; and a mineral constraint on the western half of the site. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. Of more significance is the presence of a large infilled clay pit and former brick kiln. Whilst this is not viewed as an overriding physical constraint to development, as contamination of this kind can be mitigated, initial investigations need to be completed to ascertain the extent of remediation. In terms of infrastructure, as with all of the Overton sites, there is insufficient current provision/capacity in GP facilities, primary and secondary education, community facilities, and waste collection facilities to accommodate additional development. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the site's deliverability. In terms of highway infrastructure, due to the distance of this site from services and public transport it is considered that more congestion will result from the development of this site than other promoted sites around Overton. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Open space provision would need to be accommodated through on-site provision and contribute towards enhancements at Sapley Lane. In conclusion, the site is relatively peripheral in terms of location and accessibility to key services and facilities other than by the car is relatively poor.

OV007 Land north of Court Farm, covers 2.5 ha and could accommodate approximately 35 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The grassland has been agriculturally improved and heavily grazed by horses, resulting in low biodiversity value. There are no designated sites within the site boundaries, but it is within 100 m of the River Test SSSI, which given footpath locations, could be subject to increased recreational pressure if this is not managed. There are also some small areas of plantation of relatively low value within the site, although these have potential for enhancement.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Negative	This area could not accommodate areas of new development without significant impacts on the landscape character. There are a number of landscape constraints that would not be easily mitigated. The site forms an important backdrop to the village church and is visible from a number of locations from within the village. Furthermore, the site is on rising land and there are parts of the site that are locally prominent.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	Development of this site would result in isolation to some extent. There are small paddocks, a cemetery and larger garden plots to the south, which do separate the site from the rest of the settlement to a greater extent. Whilst the school is located to the west, the openness of the school field does contribute to the separation. It is not considered that the proposal would lead to coalescence of two settlements.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	Medium potential for impact. The site impacts on an area of high archaeological potential associated with the original pre 12th century town of Overton. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly Negative	The site adjoins the northern boundary of the Overton Conservation Area whose setting would be harmed by the development of the site. The site also lies close to the north of the Grade II* listed Church of St Mary, the Grade II* listed Court Farmhouse and its Grade II listed curtilage buildings. Development on the site would harm the setting of these listed buildings.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 59% of the site is classified as Grade 3a (good quality) agricultural land - that is land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. In addition 37% of the site is classified as Grade 3b (moderate quality) agricultural land and 4% is classified as other which consists of trees and vegetation.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no known mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Overton Village Design Statement (2002).	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. The site would be visually prominent and harm important elements which contribute to the character of the village including the setting of the adjoining Overton Conservation Area and that of nearby listed buildings including the Grade 2* listed Church of St Mary, the Grade 2* listed Court Farmhouse and its Grade 2 listed curtilage buildings. The Overton Village Design Statement (2002) in its "Landscape and Environmental Guidelines" states that the landscape setting of buildings within the conservation area such as St Marys Church should be respected, and that views of St Marys Church must be safeguarded.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough

Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Positive	Pedestrian and Cycle Infrastructure: Site is local to centre of village and opposite Primary school. Walking and cycling possible to village centre. Near to Rail station. Overton has some local services in the settlement. Primary school, GP, food retailer and a major employer. Secondary school has LEA bus service. Bus services from village centre are half hourly. Court Drove is narrow but with pavement. Road is congested for school run. Suggested settlement is small scale but significant for this road. Public Transport: Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 0.2km (Overton Church of England Primary School) • Secondary school – 6.9km (Testbourne Community School) • Further education facility – 13.7km (Basingstoke College of Technology) • The North Hampshire Hospital – 14km • GP surgery – 1km • Food store – 6.3km • Train station – 1.1km (Overton) • Civic offices – 14.8km • Employment – 12.3km (West Ham Industrial Estate)	To improve accessibility to all services and facilities
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Access via Court Drove is restricted for volume (rural road), but these are small sites. Some improvements required to walk and cycle links. Station is local .- small number of car journeys generated. Little prospect for developing links.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The site is predominantly within Flood Zone 1 although the north eastern corner is within Flood Zone 2 which is a small tributary of the River Test. The site is outside a Critical Drainage Area and is not upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £10,240)	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Additional provision will depend on how many sites in Overton are developed. Overton Primary School has recently been expanded to provide 420 places (60 per year group). This reflects current demand for places. If all700 dwellings, come forward a further expansion of Overton Primary school may be required. Any further expansion will be subject to a building feasibility study to establish whether additional places can be provided. Costs range from £4m to £5m to be funded from developer contributions/CIL. There is adequate capacity for childcare provision.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	<u>Updated:</u> Testbourne secondary school will need to be expanded if all the SHLAA sites in Overton come forward. An expansion by 150 places will be needed at an estimated cost of £8m funded through developers' contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play facility to the site is approximately 500m from the site however it does not have the capacity to accommodate the needs of the additional residents. Provision of open space and play would need to be made on-site to meet the needs of the new residents and this should be feasible given the size of the site. Provision on-site may also be able to address some of the existing deficiency in the northern part of the village.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within Southern Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. However, Southern Water has stated the following: In principle this site could drain to SWS Overton wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been scored negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing. It is noted that Overton has issues in respect of sewerage capacity and flooding, however Southern Water has confirmed that infrastructure for new development would not address existing inadequate infrastructure that may cause flooding - this is paid for separately on a regional basis according to need.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	Overton village has narrow roads through the centre on the B3400 and adjacent the volumes proposed from this site will have some impact especially on Court Drove. Walking is reasonable for local access. Narrow village centre roads do however maintain low speeds. Bus services need to be maintained into the future for access to wider key services.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on this small site. No wider services delivered.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services to neighbouring areas.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present. Financial contributions would be sought to upgrade existing facilities. Financial contributions would be required to upgrade existing sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 14.47m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions would be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Positive	The site is exposed to the railway line but there is a good distance between the two. Would be prudent for any future developer to measure ambient noise levels and identify any necessary mitigation measures.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of any un-neighbourly uses.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site has one private owner who has confirmed that the site is available for development and is being promoted for development through the LDF by a planning agent (Carter Jonas).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		No information currently available	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2010 SHLAA Consultation: 19 responses were received including representations from Environment Agency, Overton Parish Council, a council member, CPRE North Hampshire, Overton public transport representative, a planning agent and 17 individual respondents. Key issues raised included: impact on landscape and views north of the church (8), impact on the local road network (6), capacity of sewage system and water supply (5), impact on infrastructure (4), impact on character and nature (4), access to the site is constrained (4), area to north of church identified as being important (4), impact on biodiversity and wildlife (2), growth should be directed to Basingstoke (2), use smaller sites (2) and no more development (2). 2010 SHLAA Scrutiny Process: The site was considered by Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included: sewerage disposal, biodiversity impact on Little Meadow nature reserve, access issues and the removal of wording "subject to further development being considered suitable at (Overton)" in the draft SHLAA. 2011 New Homes Consultation: 2 individual responses indicated Court Farm as a potential housing site, and 6 responses raised concerns about the development of the site. Key issues raised included: area should never be built on (2), impact on the landscape (1), VDS indicates the importance of the views to this field (1) and large scale development would exacerbate the swamping effect of recent developments (1). Update: 2013 Pre-Submission Local Plan Consultation: No representations received regarding this site.	
SITE CONCLUSIONS: Past consultation events have raised concerns regarding landscape impact and impact on views of the church, capacity of sewage system and water supply, impact on traffic network, constrained access, biodiversity implications, cumulative impact of recent development and growth should be directed to Basingstoke. In terms of biodiversity, the site is of low value and there are no designated sites within the site's boundaries, although the development of the site could result in increased recreational pressure on the nearby River Test SSSI. The overall landscape capacity is assessed as being low as development would have a significant impact on the landscape character and there are a number of constraints which would not be easily mitigated. The site forms an important backdrop to the village church and is visible from a number of locations from within the village. Furthermore, the site is on rising land and there are parts of the site that are locally prominent. The potential impact on nearby listed buildings and Conservation Area have resulted in a significantly negative assessment for both landscape and impact on historic or cultural heritage/landscape. There is also the presence of good quality agricultural land but it is considered that the constraint is unlikely to prevent development. Whilst					

archaeological concerns can be mitigated, some assessment should be undertaken prior to an application for development being submitted. The site gained a positive assessment in terms of accessibility, being local to the village centre, the primary school and railway station. The site is given a neutral assessment for links to existing networks as access via Court Drove is restricted for volume given it is a rural road. It is also acknowledged that some improvements are required to walking and cycle links although these matters are not deemed to be a significant constraint to development. Part of the site lies within Flood Zone 2 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process.

In terms of infrastructure, financial contributions would be sought to refurbish or expand facilities/capacity as appropriate in respect of GP facilities, primary and secondary education, community, library, sport and waste facilities. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Provision of open space and play areas would need to be made on site and provision may be able to address some of the existing deficiency in the northern part of the village. In terms of the highway network only local congestion would occur; it is identified that bus services need to be maintained. Overall, there are significant constraints particularly with regards to landscape character and impacts on the historic landscape.

SOL002 Redlands, covers 9.38 ha and could accommodate approximately 150 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	The majority of the site is of low biodiversity value given current arable agricultural use. There are no designated sites within the site boundaries. However, Whitmarsh Lane and Piece SINC lie immediately to the south-eastern point of the site and could be subject to indirect pressure without appropriate mitigation through layout design. There are also a number of mature old parkland trees within the site (which is unusual for modern arable fields) which would be a material consideration and may constrain layout / site capacity. If these can be safeguarded, accepting potential reduced site capacity, then an assessment of positive can be given. A small pond adjacent to the northeast corner will need to be checked for great crested newts before detailed planning is undertaken to ensure that, if present, adequate mitigation is put in place.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	The site is considered to have a medium/low landscape capacity, with development possible on some parts of the site. However, on this site there are some more significant landscape constraints that need to be addressed. The site is in a prominent location, with a distinct parkland character including vegetation. It relates strongly with the surrounding countryside to the north, east and south, with limited influence of the residential area to the east. Furthermore, it is visually exposed from local locations. Any development would need to respond to these constraints.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	Development of this site could potentially result in a development that is isolated from the rest of the urban area. Countryside exists to the north, east and south, whilst the A33 provides some separation from development at Taylors Farm. In itself, it is not a site that would result in the coalescence of different settlements.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low/Medium potential for impact. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade II listed Sherfield Hall lies to the west of the site. Development on the site would result in the loss of the final remains of the rural setting of Sherfield Hall, which could only be partly mitigated.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Neutral	The site is wholly classified as Grade 3b (moderate quality) agricultural land - land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004).	Negative	The site does not relate well to the existing settlement in terms of form and character and would not create a more integrated settlement. It would extend significantly beyond the existing eastern boundary of the town of Basingstoke.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development. Must ensure that development does not connect to Sherfield on Loddon STW unless an effluent improvement programme has been planned.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Strongly Negative	Walking and Cycling: The site is relatively isolated and adjoins the A33 a busy single carriageway road with no pavements or cycle infrastructure. The site is north of any developed area and thus most remote and offers insufficient scale for services. Most travel would be by car for these distances. An existing infrequent bus service runs on A33 but would not enter site. It is not adjacent to the access for Taylor's Farm, and new junction at this point may be inappropriate in safety terms. Would be better linked to BAS121 as a combined site. Public Transport: The site is located adjacent to the A33 and the site boundary (SW) is located approximately 100m from a bus stop which is served by the number 14 service (hourly daytime frequency) connecting Tadley to Basingstoke centre. It is unlikely that the service would be re-routed to enter the site	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.4km (Four Lanes Community Junior School) • Secondary school – 4.2km (John Hunt Of Everest Community) • Further education facility – 7.6km (Basingstoke College of Technology) • The North Hampshire Hospital – 6.5km • GP surgery – 2.2km • Food store – 2.5km • Train station – Bramley 6.1km and Basingstoke 6.2km • Civic offices – 6.4km • Employment – 2.9km (Kingsland Industrial Park) The site is north of any developed area and thus most remote and offers insufficient scale for services. Most travel would be by car for these distances. The site is not adjacent to the access for Taylor's Farm, and a new junction at this point may be inappropriate in highway safety terms. The site would be better linked to BAS121 as a combined site.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Strongly Negative	There is little potential to link walking and cycling from this remote site on a busy A class road. Bus services may assist access but is unlikely to enter the site because of scale and route diversion time, so car will be prevalent. Single access is close to existing junctions (Taylor's Farm) so a possible conflict may arise in trying to achieve safe access. The site is best delivered with routes through BAS 121.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic land use maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Strongly Positive	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area would therefore be limited as a result of the geology and development would require attenuation storage on-site and outside of the floodplain. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £12,800).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: There is no easily accessible childcare on this side of the A33 and settings in the Four Lanes school area on the other side of the A33 are already experiencing pressure for childcare places from the Binfields housing development. Primary school: This site would currently be served by Bramley Primary School which is full and the existing number of four year olds in Bramley exceeds the places available at the school. Additional development in Bramley will lead to significant further pressure on places. The school has now been expanded to provide 525 places (75 per year group). Expansion to 630 places is possible. Developer contributions will be required.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

	costs.				
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Additional school places will be required. Work is underway to assess the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school will be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	With enhancement the existing play area and recreation ground could accommodate some additional use but the majority of the open space requirement would have to be provided on-site in order to meet the distance criteria. This should be achievable on this size of development.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Neutral	Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the existing sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Further investigations are therefore required to assess the network capacity. Development should not be permitted to drain to Sherfield on Loddon STW because of the impact on the Bow Brook and downstream of the River Loddon.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly Negative	The site is located adjacent to the A33 which already suffers from peak time congestion. The traffic volumes that will result from the development are highly likely to require significant highway mitigation measures. There is an issue concerning how to implement a safe access from the A33 to the site whilst minimising the impacts upon traffic flows. The site should really only be considered with BAS121 - see joint assessment BAS121+ SOL002.	To improve accessibility to all services and facilities

	mitigated against.				
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly Negative	The site will not provide major infrastructure internally to benefit other areas. In its own right there would inadequate scale to deliver anything of significance on the network. Should only be considered with BAS121.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly Negative	Only if wider network improvements are made will others benefit. Site is too small to generate self contained services or deliver substantial linkages. Better if combined with BAS 121	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is adequate capacity to serve the site Sport & Recreation: A financial contribution would be sought to upgrade existing facilities Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Medium Pressure and 13m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is insufficient capacity at present and financial contributions would be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The site is affected by traffic noise from the A33. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The site is within relatively close proximity of an un-neighbourly use, namely the sewage works, although the site was given a neutral assessment to reflect the distance to the facility. Impacts could be mitigated through design/layout.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site is primarily in private ownership (represented by Simmons and Sons) although a triangular shaped parcel of land (0.68 hectares) is within the ownership of Hampshire County Council. The site is let under a Farm Business Tenancy to a local farmer and vacant possession can be gained within a relatively short space of time. There are no legal constraints. The site is therefore available for development. Land to the north of the site may be required to provide the most suitable site access and the owner of this land has confirmed to the LPA that he is prepared to allow this land to be put forward as a possible access route to the proposed development.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	The site has no overriding constraints that would result in un-due cost factors which may affect the achievability of the site or make it unviable. The site may be economically viable on the basis that it is developed in conjunction with site BAS121.	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA consultation: 5 responses were received including representations from Environment Agency, council member, Sherfield-on-Loddon Parish Council, Simmons and Sons on behalf of the landowner, and Country Watch. Key issues raised include: previous Local Plan Inspector raised concerns about such an isolated pocket of development (2), poor connections with existing facilities (2), potential to integrate as an urban extension (1), existing infrastructure in place (1), incinerator as potential energy source (1), impact on the character of Sherfield parish (1), impact on landscape (1), impact on countryside (1), and traffic congestion (1). 2010 SHLAA consultation: 11 responses were received including representations from Environment Agency, council members, Chineham Parish Council, Sherfield on Loddon Parish Council, Country Watch and 4 individual respondents. Key issues raised included: traffic impacts on the A33 (5), impact on landscape character (5), impact on character of Sherfield on Loddon (3), too much development already (2), and risk of flooding (2) 2010 SHLAA Scrutiny Process: The site was considered by the Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included: traffic in terms of the capacity of and impact on A33, strategic gap which separates Chineham and Sherfield-on-Loddon, landscape study state overall capacity is low, biodiversity and isolation of the site being cut off by the A33. 2011 New Homes consultation: 1 individual respondent indicated Redlands as a potential housing site. Key issues raised included: capacity of existing infrastructure. Updated:2013 Pre-Submission Local Plan Consultation: 21 responses were received including representations from Hampshire County Council, Newnham Parish Council, Stratfield Turgis Parish Council, Old Basing and Lychpit Parish Council, Chineham Parish Council, Sherfield On Loddon Parish Council, Bramley Parish Council, SOLVE, Countrywatch and 9 individual representations. Key issues raised included: impact on the Loddon Valley (5), traffic impacts on the A33 (11), proximity to the incinerator and sewage works (3), capacity of the existing infrastructure (2), risk of flooding (1), impact on the River Loddon (1) and access to Chineham (3).	

SITE CONCLUSIONS: A number of concerns with developing the site were raised through consultation, including impact on landscape and biodiversity; the isolated nature of the site; loss of rural character and impact on Sherfield on Loddon; increased traffic congestion; risk of flooding; and proximity to Chineham incinerator and the sewage treatment works. The majority of the site is of low biodiversity value and there are no designated sites within the site boundaries. Whilst there are some constraints relating to biodiversity, including two SINCs lying adjacent to the site and the presence of a number of mature trees, these could be mitigated through layout design. The landscape capacity study assessed the site as having a 'medium/low' capacity reflecting significant landscape constraints that need to be addressed including the site's prominent location, its relationship with the surrounding countryside and visual exposure from local locations. Development on some parts of the site are, however, deemed possible. The site is relatively remote and, if developed in isolation, would not relate well to Basingstoke, being separated from the Town by the A33. In terms of impact on heritage assets, the site assessment was negative due to the presence of a listed building to the west of the site, the loss of the rural setting of which could only be partly mitigated. Other environmental and physical constraints include soil permeability; limited archaeological potential; noise pollution from the A33; and the close proximity of the Chineham sewage works and incinerator. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design, layout and conditions. There are no significant flooding issues affecting the site. In terms of accessibility, a negative assessment was given reflecting its relatively remote location. If the site was developed in isolation there is little potential to link walking and cycling from this remote site on a busy A class road. A possible conflict with the existing junction to Taylor's Farm was also noted.

In terms of infrastructure, there is insufficient current provision in GP facilities; primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new, often on-site facilities as appropriate, and therefore none of these elements are seen as an overriding constraint on the site's deliverability. In terms of primary school education, the site falls within the catchment area of Bramley Primary School which is unlikely to be able to be capable of expansion. However, if this site was to be developed in conjunction with neighbouring sites, catchment areas would need to be reviewed. Infrastructure improvements may be required to convey sewage effluent to the treatment works and further investigations are required into this issue. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. More significantly, in terms of the capacity of the highway network, potentially major highway infrastructure improvements are likely to be needed on the A33 to maintain current traffic flows. Given the relatively small size of the site, such necessary infrastructure is unlikely to be achievable. In conclusion, the site has a number of significant constraints particularly relating to infrastructure and landscape which make the site unsuitable for development if considered in isolation.

WHIT006 Land south of Bloswood Lane, covers 3.1 ha and could accommodate approximately 100 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	There are no designated sites within the site boundaries. Much of the site comprises improved grassland, which has been abandoned, resulting in the development of common ruderal plant species. These are of limited biodiversity value but may be regarded as locally valuable to residents for naturalistic green space value. Therefore, parts of the site should be safeguarded and enhanced for this purpose. In addition, the site has potential for reptiles, which would need to be given adequate consideration in any development scenario (e.g. accommodated within enhanced habitat areas included as part of the site's green space). Whilst most of the plant species within the site are common, nationally scarce annual beard-grass and common cudweed are present in a small patch of sand, shingle and chippings adjacent to the northern boundary. These should be protected through site planning and encouraged through appropriate management.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	The site has a 'medium' capacity for development and one of the principle reasons for this is the fact that it is within the North Wessex Downs AONB, a national designation that affords areas within it a greater level of protection than other areas. This designation and its relationship with the rest of the area does provide a landscape constraint to any development (as does the presence of a public right of way). However, the A34 road has effectively separated this part of the AONB and it no longer reads as part of the wider AONB. Development should avoid higher ground, face out from the site and provide a soft edge to the countryside to complement the setting of the AONB.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of the site would represent an extension of the existing built form and therefore is not considered to be an isolated area of settlement. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Negative	Medium potential for impact with scope for mitigation. Some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. There is a large earthwork within the site which might be an important intact Bronze age burial mound, or might be incidental to railway construction. If the earthwork does prove to be an intact Bronze Age burial mound it would be a site of national archaeological importance and would therefore usually merit preservation in situ. The setting of the monument would be a consideration, as well as stepping development physically away from the monument to reduce the impact of the adjacent population on the monument. In this event, then perhaps 20% of the site along the road front would become inappropriate for development. Establishing the nature of the mound at an early stage would clarify its impact on the allocation.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade II listed Manor Farmhouse and associated listed Granary lie close to the northern boundary of the site whose setting would require protection. The northern boundary of the site also adjoins a historic wall and apple store which surrounds Groves Orchard whose setting would require protection.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 51% of the site is classified as Grade 3b agricultural land (moderate quality) that is land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. 49% of the site falls within Grade 2 (very good). As the site comprises an almost equal proportion of high quality (Grade 2) to low quality (Grade 3b) agricultural land, it is considered that the development of the site would result in the loss of a significant proportion of very good agricultural land, a negative scoring has therefore been awarded.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The site wholly falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Whitchurch Village Design Statement (2004).	Strongly Positive	The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement. Development would be within the line of the A34 which could form a defensible settlement boundary. The Whitchurch Village Design Statement 2004 in its "Guidelines for the Setting and Shape of Whitchurch" recognises that development should be contained within recognised man made and natural boundaries. Chapter 3 of the VDS recognises that the elevated A34 bypass defines the western edge of the town.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Positive	Walking and Cycling: The site is located to the West of Whitchurch centre opposite the Ardglen Industrial Estate. The site pedestrian infrastructure between the site, town centre and station is good, and are generally suitable for cycling (specifically the route to the station along Lower Evinger Road). The site lies to the West of the town directly adjacent and closest to the existing conurbation and most services. It is very close to the town centre shops, GP and bus stops for main routes to Andover, Winchester and Basingstoke by walking/cycling. Some employment at Evingar. The two schools are far from the site. It is medium distance from the Rail station which may encourage driving drop offs as parking is poor at the station although bus route is convenient for short journey up to the station. Whitchurch has most services. Travel outwards is for employment, hospital and major supermarkets. The site is located off Bloswood Lane which is a country lane heading west and some congestion problems at Bell St into the centre, so most extra trips will still need to pass here and through the town centre and its narrow/awkward junctions.	To improve accessibility to all services and facilities

				Public Transport: The site is located approximately 300m from the nearest bus stops on Lower Evinger Road that is served by both the number 76 and 86 services, which provide hourly services to Winchester and Andover and a services to Basingstoke very 30 minutes. Rail : The site is located approximately 1 km from Whitchurch Rail station which serves West Coast mainline service hourly stopping services to London Water Loo and Salisbury.	
				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.5km (Whitchurch C E Primary School) • Secondary school – 1.2km (Testbourne Community School) • Further education facility -27.7km (Basingstoke College of Technology) • The North Hampshire Hospital – 19.5km • GP surgery – 0.5km • Food store – 0.4km • Train station –1.1km (Whitchurch) • Civic offices –19km • Employment –0.2km Ardglen Industrial Estate 17.9 km (West Ham Industrial Estate) The site has relatively good accessibility to public transport modes and town centre services (e.g. small scale convenience retail). The sites location means that most traffic is likely to travel to the East along Bell Street to London Street which can experience congestion during peak times.	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Positive	Some improvements required to pedestrian and cycle links although the ability to improve infrastructure in the town centre is limited due the settlement pattern. The frequency of bus services needs to be maintained to provide a viable alternative for journeys by private car.. Congestion at Bell St requires attention and further parking restrictions may need to be implemented. Car journeys will be generated for external services (e.g. major food retail)..	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	Site is predominantly within Flood Zone 1 although the eastern corner is within Flood Zone 2 and 3. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. There is no risk of future surface water flooding in a 1 in 200 year event.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source Protection Zone 2. The EA has not raised any issues with regards the pollution of a water source.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Neutral	Standard Percentage Runoff is 29.2. Effectiveness of infiltration in this area could be limited as a result of the geology and development would require attenuation storage on-site and outside of the floodplain. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £12,800)	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: There is adequate capacity to serve the site. However, if all the SHLAA sites in Whitchurch were to go ahead there would be a possible need for a 30 place setting. Primary school: There is insufficient capacity to serve the site. Whitchurch Primary school caters for 420 pupils and the small area population forecasts show the number of four year olds exceeding the 60 places per year group available at the school. Further housing development will create additional pressure on school places which may not be able to be met through expansion of the school due to site restrictions and sensible school organisation structures. A feasibility study on any expansion would be required.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Testbourne secondary school will need to be expanded if all the SHLAA sites in Whitchurch come forward. An expansion by 150 places would be needed at an estimated cost of £8m funded through developers' contributions/CIL. If both Overton and Whitchurch receive significant levels of additional housing then Testbourne may need to be expanded further. An expansion may still be necessary even with more limited development on Overton and Whitchurch as it will depend on demand for places at the time. Any expansion of feeder primary schools will likely need to be reflected in an expansion of the secondary school. A detailed building feasibility study will be required to assess if this is possible.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There are deficiencies in the provision and distribution of open space and play areas in Whitchurch, particularly on the western side of the settlement. This site would only be acceptable if open space and play provision to meet the needs of the new residents were located on-site. This should be achievable on this size of development. If combined with site WHIT007 there may be the opportunity to address existing deficiencies in this area of Whitchurch.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water and how water will be supplied is detailed within Southern Water's Water Resource Management Plan.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. Southern Water has stated the following: In principle this site could drain to SWS Whitchurch wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been given a negative assessment to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The sites location close town centre location will generate a higher proportion of walk/cycle trips and access to bus services to major centres. Bus services and their frequencies need to be maintained. Some trips by car will be generated to outer areas and possibly to the centre. The majority of car journeys will cross town and through the narrow street at Bell St. The town centre is already congested and has narrow /awkward design as a result of the historic settlement pattern.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on-site and there will be few additional wider improvements possible.	To improve choice and access to sustainable transport options

or bus priority lanes					
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services to neighbouring areas.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is scope to accommodate growth through expansion of existing facilities. Financial contributions would be sought. Financial contributions may be sought to upgrade sports facilities. Library: There is adequate capacity to serve the site at present. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. This could also be in the form of a suitable site on which a new HWRC could be built. Rights of Way: must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Neutral	The site is affected by traffic noise from the A34 which is likely to be NEC B (Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise). This can be mitigated against.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of an un-neighbourly use	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Strongly Positive	<u>Updated:</u> The site is available for development. There are no legal constraints and the site is controlled by two housing developers (Bewley and Banner Homes) who have expressed an intention to develop the site (Barton Willmore promoting). Outline application (BDB/77828) for 89 dwelling on part of the site was submitted on 12 March 2013. The decision Local Planning Authorities decision is pending. Application site forms 3.46 ha of the allocated site.	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Positive	The site owners confirm that the development of the site is economically viable including the current required provision of affordable housing.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA Consultation: 7 responses were received including representations from Environment Agency, council members, Whitchurch Town Council, planning agents and 2 individual respondents. Key issues raised included: impact from traffic noise on the A34 (3), impact on landscape and wider countryside (2), and close to facilities and services (1). 2010 Key Themes Consultation: representations were received from Barton Willmore on behalf of Banner and Bewley Homes. Key issues raised included: pleased to see Whitchurch recognised as a Service Centre and should be allocated a sufficient number of homes to meet local market and affordable needs. 2010 SHLAA Consultation: 30 responses were received including representations from Environment Agency, Whitchurch Town Council, a council member, Barton Willmore on behalf of Banner and Bewley Homes and 26 individual respondents. Key issues raised included: capacity of infrastructure (6), noise pollution and proximity to A34 (6), impact on footpath and recreation (6), impact on local road network (5), impact on wildlife and biodiversity (5), risk of flooding (4), considered to be suitable subject to suitable noise mitigation (4), impact on AONB (3), homes should be affordable for local people (2) and site would have less impact in traffic terms (2).	

				2011 New Homes Consultation: 10 individual respondents indicated land south of Bloswood Lane as a potential housing site, and 1 individual respondent raised concerns around the development of the site. Key issues raised included: good access and is no longer open countryside (1) additional homes needed to meet needs of community (1), and infrastructure must meet needs of an increased population (1). Update: 2013 Pre-Submission Local Plan Consultation: 13 responses were received including representations from Hampshire County Council, Natural England, Zurich Assurance Ltd, Southern Water, English Heritage, Banner and Bewley Homes, North Wessex Downs AONB and 4 individual respondents. Key issues raised included: proximity to heritage assets (1), capacity of infrastructure (2), and the proximity to the AONB (3).	

Updated:
SITE CONCLUSIONS: A number of concerns were raised through consultation, including the impact on the landscape (particularly the AONB) and biodiversity; noise pollution and proximity to the A34; the capacity of local infrastructure to accommodate the site including the local road network; and the risk of flooding. In terms of biodiversity, the site has been assessed as having a neutral impact and there are no designated sites present. There are, however, some plants on site which may be regarded as locally valuable and the site has good potential for reptiles which would need to be considered as part of any development. Some nationally scarce species are present adjacent to the northern boundary and these should be protected through site planning and encouraged through appropriate management. In terms of landscape impact, the site has a 'medium' capacity for development and one of the principle reasons for this is the fact that it is within the North Wessex Downs AONB, a national designation that affords areas within it a greater level of protection than other areas. However, the A34 road has effectively separated this part of the AONB and it no longer reads as part of the wider AONB. The site relates well to Whitchurch in terms of form, scale and character and could create a more integrated settlement. The site gained a positive assessment in terms of accessibility, being local to the town centre and within reasonable distance of the station.

A number of constraints have been identified including the presence of listed buildings and other heritage assets close to the northern boundary of the site; the presence of a large earthwork in the centre of the site which may be of importance; mineral constraints; the presence of high grade agricultural land; the site lying within Source Protection Zone 2; soil permeability; and noise from the A34 which is likely to fall within NEC B. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. In terms of infrastructure, there is insufficient provision in GP facilities, secondary education, community facilities and waste facilities. However, contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are an overriding constraint on the site's deliverability. Primary school capacity is, however, considered to be a significant issue as there is insufficient capacity to serve additional development and the expansion of Whitchurch Primary school is unlikely to be feasible. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton. A further constraint is the insufficient capacity to accept additional flows at the Whitchurch Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Whilst growth will add to local congestion, this is not seen as an overriding constraint. Due to the deficiency in the provision and distribution of open space in Whitchurch, such provision would need to be located on-site, or, if developed with neighbouring Site WHIT007, existing deficiencies could be addressed. Part of the site lies within Flood Zone 2 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. In conclusion, there are no overriding constraints restricting development, and its development could create a more integrated settlement. Outline application (BDB/77828) for 89 dwelling on part of the site was submitted on 12 March 2013. The decision Local Planning Authorities decision is pending. Application site forms 3.46 ha of the allocated site.

WHIT007 Manor Farm, covers 9.5 ha and could accommodate approximately 50 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	There are no designated sites within the site boundaries. The site comprises a mixture of arable and agriculturally improved grassland of low biodiversity value. The site has vegetated margins, which have good potential for enhancement of their habitat value. Subject to safeguarding boundary vegetation with adequate buffers, an assessment of positive is given.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	The site has a 'medium' capacity for development and one of the principle reasons for this is the fact that it is within the North Wessex Downs AONB, a national designation that affords areas within it a greater level of protection than other areas. This designation and its relationship with the rest of the area does provide a landscape constraint to any development (as does the presence of public rights of way). However, the A34 road has effectively separated this part of the AONB and it no longer reads as part of the wider AONB. A well designed layout, which relates to the existing pattern of development and provides a combination of open space and planting along the outer edge adjacent to the A34, would provide improvements to the character of the AONB and an appropriate edge to the town. As such, it is considered that the whole site has a medium capacity for development.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of the site would represent an extension of the existing built form and therefore is not considered to be an isolated area of development. The site has the potential to link in with the recent development at Park View and in order to provide comprehensive development, this area should be developed along with WHIT006. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no impact on areas of archaeological interest; low/acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	Medium potential for impact. Whilst little is currently recorded, two major settlement sites are know to the north, either side of the A34, and this may illuminate the general archaeological potential of the area. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade II listed Manor Farmhouse and associated listed Granary lie close to the eastern boundary of the site whose setting would require protection.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 71% of the site is classified as Grade 2 (very good) agricultural land - land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1. 27% of the site is classified as Grade 3a and 1% has been classified as other which comprises an access road to a number of redundant farm buildings which lie adjacent to the site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The site almost wholly falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Whitchurch Village Design Statement (2004)	Strongly Positive	The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement. Development would be within the line of the A34 which could form a defensible settlement boundary. The Whitchurch Village Design Statement 2004 in its "Guidelines for the Setting and Shape of Whitchurch" recognises that development should be contained within recognised man made and natural boundaries. Chapter 3 of the VDS recognises that the elevated A34 bypass defines the western edge of the town.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Positive	Pedestrian and Cycle: The site is located to the West of Whitchurch centre adjacent to Bloswood Lane. The pedestrian infrastructure between the site, town centre and station is acceptable although would require improvement). The local road network is generally suitable for cycling (specifically the route to the station along Lower Evinger Road). Public Transport: The site is located approximately 0.7km from the nearest bus stops on Lower Evinger Road that is served by both the number 76 and 86 services, which provide hourly services to Winchester and Andover and services to Basingstoke very 30 minutes. Rail: The site is located approximately 1.3 km from Whitchurch Rail station which serves West Coast mainline service hourly stopping services to London Water Loo and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.6km (Whitchurch C E Primary School) • Secondary school – 2.2km (Testbourne Community School) • Further education facility – 27.7km (Basingstoke College of Technology) • The North Hampshire Hospital – 19.8km • GP surgery – 1.2km • Food store – 2.6km (Whitchurch C E Primary School) • Train station – 1.1km • Civic offices – 19.1km • Employment – 0.5km Ardglen Industrial Estate The site is located on an edge of settlement location that adjoins a new residential development to the East (Park View) which could provide an addition access to the site, and improve connectivity to the schools to the East and B3400 to the South. The sites peripheral location and distance from public transport modes and town centre services, (e.g. convenience retail and the GP) is likely to result in a high level of car usage. The sites location means that most traffic is likely to travel to the East along Bell Street to London Street which can experience congestion during peak times.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Some improvements will be required to pedestrian and cycle links although the ability to improve infrastructure in the town centre is limited due the settlement pattern. The frequency of bus services needs to be maintained to provide a viable alternative for journeys by private car. Congestion can be a problem along Bell Street, specifically at peak times, and may require further parking restrictions to be implemented. Car journeys will be generated for external services (e.g. major food retail)..	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	The site is situated wholly within Flood Zone 1, is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	The southern part of the site is within Source Protection Zone 2. The EA has not raised any issue in respect of polluting a water source.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Neutral	The majority of the site has a Standard Percentage Runoff of 29.2. Effectiveness of infiltration in this area could be limited as a result of the geology and development would require attenuation storage on site and outside of the floodplain. The northern part of the site has a lower SPR of 2.0 but for the purposes of this assessment work, the higher SPR has been assumed as a worst case scenario. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £6,400).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: There is adequate capacity to serve the site. However if all the SHLAA sites in Whitchurch were to go ahead there would be a possible need for a 30 place setting. Primary school: There is insufficient capacity to serve the site. Whitchurch Primary school caters for 420 pupils and the small area population forecasts show the number of four year olds exceeding the 60 places per year group available at the school. Further housing development will create additional pressure on school places which may not be able to be met through expansion of the school due to site restrictions and sensible school organisation structures. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

	due to site constraints or costs.				
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	<u>Updated:</u> Testbourne secondary school will need to be expanded if all the SHLAA sites in Whitchurch come forward. An expansion by 150 places would be needed at an estimated cost of £8m funded through developers' contributions/CIL. If both Overton and Whitchurch receive significant levels of additional housing then Testbourne may need to be expanded further. An expansion may still be necessary even with more limited development on Overton and Whitchurch as it will depend on demand for places at the time. Any expansion of feeder primary schools will likely need to be reflected in an expansion of the secondary school. A detailed building feasibility study will be required to assess if this is possible.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There are deficits in the provision and distribution of open space and play areas in Whitchurch, particularly on the western side of the settlement. The needs of new residents for open space and play would need to be met on-site. Given the size of the site it should be achievable. If combined with site WHIT006 there may be the opportunity to address existing deficiencies in this area of Whitchurch.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water and how water will be supplied is detailed within Southern Water's Water Resource Management Plan.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. Southern Water has stated the following: In principle this site could drain to SWS Whitchurch wastewater treatment works. There is insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been assessed negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The sites location close to the town centre location will generate a higher proportion of walk /cycle trips and is well located for access to bus services to major centres. Bus services and frequencies need to be maintained. The site would be served by Bloswood Lane to the North and potentially Park View to the East and Church Street to the south. All of these potential access points would require traffic travelling East to pass through the town centre which can become congested during the peak hours. Given the scale of development and the sites proximity to public transport infrastructure, it is considered that the impact of development upon the highway network could be militated against.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on this small site. No wider services delivered.	To improve choice and access to sustainable transport options

or bus priority lanes					
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services to neighbouring areas.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is scope to accommodate growth through expansion of existing facilities. Financial contributions would be sought. Financial contributions may be sought to upgrade sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 16.18m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is adequate capacity to serve the site at present. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. This could also be in the form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The part of site closest to A34 is likely to fall within Noise Exposure Category D (Planning permission should normally be refused) but areas further away from the road are likely to be Noise Exposure Category C (Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise). Therefore careful considerations should be given to the layout and orientation of dwellings to protect garden areas and noise sensitive rooms in those properties with line of sight of the road. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of an un-neighbourly use.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Strongly Positive	The site is owned by Zurich Assurance Ltd and is available for development as there are no legal or ownership problems that would delay development. The site owners have expressed an intention to develop the site (Cluttons and Alan Baxter promoting).	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Positive	The site owners confirm that the development of the site is economically viable including the required provision of affordable housing.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA consultation: 7 responses were received including representations from Environment Agency, a council member, Whitchurch Town Council, Zurich Assurance Ltd, another planning agent and 2 individual respondents. Key issues raised included: impacts of noise pollution (4) and proximity to A34 (3). 2010 SHLAA consultation: 18 responses were received including representations from Environment Agency, Whitchurch Town Council, a council member, Cluttons on behalf of Zurich and 14 individual respondents. Key issues raised included: noise and proximity to A34 (8), capacity of infrastructure (5), impact on local road network (4), wildlife and biodiversity (4), impact on landscape and AONB (3), public right of way (3), and impact on viability with noise mitigation measures (2). 2010 SHLAA Scrutiny Process: The site was considered by Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. The key issue considered was the proximity to the A34. 2011 New Homes consultation: representations were received from Whitchurch Town Council. 4 individual respondents indicated Manor Farm as a potential housing site and 1 individual respondent raised concerns about the site. Key issues raised included: part of land already occupied by agricultural buildings (2) and well contained by A34 (1).	

				Updated: 2013 Pre-Submission Local Plan Consultation: One response was received in relation to the consultation from English Heritage.. One issues that was raised included the proximity of the site to Grade II Listed Buildings.	

SITE CONCLUSIONS: A number of concerns with developing the site were raised through consultation, including the impact on the landscape (particularly the AONB) and biodiversity; noise pollution and proximity to the A34; and the capacity of local infrastructure to accommodate the site including the local road network. The site comprises of a mixture of arable and agriculturally improved grassland which is of low biodiversity value. Subject to safeguarding the boundary vegetation of the site with adequate buffers, an assessment of positive is given for biodiversity. In terms of landscape impact, the site has a 'medium' capacity for development and one of the principle reasons for this is the fact that it is within the North Wessex Downs AONB, a national designation that affords areas within it a greater level of protection than other areas. However, the A34 road has effectively separated this part of the AONB and it no longer reads as part of the wider AONB. A well designed layout could provide improvements to the character of the AONB and an appropriate edge to the town. The site relates well to Whitchurch in terms of form, scale and character and would create a more integrated settlement, particularly if developed in association with WHIT006. The site gained positive a positive assessment in terms of accessibility, being local to the town centre and within reasonable distance of the station.

A number of potential constraints have been identified including the presence of listed buildings close to the eastern boundary of the site; archaeological constraints; mineral constraints; the presence of high grade agricultural land; the fact that the southern part of the site lies within Source Protection Zone 2; and soil permeability. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design and layout and conditions. A major constraint associated with the site is that it lies in close proximity to the A34 and therefore part of the site is likely to fall within NEC D (Planning permission should normally be refused) with areas further away likely to be NEC C (Planning permission should not normally be granted although conditions can be imposed to ensure a commensurate level of protection against noise). Careful consideration needs to be given to any potential layout and a detailed noise assessment will be required to ensure acceptable noise standards can be met. In terms of infrastructure, as with all of the Whitchurch sites, there is insufficient current provision/capacity in GP facilities, secondary education, community facilities and waste facilities. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the site's deliverability. Primary school capacity is, however, considered to be a significant issue as there is insufficient capacity to serve additional development and the expansion of Whitchurch Primary school is unlikely to be feasible. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton. A further constraint is the insufficient capacity to accept additional flows at the Whitchurch Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Whilst growth will add to local congestion, this is not seen as an overriding constraint. Due to the deficiency in the provision and distribution of open space in Whitchurch, such provision would need to be located on-site, or, if developed with neighbouring Site WHIT006, existing deficiencies could be addressed. In conclusion, the largest constraint associated with the site is that of noise pollution which will limit the extent of development that the site can suitably accommodate. If developed in conjunction with WHIT006 the site could provide an attractive edge to the town, restricting development to within a distinct man made boundary.

WHIT010a East of the Knowlings, covers 7.4 ha and could accommodate approximately 200 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The majority of the site is improved pasture, which has been developed on former arable land. It has relatively low biodiversity value, but supports a range of more common meadow species of localised biodiversity value for local residents. There are no designated sites within the site boundaries, but the R. Test SSSI and Cowslip Bank SINCs are nearby and could be indirectly affected from recreational pressure and run-off from development into the R. Test. There is considerable potential to enhance the biodiversity of the site, which if achieved through the provision of greenspace, could offset the loss of the local biodiversity interest in the areas developed. Subject to this, and in conjunction with measures to prevent adverse effects from run-off and manage recreational pressure on nearby sensitive sites, an assessment of neutral is given.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Positive	The site is considered to have a medium/high landscape capacity, with some landscape and visual features that would need to be accommodated within any layout. Constraints include the Test Valley to the north, adjacent countryside to the south-east and potential views from surrounding areas. However, intrinsically it has few features of note and it is influenced by other local areas of development, constructed within the past 40-50 years. It is considered that landscape issues could be addressed and possibly the character of the area could be enhanced.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of the site would represent an extension of the existing built form and therefore is not considered to be an isolated area of development. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low potential for impact - can be mitigated. Its topographic position in relation to the river and archaeological data known in the area would suggest some archaeological potential for prehistoric evidence.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for Historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Positive	There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the site.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/ very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 98% of this site is classified as grade 2 (very good) agricultural land - land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. 2% of the site is not covered by the post 1988 surveys.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The north eastern corner of the site falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Whitchurch Village Design Statement (2004).	Neutral	The site extends to the south east beyond the existing settlement boundary of Whitchurch. Development would relate moderately well to the existing settlement in terms of form, scale and character. There is potential to mitigate impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Neutral	Pedestrian and Cycle: The site is located to the South East of the town, being separated from the town centre by the river Loddon, however the site is located in close proximity to the local secondary school. Pedestrian connectivity between the site (assuming access is from Micheldever Road) and the town centre (and other services is good) and local roads are generally considered suitable for cycling, although there are narrow sections of road in the town centre and along Newbury Road when travelling towards the station. Public Transport: Located approximately 600m from the nearest bus stops on Winchester Road that is served by route 86 in both directions which provide an hourly service to Basingstoke and Winchester. London Street (the town centre) bus stops are approximately 1km away which provide access to both the number 76 and 86 services, which combined provide services to Basingstoke every 30 minutes. The site is located approximately 1.6km from Whitchurch Rail station which serves West Coast mainline service hourly stopping services to London Waterloo and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 0.6km (Whitchurch C E Primary School) • Secondary school – 2km (Testbourne Community School) • Further education facility –17.5km BCOT • The North Hampshire Hospital – 20km • GP surgery – 0.8km • Food store – 1.4km • Train station – 1.5km • Civic offices – 19.1km • Employment – 1.8km (Ardglen Industrial Estate) The site lies to the South East corner of the town directly adjacent to the existing conurbation. It is close to the town centre shops and the two schools are adjacent to the site. Whitchurch has most services although travel outwards is required to access employment, the hospital and major supermarkets. The site is located off Micheldever Road which has congestion problems at Winchester Rd, so most extra trips will still need to pass here and through the town centre and its narrow/awkward junctions. Accessibility is generally good, but distance from all bus services and rail station means that it is likely private vehicle trips will be the main form of travel. The site is well located for access to the A34 which provides the main link between Winchester and Newbury. Traffic travelling towards Basingstoke could avoid the town centre by travelling south along the A34 to pick up the A303.	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Some improvements will be required to walk and cycle links although the ability to change the town centre is difficult. Bus services need to be maintained. Congestion at Winchester Road/ Micheldever Rd requires attention meaning that further parking restrictions may need to be implemented. The site is furthest from the station and car journeys will be generated for external services.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies

Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm. The EA has identified that groundwater could be shallow on this site.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source Protection Zone 2, although the Environment Agency has incorrectly identified the site as being within SPZ 1.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Neutral	Standard Percentage Runoff is 29.2. Effectiveness of infiltration in this area could be limited as a result of the geology and development would require attenuation storage on-site and outside of the floodplain. Given the location of the site within SPZ2 and shallow groundwater, capacity to store and absorb drainage water may be limited. This would need to be investigated. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £ 25,600).	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: There is adequate capacity to serve the site. However if all the SHLAA sites in Whitchurch were to go ahead there would be a possible need for a 30 place setting. Primary school: There is insufficient capacity to serve the site. Whitchurch Primary school caters for 420 pupils and the small area population forecasts show the number of four year olds exceeding the 60 places per year group available at the school. Further housing development will create additional pressure on school places which may not be able to be met through expansion of the school due to site restrictions and sensible school organisation structures. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Testbourne secondary school will need to be expanded if all the SHLAA sites in Whitchurch come forward. An expansion by 150 places would be needed at an estimated cost of £8m funded through developers' contributions/CIL. If both Overton and Whitchurch receive significant levels of additional housing then Testbourne may need to be expanded further. An expansion may still be necessary even with more limited development on Overton and Whitchurch as it will depend on demand for places at the time. Any expansion of feeder primary schools will likely need to be reflected in an expansion of the secondary school. A detailed building feasibility study will be required to assess if this is possible.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a deficit in open space and play provision and distribution in Whitchurch overall. This site is located close to the open space at Daniel Road and approximately 350m from the play area at Alliston Way. However, the existing open space and play area would not have the capacity to accommodate all the needs of the new residents. Through a combination of mainly on-site provision with some enhancement of existing off-site open space the needs of new residents could be met with the potential to address some of the existing deficit.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water and how water will be supplied is detailed within Southern Water's Water Resource Management Plan.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. Southern Water has stated the following: In principle this site could drain to SWS Whitchurch wastewater treatment works. There is insufficient capacity at present to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been scored negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The sites town location will generate a higher proportion of walk/cycle trips and there is good access to bus services to major centres, although bus services and frequencies need to be maintained. Some trips by car will be generated to outer areas and possibly to the centre. The majority will cross town and through the narrow access junction at Winchester Rd/ Micheldever Rd. The town centre is already congested at peak times and has narrow /awkward design.	To improve accessibility to all services and facilities

	mitigated against.				
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on-site and there will be few additional wider improvements possible.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site will not deliver services internally for use by neighbouring areas. Upgrading bus services would benefit wider use.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is scope to accommodate growth through expansion of existing facilities. Financial contributions would be sought. Financial contributions may be sought to upgrade sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: The nearest relevant main is Low Pressure and 36.94m from the site boundary. Gas Diversionary or abandonment works may be required. Library: There is adequate capacity to serve the site at present. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. This could also be in form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Strongly Positive	Updated: The entire site is likely to fall within noise exposure category A and therefore this is not an issue.	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of an un-neighbourly use	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Strongly Positive	In the council's capacity as Corporate Landowner, Property Services has put the site forward for consideration through the LDF. The site is available for development.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		No information currently available	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		2008 SHLAA Consultation: 10 responses were received including representations from Environment Agency, Whitchurch Town Council, a council member, a planning agent and 6 individual respondents. Key issues raised included: impact on the local road network and issues with traffic congestion on Micheldever Road (7), previous Local Plan Inspector indicated that this area allocated as open space (4), constrained access to this site (4) and impact on landscape character (2). 2010 SHLAA Consultation: 18 responses were received including representations from Environment Agency, Whitchurch Town Council, a council member and 15 individual respondents. Key issues raised included: access to the site (9), impact on the local road network and traffic congestion (8), land used for recreation (3), impact on biodiversity and wildlife (3), and impact on rural character (2). 2010 SHLAA Scrutiny Process: The site was considered by the Planning and Infrastructure OSCOM as part of the SHLAA scrutiny process. Key issues raised included road access to the site, availability of the site for development, and removal of wording "subject to further development being considered suitable at (Whitchurch)" in the draft SHLAA. 2011 New Homes Consultation: 3 individual responses indicated east of the Knowlings as a potential housing site. Key issues raised included: vehicular access available and close to local amenities and infill. Update: 2013 Pre-Submission Local Plan Consultation: No representations received regarding this site.	
Site Conclusions: A number of concerns with developing the site were raised through consultation, including impact on the local road network, traffic congestion and how the site would be accessed; impact on landscape character and biodiversity; and the loss of land used for recreation. The site has a relatively low biodiversity value. There are no designated sites within the site boundaries, but the River Test SSSI and nearby SINC could be indirectly affected by recreational pressure and run-off. Subject to the provision of greenspace, management of recreational pressure and the delivery of measures to prevent the adverse effects from run-off, the site has a neutral assessment for biodiversity. In terms of landscape impact, the site has a 'medium/high' capacity for development, as, intrinsically, it has few features of note and is influenced by other local areas of recent development. It is considered that landscape issues could be addressed and possibly the character of the area enhanced. Development would relate moderately well to the existing settlement in terms of form, scale and character and there is potential to mitigate the impact through the design of the proposal. There are no heritage assets affected by the site. The site gained a positive assessment in terms of accessibility, being local to the town centre and					

within reasonable distance of the station. A number of potential constraints have been identified through the assessment including some limited archaeological potential; mineral constraint on the north eastern part of the site; high grade agricultural land; and soil permeability. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. However, the Environment Agency has identified that groundwater could be an issue and given its proximity to the water source and risk of flooding have ranked it as high risk. Any impacts would need to be investigated and mitigated if the site is shown to be sequentially preferable as part of the site allocation process.

In terms of infrastructure, as with all of the Whitchurch sites, there is insufficient current provision/capacity in GP facilities, secondary education, community facilities and waste facilities. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the site's deliverability. A further constraint is the insufficient capacity to accept additional flows at the Whitchurch Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Primary school capacity is, however, considered to be a significant issue as there is insufficient capacity to serve additional development and the expansion of Whitchurch Primary school is unlikely to be feasible. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton. Access to the site may be a significant constraint and further work will need to be undertaken to assess the impact on the local road network, particularly the junction of Micheldever and Winchester Road. Due to the deficiency in the provision and distribution of open space in Whitchurch, provision would need to be located on-site with some enhancement of existing off-site open space which could help address some of the existing deficit. In conclusion, there are relatively few constraints associated with this site which would restrict development.

WHIT018 Land lying off Winchester Road, covers 8ha and could accommodate approximately 200 units

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Positive	There are no designated sites within the site boundaries, however within 80m to the north west of the site the Whitchurch Water Meadows SINC and River Test SSSI are situated but are isolated from the site by existing residential development and the Whitchurch Road. The site has four hedgerows throughout the site and a line of lime trees to the northern boundary that should be carefully integrated into any development layout so as to secure appropriate future management as 'wildlife corridors'. An assessment of positive is given to this site as there are few constraints, subject to a layout that respects the few features of biodiversity interest within and around the area and subject to adequate mitigation of impacts on protected or priority species.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	It is considered that this site has a 'medium' capacity for development. It is on the edge of the village, has a strong relationship with the countryside to the south and forms part of a wider recreational network. However, part of the site is noticeably lower and less prominent and there are the opportunities to reinforce and extend the hedgerow network that exists within and surrounding the site to help development blend in with the local landscape. Development should be limited to the lower, flatter parts of the site to the west and planting should be reinforced to limit any impacts on the wider countryside and the footpath network.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Positive	Development of the site would represent an extension of the existing built form and therefore is not considered to be an isolated area of settlement. There is a large open sports area to the north of the site, however, it is not considered that the character of this would result in the development being isolated in any part. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	There is some impact which can be mitigated against. There is a large D shaped enclosure immediately adjacent to this area with some of the ditches and associated trackways falling into this area. Although undated, the form of the monument is such that is seems likely it will prove to be late prehistoric or Roman in date. The flank of the valley is likely to contain archaeological sites that are as yet unlocated i.e. the holding has a high archaeological potential. However there is currently no evidence to suggest an overriding archaeological issue.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from	Neutral	There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the site. There is a minor impact on the wider setting of Whitchurch Conservation Area, due to the contribution that the slope of the site makes to the setting of the conservation area within the river valley. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal. This would particularly be the case if the extent of development within the site is restricted to the lower, flatter parts of the site to the west.	To protect and enhance distinctive and high quality features of the local built environment

		statutory consultees.			
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 75% of the site is classified as Grade 2 (very good) agricultural land - land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1. 24% of the site is classified as Grade 3b and 1% has been classified as other which comprises an existing residential property and garden.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The north western half of the site falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This should be submitted in advance of, or form part of the planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Countryside Design Summary (2004); Whitchurch Village Design Statement (2004)	Neutral	The site extends to the south west beyond the existing settlement boundary of Whitchurch. Development would have a limited relationship to the existing settlement in terms of form, scale and character. This is because the settlement on this southern edge of Whitchurch is primarily defined by development with a narrow depth along the roads leading out of the village: the development of the site would extend into open countryside leading to the village becoming more visible to the surrounding area. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal. This would particularly be the case if the extent of development within the site is restricted to the lower, flatter parts of the site to the west.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	negative	Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for the water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. This would impact upon the phasing of development and the scoring reflects this issue.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Neutral	Pedestrian and Cycle linkages: The site is located to the South East corner of the town on an edge of settlement location. The site is separated from the town centre by the river Loddon, however the site is located in close proximity to the local secondary school. Pedestrian connectivity between the site (assuming access is from Micheldever Road and Winchester Road) is acceptable and local roads are generally considered suitable for cycling, although there are narrow sections of road in the town centre and along Newbury Road when travelling towards the station. Public Transport: The site is located approximately 400m from the nearest bus providing an hourly service to Winchester (Route 76) and the site is located approximately 1km from the bus stop providing an hourly service (route 86) to Andover. Both services provide connections to Basingstoke (two busses and hour). The site is located 2km from Whitchurch Station which forms part of the West of England Mainline providing an hourly stopping service to London Waterloo and Salisbury.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 0.6km (Whitchurch C E Primary School) • Secondary school – 0.9km (Testbourne Community School) • Further education facility – 18.3km (BCOT) • The North Hampshire Hospital – 20.3km • GP surgery – 1.3km • Food store – 1.4km • Train station – 2.1km • Civic offices – 19km • Employment – 18km (West Ham Industrial Estate) The site lies to the S East corner of the town and the most distant to the existing conurbation and town centre shops, schools, GP and bus stops for main routes. Whitchurch has the majority of key services but travel outwards is likely for employment, visiting the Hospital and major supermarkets.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Some improvements will be required to improve both pedestrian and cycle linkages, although due to the historic street patterns in the town centre, the scope for improvement is constrained. The bus services provide regular daytime services to Basingstoke town and should be maintained where possible. There is traffic congestion at Winchester Road/ Micheldever Rd during peak period which may require the introduction of further parking restrictions in the area if the site were to be developed. The site is located over 2km from the mainline station and therefore it is likely that future residents will use the private car for travel to key services and employment outside of the town.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source Protection Zone 2.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Neutral	Standard Percentage Runoff is 29.2. Effectiveness of infiltration in this area could be limited as a result of the geology and development would require attenuation storage on site and outside of the floodplain. Given the location of the site within SPZ2, capacity to store and absorb drainage water may be limited. This would need to be investigated. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £ 30,720)	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: There is adequate capacity to serve the site. However if all the SHLAA sites in Whitchurch were to go ahead there would be a possible need for a 30 place setting. Primary school: There is insufficient capacity to serve the site. Whitchurch Primary school caters for 420 pupils and the small area population forecasts show the number of four year olds exceeding the 60 places per year group available at the school. Further housing development will create additional pressure on school places which may not be able to be met through expansion of the school due to site restrictions and sensible school organisation structures. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

	due to site constraints or costs.				
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Testbourne secondary school will need to be expanded if all the SHLAA sites in Whitchurch come forward. An expansion by 150 places would be needed at an estimated cost of £8m funded through developers' contributions/CIL. If both Overton and Whitchurch receive significant levels of additional housing then Testbourne may need to be expanded further. An expansion may still be necessary even with more limited development on Overton and Whitchurch as it will depend on demand for places at the time. Any expansion of feeder primary schools will likely need to be reflected in an expansion of the secondary school. A detailed building feasibility study will be required to assess if this is possible.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	The open space and equipped play requirements of the development would have to be provided on site as there is inadequate existing provision to meet the needs of the additional population. One single open space would be the most efficient way of meeting this need with one Local Equipped Play Area.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is Southern Water. This company has a statutory duty to provide water and how water will be supplied is detailed within Southern Water's Water Resource Management Plan.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested (500 dwellings) was to come forward. Southern Water has stated the following: In principle this site could drain to SWS Whitchurch wastewater treatment works. There is insufficient capacity at present to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. SWS will bid for investment funding for sites allocated in an adopted LDF via the Ofwat Periodic Review process. The next review is in 2014 and covers investment in the period 2015-20. No costs or timescales can be provided at this stage. Whilst this has been scored negatively to acknowledge the issue, this is not considered to be a significant constraint to development as it could be addressed by way of phasing.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	This town centre location will generate walk/ cycle trips and for access to bus services to major centres. Directly adjacent bus service to Winchester/Basingstoke is only hourly (half hourly service to Basingstoke can be accessed from the town centre). Bus services need to be maintained. Some trips by car will be generated to outer areas and possibly to the centre. This site has best access to A34 arterial route. Other destination require through town trips through the narrow access junction at Winchester Rd/ Micheldever Rd. Town centre is already congested in part due to the narrow roads based. The site appears to exit through one narrow access point on Winchester Road, which is a severe restriction given the proposed scale of development.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	No significant infrastructure will be provided on site and there will be few additional wider improvements possible.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Site is unlikely to deliver services internally for use by neighbouring areas. So journeys would be outward/offsite. Upgrading of bus services would benefit wider use.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is scope to accommodate growth through expansion of existing facilities. Financial contributions would be sought. Financial contributions may be sought to upgrade sports facilities. Utilities Electricity: Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Gas: Gas Diversionary or abandonment works may be required. Library: There is adequate capacity to serve the site at present. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. This could also be in form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Positive	Site could be affected by traffic noise from A34 which lies some distance to the west of the site but this is likely to be NEC B.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Negative	A sewage works is located south of the site and the prevailing SW wind direction would mean that odour could be carried in the direction of this site.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be	SHLAA and information from site promoters	Strongly Positive	The site is in a single ownership (Lilybell Ltd) and has been promoted for development by agents Luken Beck on their behalf. The site is therefore available for development	To provide all residents with the opportunity to live in a sustainable, decent home

	available during the timescales of the LDF.				
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		This site was promoted to the Borough Council following the completion of consultation exercises undertaken to inform the development of the LDF. Therefore, with the exception of general comments made about Whitchurch as a location for future development, there are no specific consultation results relevant to this site.	

Site Conclusions: Due to the timing of its promotion the site has not been subject to any consultations, although issues which have been raised which are common to Whitchurch also apply to this site. In terms of biodiversity, there are no designated sites within the site boundary. There are, however, a number of hedgerows and a line of lime trees which should be carefully managed in any future development layout to provide wildlife corridors. In terms of landscape, the site is recognised as having a 'medium' capacity for development, which identifies that although the site has a strong relationship with the countryside to the south, part of the site is noticeably lower and less prominent, with opportunities for existing hedgerows to provide scope for development to blend in to the landscape. Whilst development would represent an extension of the built-up area into the countryside it would not be isolated, and there are no concerns regarding coalescence with other settlements. There are no heritage assets on or close to the site, although there is some concern that there could be a minor impact on the wider setting of the Whitchurch Conservation Area, albeit, this could be managed through careful design and siting. The site gained a positive score in respect of flooding issues and the absence of contamination.

A number of further potential physical constraints have been identified through the assessment including archaeological potential; a mineral constraint in the north western half of the site; high grade agricultural land; the site's location within Source Protection Zone 2; and noise from the A34. These constraints are, however, unlikely to prevent development, subject to further investigations, appropriate design, layout and conditions. The site scored negatively as a result of its proximity to the sewerage treatment works. In terms of infrastructure, there is insufficient provision in GP facilities, secondary education, community facilities and waste facilities. However, contributions could be sought to refurbish or expand facilities / capacity as appropriate and therefore none of these elements are an overriding constraint on the site's deliverability. Primary school capacity is, however, considered to be a significant issue as there is insufficient capacity to serve additional development and the expansion of Whitchurch Primary School is unlikely to be feasible. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton. A further constraint is the insufficient capacity to accept additional flows at the Whitchurch Wastewater Treatment Works. Southern Water is not aware of any environmental constraint that would stop expansion of the current works, subject to consent from the EA, and this is not considered to be a significant constraint as it could be addressed by way of investigations and phasing. There is some concern about the access arrangements to the site, and congestion at the junction of Micheldever Road and Winchester Road. In addition, the site is one of the more distant sites from local services in Whitchurch, including the station. In conclusion, there are relatively few constraints associated with this site which would restrict development.

Site Combinations

BAS107 and BAS122 Razors Farm and Cufaude Farm

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	It is considered possible, subject to the layout and design, that development can be accommodated without direct loss of important habitats. However, it is likely that there will be indirect impacts on habitats and species. It is possible that impacts on fauna could be off-set through on-site and off-site compensation measures to increase populations of these species and ensure that there is a positive improvement in the conservation status of these species. Indirect impacts on habitats and the flora they contain would need to be addressed through effective access restrictions. Additional off-site contributions would be needed to deliver a net gain in biodiversity. Early consideration should be given to the potential presence of dormice and great crested newts and surveys for these species are recommended.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	It is considered that a combination of sites BAS122 and BAS107 would have a 'medium' landscape capacity for development. The southern area at Razor's Farm is more sensitive, due to the intrinsic landscape features (vegetation, historic field patterns and Roman Road). In addition, any edges with the countryside along the northern and western boundaries would also need to be sensitively treated. However, it is considered that there is an existing landscape structure throughout the area that could be extended to provide an appropriate setting for development.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	The local landform and vegetation to the south of Razor's Farm, along with the rail line are all strong features in the landscape which provide separation with the surrounding areas of development. Potentially, these features could result in any development appearing isolated, but possibly, this could be addressed through the layout of the site. It is not considered that development of the site would lead to coalescence.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no/low impact on areas of archaeological interest; medium impact with scope for mitigation; or high impact which is likely to have a negative impact due to the lack of scope for mitigation measures.	HCC records and information from statutory consultees	Negative	Medium potential for impact on Razors Farm. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. Surviving section of Roman Road which will need to be protected within layout. Roman site alongside is poorly understood and will need some assessment at an early stage. Medium potential for impact on Cufaude Farm. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. Some early prehistoric material has been noted.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive or no impact on the borough's historic or cultural heritage/landscape; a medium negative impact; or a highly negative impact.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade 2 listed Razors Farmhouse, Barns. Granary and associated curtilage lie within the southern part of the site. It is likely that housing would not be allowed within the setting of the listed buildings. The Grade 2 listed Cufaude Farm and its associated listed outbuildings lie to the north west of the Cufaude Farm site, and the Grade 2 listed Upper Cufaude Farm and its associated listed outbuildings lies to the south east of the Cufaude Farm site. The setting of these heritage assets would require protection.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Agricultural Land Classification criteria will be used (Grades 1-5)	Agricultural Land Classification survey maps (1988) Strategic scale provisional Agricultural Land Classification, (Natural England)	Neutral	Post 1988 information indicates for BAS107 and the southern part of BAS122 was surveyed that 72% of these sites are classified as Grade 3b (moderate quality) agricultural land that is land - capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. 3% is classified as other. Where post 1988 survey information is not available strategic scale provisional agricultural land classification indicates that of the remaining areas of BAS122, 3% is classified as Grade 3, 14% is classified as Grade 4 and 8% is classified as Grade 5. It is acknowledged that the strategic scale provisional information is not sufficiently accurate for use in assessment of individual fields or development sites, but it is the best information available at this time.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint associated with the development; minor constraints; some mineral constraints; or a strategic /major constraint.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with these sites.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement; has the potential to relate well or there is potential to mitigate the impact through siting, layout, scale, character and landscape design; or whether it does not relate well and would not create a more integrated settlement	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. In particular, that part of the site comprising Cufaude Farm would project northwards of the town of Basingstoke in a manner inconsistent with the existing compact shape of the town. However, there are opportunities for the site to be defined by strong boundaries.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon (no deterioration; some deterioration but no change in band status; deterioration that would result in a change of band status)	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development. Must ensure that development does not connect to Sherfield on Loddon STW unless an effluent improvement programme has been planned.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close or easily accessible to most key services; some services are inaccessible or there would need to be additional access provision; or the site is remote to key services by existing networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	**Pedestrian and Cyclists.** The site lies to the west of Taylor's Farm but to the west of the Reading-Basingstoke Railway Line. The site adjoins Cufaude Lane which forms part of the National Cycle Route network 23 which provides a quality cycle route between the site and Basingstoke Centre via Eastrop Park. The southern boundary of the site provides pedestrian and cycle connectivity to Hampshire International Business Park and Chineham Park Business Park. Cufaude Lane runs through or adjacent to most of the site which is a narrow single track road without pavements or street lighting and is therefore likely to prove unsuitable for pedestrian movements and would require upgrading as a highway to cater for the additional vehicle movements generated by a development of this scale. The railway line forms a barrier that separates the site from the established community of Chineham and services provided within the local area. However, it is acknowledged that the completion Sherfield Park development located to the East of the Southern part of the site will improve the sites accessibility by walking and cycling. The northern components of the site would need to be phased at later stages and high quality walking and cycling infrastructure would need to be provided both on and off site to encourage modal shift for shorter journeys **Pubic Transport:** The site is located to the North West of Chineham and currently no bus services serve the roads adjacent to the site. The south eastern corner of the site is located closes to an active bus service, being approximately 300m from the bus stop on Thornhill Way which is served by the regular Jazz 1 service which connects Chineham to Basingstoke centre and Hatch Warren. The site has the potential to be served by bus although whether existing routes can be extended to serve the site depends on the access points and wider highway improvements implemented in the locality. The site is located adjacent to the Reading to Basingstoke Railway line and the South Eastern corner of the site has been secured to enable the	To improve accessibility to all services and facilities

				development of a new railway station which if implemented (subject to feasibility work and finance) could provide a valuable alternative to the private car for future residents travelling to the employment centres of Basingstoke or Reading.	
				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibiity of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.0 km (Four Lanes Community Junior School) • Secondary school – 3.9km (John Hunt of Everest) • Further education facility – 7.2km (Basingstoke College of Technology) • The North Hampshire Hospital – 6.3km • GP surgery – 2.9km • Food store – 3.4m • Train station – 5.9 • Civic offices – 6.1m • Employment – 0.8 (Hampshire International Business Park)	
				The site is remote from the main A33 road corridor but is located within 5km of most key services and facilities, although connectivity between the site and neighbouring areas will require improvements. However, the scale of development proposed at the site is likely to lead to the provision of new facilities, such as a primary school and convenience retail which may lead to a degree of self containment within the site. The private car is likely to be the main form of travel to key services, unless quality public transport (bus or rail) is provided to serve the site.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access; or the site is remote from most services. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	The sites relative isolation from the existing urban area and connectivity issues will limit the sites accessibility to key services. Highways improvements in the vicinity of the development to provide a suitable access to the A33 is likely to be required to mitigate the impact of a development of this size. Whilst there may be scope to secure improvements to travel by non-car modes through improved cycle ways and through contributions towards a new railway station at Chineham, the uncertainty surrounding the deliverability of the station needs to be reflected.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is any record of contamination or any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of development; or clearance will make development unviable	Historic land use maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on which Source Protection Zone the site is situated within (1-3)	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within local health/social care facilities to serve the site; there is insufficient capacity currently but there is scope to expand existing facilities or provide new on-site facilities; or facilities are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities to meet needs.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care commissioning strategy sets out that new services will not be commissioned for population sizes which would give rise to the need for less than 2 additional GPs as it is no longer considered appropriate for GPs to work alone. However, in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £115,200)	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing primary schools within the catchment area or by on-site provision of a new school; or there are currently no primary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Negative	Childcare: If Four Lanes were still amenable to childcare on the school site a tender could take place for a 3 place setting which would accommodate demand at Razors Farm and would enable time to plan childcare for any later development of BAS107 (and new Aurum site). Financial contributions would be sought. Primary school: This level of housing will provide difficulties in securing a sensible school place planning strategy. The primary pupil yield from this level of development will likely between 250 and 300 pupils which does not allow a sensible school organisation structure for a new school. The local schools, Four Lane Infant and Junior are unlikely to be able to be expanded due to a restricted site. Primary schools should be organised in whole forms of entry (multiples of 30 per class) The local schools, Four Lanes Infant and Junior are unlikely to be able to be expanded due to a restricted site. If these sites do come forward then expansion of Great Binfields Primary School is likely. This school is some distance from the development which will necessitate consideration of the local school catchment areas and travel strategies to access the school	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing secondary schools within the catchment area or by on-site provision of a new school; or there are currently no secondary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	A review of secondary school catchment areas will be required due to the location of development and to reflect the difficulty that is likely to exist in expanding local schools.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	The combined site has the potential to address the deficiency in park provision in Chineham through the provision of on site open space and children's play facilities. There is a deficiency of open space suitable for kickabout and no neighbourhood park in Chineham. By providing a large area of open space in the south eastern part of the combined site the needs of some of the existing residents could be addressed along with the needs of new residents.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether there is or is not adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Criteria relating to whether there will be adequate sewerage infrastructure to convey sewage effluent to the Sewage Treatment Works (STW); whether further discussions will be needed to facilitate delivery of a second phase strategic sewer; or whether major sewerage infrastructure is needed to convey the effluent.	Water Cycle Study (2009) and discussions with Water companies	Negative	There is no capacity in the drainage network and a new connection to the strategic sewer or sewer upgrades would be required to accommodate new development. Development must not be allowed to drain to Sherfield on Loddon STW unless an effluent quality programme has been planned because of the impact on Bow Brook and upstream of the River Loddon. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is significant capacity within the local highway network to accommodate generated traffic flows; some interventions would be needed to mitigate congestion; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The site lies to the Northeast of Chineham and west of Taylor's Farm but to the west of the Reading-Basingstoke Railway Line. A development of this scale will impact upon the highway network as traffic would need to connect to the A33 corridor which already suffers from congestion during peak times. Access to the A33 could be either through residential areas (including the soon to be completed Sherfield Park) or through established employment areas via Crockford Lane Roundabout, which the Transport Assessment (2009) forecasts will be operating in excess of 90% of capacity during the peak. The narrow country lane of Cufaude Lane north runs adjacent to the site which is unsuitable for large volumes of vehicles and has a width restricted road under rail tunnel that is only wide enough for a single vehicle. The road is unsuitable for significant vehicle flows to the North and therefore the schemes design will be required to prevent significant vehicle movements utilising this route. To conclude the sites isolated location from the strategic highway network and existing congestion along the A33 corridor means that	To improve accessibility to all services and facilities

				highway works and mitigation measures are likely to be required to enable a development of this scale.	
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on the degree to which there are physical restrictions to provide new facilities/infrastructure i.e. no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of the development of the site has the potential to both contribute financially towards the proposed Chineham Railway Station and increase the number of potential passengers. The station could provide regular services (30 minute daytime frequency) to Basingstoke and Reading. However, whether the development of a new station is financially viable needs to be explored further. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information, although a diverted existing bus service or new service would be required to serve the site. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre to improve journey time reliability for bus passengers, although the feasibility of such infrastructure would need to be explored further.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers; give neither an advantage nor disadvantage to accessibility from existing areas; or has an adverse effect.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development proposed at this site is unlikely to provide an improved highway network, although it may be the case that the impact of the development on the A33 corridor could be mitigated against through junction / highway improvements. If, the new rail station at Chineham were to be delivered this would be a significant benefit for existing residents and workers in Chineham, providing a direct rail link to Basingstoke and Reading Centres. However, given the uncertainty concerning the viability and delivery of this service has to be considered. The scale of development may lead to an improved bus service in terms of frequency and or the provision of revised / new routes to benefit residents and employers in the local area.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity currently but there is scope to expand existing services or provide new on-site facilities; or services are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities	Infrastructure delivery information and service providers	Neutral	Community services: There is insufficient capacity at present but there is scope to accommodate growth through new small on-site facilitiy. Financial contributions would be sought. A Phasing Plan should be agreed. Sport & recreation: On site provision of 3.12ha consisting of 2 grass football pitches, changing facilities and 2 tennis courts. Possibly off site contribution towards an artificial pitch, swimming and indoor hall provision. Utilities: It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure Developer contributions to invest in strengthening the local HWRC service. This could also be in form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on proximity to un-neighbourly uses and opportunities to mitigate the impact or create enhancements (low, small or substantial impact)	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The site is within close proximity of an un-neighbourly use, namely the MOD site to the north, but there is scope for mitigation/enhancement (including restrictions on certain uses).	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Strongly Positive	Croudace Strategic Ltd controls BAS107 and therefore there are no legal constraints. The site is available for development (Barton Willmore promoting). Hampshire County Council controls BAS122 which it has confirmed is available for development (Barton Wilmore promoting).	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	BAS107: Discussions/meetings with developers have taken place and it has been stated that the site is economically viable provided planning gain contributions are realistic. BAS122: Barton Willmore (on behalf of HCC) have carried out master planning work and presented three development options (with and without the provision of a primary school) ranging from 250 to 350 dwellings. The developer seems comfortable to be able to deliver development of this site.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Please refer to the summary of consultation responses for BAS107 and BAS122 in the individual site proformas.	
SITE CONCLUSIONS: The individual site assessments highlighted the issues raised in relation to these two sites through consultation and also individual site constraints. For the combination site, as was the case for the sites if developed independently, the assessment highlighted a number of environmental constraints including biodiversity and landscape issues (medium for the combination site). Subject to layout and design, it is, however, considered possible to accommodate development without direct loss of important habitats or a negative impact on the characteristics and sensitivities of the landscape, although the impact on the rural character of Cufaude Lane was recognised. Local landforms separate the site from surrounding areas of development which could lead to isolation but this could be addressed through site layout. However, the site is not considered to relate well to the existing settlement in terms of form, scale and character, with Cufaude Farm projecting northwards in a manner inconsistent with the existing compact shape of the town. The potential impact on a number of listed buildings has been highlighted as a constraint and whilst mitigation could reduce any impact, a level of harm will result. The site has a negative accessibility assessment. Other environmental and physical					

constraints include archaeological concerns, soil permeability, localised flooding, drainage constraints, and noise pollution from the railway line, neighbouring business park and MoD to the north. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design and layout.

In terms of infrastructure, there is insufficient current provision in GP facilities, secondary education, community, sport and recreation facilities, libraries and waste facilities but financial contributions would be sought to refurbish, expand facilities/capacity as appropriate or provide on site facilities and therefore none of these elements are seen as an overriding constraint on the site's deliverability. The combined site is located in an area that will prove difficult to provide primary school places for although this could be addressed if other sites came forward locally which could enable a new primary school to be provided. The combined site has the potential to address the deficiency in open space and sport/recreation provision in the local area through on-site provisions. The EA has identified that there is a risk of shallow groundwater which should be investigated, but provided the site is demonstrated to be sequentially preferable as part of the sequential test process, this should not be a significant development constraint as it could be mitigated against. Sewerage infrastructure constraints have been identified as there is no existing capacity in the drainage network. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. In terms of highway infrastructure, there will be some deterioration on the wider network due to additional flows on to the A33 Corridor. The site would benefit from the provision of a new station if this is provided. Overall, the site has a number of significant constraints although mitigation measures can be identified.

BAS114 and BAS133 Kennel Farm and Hounsome Fields

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The site has relatively few constraints subject to a development layout that protects adjacent SINCs and incorporates woodland areas and hedgerow. There is likely to be some indirect pressure on wildlife and the woodlands within the site, but there is good scope to mitigate and compensate for these through habitat enhancements, careful layout design and the creation of new woodland areas to buffer and link the existing fragments that exist on site.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Negative	It is considered that this site has a low landscape capacity for development. It has a strong relationship with the countryside to the south of Basingstoke and lies on the crest and south facing slopes that fall away from the town and In large parts is separated from the built up area. The A30, which provides the main urban influence in the area, is well screened with a well wooded golf course providing the backdrop.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	The site lies beyond the settlement boundary with countryside to the south and west, a golf course to the east and a woodland park to the north. It is therefore considered that any development could result in an isolated site. Development would not result in coalescence.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no/low impact on areas of archaeological interest; medium impact with scope for mitigation; or high impact which is likely to have a negative impact due to the lack of scope for mitigation measures.	HCC records and information from statutory consultees	Positive	Low/ Medium potential for impact on Kennel Farm. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. Low/ Medium potential for impact on Hounsome Fields, although a nationally significant monument borders on side. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive or no impact on the borough's historic or cultural heritage/landscape; a medium negative impact; or a highly negative impact.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Grade 2 listed Southwood Farmhouse and its curtilage lies within the Hounsome Fields part of the site in its south western corner. It is likely that housing would not be allowed within the setting of the listed buildings. There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the Kennel Farm part of the site.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Agricultural Land Classification criteria will be used (Grades 1-5)	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 89% of the site is classified as Grade 3a (good quality) agricultural land that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 5% is classified as Grade 2, 6% is classified as other.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint associated with the development; minor constraints; some mineral constraints; or a strategic /major constraint.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with these sites.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement; has the potential to relate well or there is potential to mitigate the impact through siting, layout, scale, character and landscape design; or whether it does not relate well and would not create a more integrated settlement	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would extend significantly beyond the existing south western extent of the town of Basingstoke with limited opportunity to be defined by strong boundaries.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon (no deterioration; some deterioration but no change in band status; deterioration that would result in a change of band status)	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close or easily accessible to most key services; some services are inaccessible or there would need to be additional access provision; or the site is remote to key services by existing networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	**Pedestrian & Cycle Infrastructure:** Given the sites edge of urban area location there is currently no walking or cycling infrastructure connecting the site to neighbouring communities, although there is scope to provide a shared pedestrian and cycle routes along the A30 to connect to existing networks. **Public Transport:** The Eastern Boundary of the site lies adjacent to The A30 Winchester Road which is located in close proximity to the route operated by the Jazz 1 bus service (12 minuet frequency during the daytime) which connects the site to Chineham via Basingstoke town centre. In addition, the 55 bus service can be accessed from Winchester Road adjacent to the South Western corner of the site boundary which provides infrequent services to Steventon via Dummer. **Accessibility:** Accession software (approved by the Department for Transport) has been used to calculate the accessibiity of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.7km (St Marks C of E) • Secondary school – 4.7km (Brighton Hill) • Further education facility – 6.4km (BCOT) • The North Hampshire Hospital – 10.8km • GP surgery – 1km • Food store – 1.7km • Train station – 7.3km • Civic offices – 7.4km • Employment – 5.3km (Wella Road Industrial Estate)	To improve accessibility to all services and facilities

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access; or the site is remote from most services. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Links for walk and cycle to existing will be required to join the site to established communities and key services to the north and east of the site. The site will need to be served by public transport, potentially through the diversion of existing services into the site. Given the sites edge of settlement location, car travel is likely to be the main form of travel. Some improvements would be necessary to the local highway network (including Brighton Hill roundabout) to maintain current journey times.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is any record of contamination or any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of development; or clearance will make development unviable	Historic land use maps; Site investigation reports, landfill site evidence.	Positive	4 small potentially infilled pits spread out on site.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The combined site is predominantly within Flood Zone 1, although the southern tip is within flood zone 2, the site is not within or upstream of a critical drainage area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on which Source Protection Zone the site is situated within (1-3)	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source protection Zone 3. The EA has not raised an issue in respect of polluting a water source.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Any development would need a drainage masterplan or strategy to show that any new runoff created does not have an impact on the downstream surface water or river system. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within local health/social care facilities to serve the site; there is insufficient capacity currently but there is scope to expand existing facilities or provide new on-site facilities; or facilities are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities to meet needs.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and Hospital treatment. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £ 172,800)	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing primary schools within the catchment area or by on-site provision of a new school; or there are currently no primary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: There is insufficient capacity at present additional childcare facilities would be needed. . Primary school: There is insufficient capacity at present a new 3FE (630 place) primary school site will be required of 2.8 ha. This provides flexibility in providing primary school places should pupil yiels rise. New school costs ca. £8m for a 2FE school and £12m for a 3FE to be funded from developer contributions.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing secondary schools within the catchment area or by on-site provision of a new school; or there are currently no secondary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Additional school places will be required. Work is underway to access the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school could be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	The site is adjacent to Old Down open space and Beggarwood Woodland Park. Beggarwood Woodland Park provides more than the minimum quantity of open space required in the Local Plan for the current population in Hatchwarren and Beggarwood and would therefore have the capacity to accommodate some of the open space needs of new residents from the site. Old Down provides approximately half of the open space required for the current population of Kempshott and because of the lack of alternative open spaces within Kempshott and the nature of the site itself there would be only limited capacity to accommodate the needs of new residents of the proposed site. The site would be large enough to accommodate all open space and play needs on site.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether there is or is not adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Criteria relating to whether there will be adequate sewerage infrastructure to convey sewage effluent to the Sewage Treatment Works (STW); whether further discussions will be needed to facilitate delivery of a second phase strategic sewer; or whether major sewerage infrastructure is needed to convey the effluent.	Water Cycle Study (2009) and discussions with Water companies	Negative	Major infrastructure is needed to convey the sewage effluent to the STW because of insufficient capacity in the network and even minor development may cause an increase in flood risk in the drainage system through Basingstoke if infrastructure upgrades are not provided. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is significant capacity within the local highway network to accommodate generated traffic flows; some interventions would be needed to mitigate congestion; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Access from the sites to the main A30 corridor is required but should be relatively straight forward, and capacity exists for vehicles travelling southbound to access the M3 at junction 7. The Highways Agency have some concerns about southbound flows onto the M3 but it is likely that most trips would head north There may be a tendency for trips to the town centre and north Basingstoke employment areas to avoid through town queues and use Jct 7 to Jct 6 of the M3 to access the Ringway. Travel to town is reasonable along A30 main corridor but with some peak congestion at certain junctions, but scale of the site could deliver some moderate wider improvements to the highway network such as improvements to the A30 / Wallop Drive junction, Brighton Hill and/or Winchester Road Roundabouts. Walk/cycle routs would need to be provided within the sites and connect up to the existing network (which would also require some improvement).	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on the degree to which there are physical restrictions to provide new facilities/infrastructure i.e. no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would enable the diversion of bus service(s) to serve the site. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates / bus priority on access points to the main highway network (A30). There may be scope to implement bus priority measures along key bus routes into the town centre, although the feasibility of such works would need to be tested.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers; give neither an advantage nor disadvantage to accessibility from existing areas; or has an adverse effect.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	A development of this scale may provide some services to the benefit neighbouring areas, such as a district centre, GP surgery, primary school, convenience retail, all of which can assist in creating self contained trips by walking /cycling. There may be scope to improve bus service frequency along local routes which would need to be diverted (routes extended) to serve the site.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity currently but there is scope to expand existing services or provide new on-site facilities; or services are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities	Infrastructure delivery information and service providers	neutral	Community facilities: There is insufficient capacity at present but there is scope to accommodate growth through new on-site facilities. Financial contributions would be sought. A Phasing Plan should be agreed. Sport & recreation: A combination of on-site provision and off-site contributions would be sought. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on proximity to un-neighbourly uses and opportunities to mitigate the impact or create enhancements (low, small or substantial impact)	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of any un-neighbourly use.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Strongly Positive	Wates Developments Ltd control BAS114 and are actively promoting it for development. The site is therefore available (Savills promoting). BAS133 is within the freehold ownership of Pellpar Investments Ltd, a company owned wholly by the Skinners Company who is actively promoting the land for new uses and it is therefore available for development (Drivers Jonas Deloitte promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	BAS133: Driver Jonas Deloitte stated that the actual level of affordable housing provision on the site would need to be considered alongside the other obligations. BAS114: Developer proposes 350 units but can be flexible. Have said would carry out work re. water issues (sewerage infrastructure and associated costs). These costs could form part of S106. Would not object working together with developer for BAS133.	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Please refer to the summary of consultation responses for BAS114 and BAS133 in the individual site proformas.	
SITE CONCLUSIONS: The individual site assessments highlighted the issues raised in relation to these two sites through consultation and also individual site constraints. The combined site has relatively few biodiversity constraints subject to a development layout that protects the SINCs and incorporates woodland and hedgerow. The site has a low capacity for development in terms of landscape impact, having a strong relationship with the countryside to the south of Basingstoke and large parts being separated from the built up area; the strongly negative assessment reflects this. The site lies beyond the settlement boundary and could result in an isolated development which has resulted in a negative assessment. The site does not relate well to the existing settlement in terms of form, scale and character and would not create an integrated settlement. A large part of the site is good quality agricultural land. Archaeological concerns can be mitigated subject to an investigation. There is a Grade II listed farmhouse and curtilage in the Hounsome Fields part of the site and development is unlikely to be permitted within the setting of this building; the layout of the site could overcome this constraint. In terms of infrastructure financial contributions would be required towards care facilities, community facilities, sports provision, libraries and waste. The site would be large enough to accommodate all open space and play needs on site and also some on-site provision for sport and recreation. There are insufficient primary and secondary education facilities currently and space for a new primary school would be required, to be funded by developer contributions. Additional secondary school places will be required and work is underway to assess the opportunity of existing schools being expanded. However, if existing schools are expanded rather than a new school being provided, pupil travel distances to school could be significant. Major infrastructure is required to convey sewage effluent to the treatment works and further investigations are required into this issue. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. In terms of highway infrastructure, capacity exists to the M3 and to town albeit with some peak congestion. The site is on an urban edge location where improvements to walking and cycle routes and redirected / additional bus services would be required. Overall, the most significant constraint is landscape impact.					

BAS121, BAS102 and BAS103 East of Basingstoke, Lodge Farm and Poors Farm

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Negative	The primary biodiversity constraint to development is the River Loddon, its floodplain and the habitats within this zone. Protection of these features is necessary to safeguard existing priority habitats, including those designated as Sites of Importance for Nature Conservation, to protect an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plan targets. While development within parts of the area could enable the restoration of habitats that have been lost or have deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have. In particular, assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account. The ancient copses within the area would also need to be given adequate protection within any development scenario.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	The individual assessment of these sites highlights the particular constraints and overall it is considered that the area would have a medium/low landscape capacity for development. Much of the central and eastern part of this area would be constrained by a landscape that is more highly sensitive due to the river Loddon corridor, has a strong relationship with the surrounding countryside and has a number of visual constraints.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of this site could represent an extension of the existing settlement and as such would not appear isolated, provided that development extends first from the existing edge of the settlement. Development of the site either in part or in totality would not lead to coalescence.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no/low impact on areas of archaeological interest; medium impact with scope for mitigation; or high impact which is likely to have a negative impact due to the lack of scope for mitigation measures.	HCC records and information from statutory consultees	Negative	Low/ Medium potential impact for Lodge Farm and Medium potential impact for Poors Farm and East of Basingstoke. A scheduled monument borders the Land East of Basingstoke which is a medieval embankment that runs along its western side, known as Park Pale. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. The line of the Roman Road crosses the site.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive or no impact on the borough's historic or cultural heritage/landscape; a medium negative impact; or a highly negative impact.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The Lodge Farm part of the site contains the Grade II Lodge Farmhouse and associated listed barn in the Lodge Farm. The Poors Farm part of the site contains the Grade II Poors Farmhouse and associated listed Granary. These assets and their setting would require protection. The setting of the Old Basing Conservation Area and a number of listed buildings which lie adjacent to or close to the boundary of the site would require protection.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Agricultural Land Classification criteria will be used (Grades 1-5)	Agricultural Land Classification survey maps (1988), (Natural England)	Neutral	Post 1988 information indicates that 52% of the area of these three sites are classified as Grade 3b (moderate quality) that is land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 27% of the site areas are classified as Grade 3a, 4% as Grade 2, 4% as Grade 4 and 7% as other. 4% of the site was not surveyed and 5% of the sites were not covered by the post 1988 surveys.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint associated with the development; minor constraints; some mineral constraints; or a strategic /major constraint.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	There is a Mineral Consultation Area (MCA) for sharp sand and gravel which runs along the boundaries of Lodge Farm and Poors Farm, and the northern part of Poors Farm. Hampshire County Council, as Mineral Planning Authority, recommend that mineral resource be recognised as a constraint as required by Minerals Planning Policy Statement 1. The resource shown has been deemed to be economically viable by the British Geological Survey and as such should be protected from sterilisation by non-mineral development. This is not considered to be an overriding constraint which would prevent the potential development of the site. However, further investigation of mineral reserves will be required to be submitted to the MPA to allow for the assessment of the viability of the reserves and potential for prior extraction in that location. This would need to be submitted in advance of, or form part of any planning application submission.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement; has the potential to relate well or there is potential to mitigate the impact through siting, layout, scale, character and landscape design; or whether it does not relate well and would not create a more integrated settlement	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would extend significantly beyond the existing eastern boundary of the town of Basingstoke. This extension would project eastwards in a manner inconsistent with the existing compact shape of the town. However, there are opportunities for the site to be defined by strong boundaries.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon (no deterioration; some deterioration but no change in band status; deterioration that would result in a change of band status)	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close or easily accessible to most key services; some services are inaccessible or there would need to be additional access provision; or the site is remote to key services by existing networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	**Pedestrian and Cycle Infrastructure:** The western boundary of the site is bordered by the National Cycle Route 23 which provides a quality cycle link to the centre of Basingstoke via Eastdrop Park. Connecting the site to the established cycle network is limited due to the scheduled monument of Park Pale forming a physical border between the national cycle network and the site. Pedestrian connectivity between the site and adjoining areas is relatively poor, in part to the settlement pattern of neighbouring areas, the A33 separating the development site from Chineham and the scheduled monument of Park Pale forming a physical border between the Pyotts Hiill (part of the national cycle network) which may limit opportunities for pedestrian connectivity into the site. However, there is an established access point to the North West of the site at Lillymill Chine and access for pedestrians and cyclists could be provided from the farm access track that connects to Pyotts Hill. There are no pedestrian or cycle links to the north on A33 towards Reading so it is likely that car journeys will dominate on this route. The scale of the site would enable high quality pedestrian and cycle infrastructure within the site to aid self containment and walking and cycling for short journeys. However, the relative isolation of the southern part is likely to limit the use of sustainable modes for travel outside of the site.	To improve accessibility to all services and facilities The combined site has a current infrequent bus route (14/15) to Chineham centre and Basingstoke adjacent on A33. Distances across the site to A33 are great>2km. New services will be needed to enter the site, and provide links. Pedestrian and cycle routes will link to existing. Nearest key services are in Chineham (2km) or town (4km) but some may be provided on site and bus priority may be needed to make journeys to town more attractive than by car. There are no PT pedestrian or cycle links to the north on A33 towards Reading so car journeys will dominate. Nearest northbound rail is Bramley (8km) but no parking available. The inclusion of BAS 103 brings the site close to A30 but that boundary does not reach

				Public Transport: The route 14 bus service (hourly daytime service) connects Tadley to Basingstoke Town via Chineham and travels along the A33 which forms the north western boundary of the site and travels along Great Binfields Road which is a short distance from the South Western corner of the site. However, given the scale of development proposed for the site a frequent bus service will need to serve the site and bus priority measures along key routes into Basingstoke Centre would need to be investigated	that main highway. Access routes from 103 to A30 are poor, narrow and with bridge restrictions, so main access route will remain to A33 (in site 121)
				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.9km (St Mary's Church of England) • Secondary school – 5 km (John Hunt) • Further education facility – 6.9 km (BCOT) • The North Hampshire Hospital – 7.5 km • GP surgery – 2.9 km • Food store – 2.8 km • Train station – 6.2 km • Civic offices – 5.5 km • Employment – 3.5 km (Kingsland Industrial Park)	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access; or the site is remote from most services. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling, Transport Assessment (2009/2010), network maps	Negative	Significantly improving bus networks to serve the site and linking walking and cycling infrastructure to the adjacent communities wherever possible will aid accessibility but distances to some off site services are sufficient to make car journeys attractive and will dominate trips. Interventions on the highway would need to be large scale to accommodate the scale of development as the site accesses onto the busy A33 corridor with congested junctions. Junction improvements possible at Thornhill, Binfields and Crockford junctions. The site expands close to the A30, however access to the A30 from the site would require the acquisition of additional land to develop a new access point.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is any record of contamination or any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of development; or clearance will make development unviable	Historic landuse maps; Site investigation reports, landfill site evidence.	Positive	1 disused sewage works and 3 infilled pits	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	Flood Zones 2 and 3 run through the sites, although these combinations of sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the combined sites (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.Given the location of these combined sites, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on which Source Protection Zone the site is situated within (1-3)	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, and 29.2 a fairly high SPR. Effectiveness of infiltration in this area would therefore be limited as a result of the geology and development would require attenuation storage on site and outside of the floodplain. The worst case scenario has been assumed in respect of the 2 SPR values for the purposes of this site assessment. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within local health/social care facilities to serve the site; there is insufficient capacity currently but there is scope to expand existing facilities or provide new on-site facilities; or facilities are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities to meet needs.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and additional Hospital treatment. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £371,200)	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing primary schools within the catchment area or by on-site provision of a new school; or there are currently no primary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: There is insufficient capacity at present and new facilities will need to be provided - possibly a 100 place nursery complimented by childcare at a community facility. Primary school: There is insufficient capacity at present. A new 3FE school site (630 places) must be reserved (2.8ha) and a 2FE (420 places) of 2ha. It is possible that the option to expand Great Binfields school by 210 places will be considered. If this is the case then the 3FE school site can reduce to 2FE. (Comment from HCC Education: This represents the best option for school place planning in this location.)	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing secondary schools within the catchment area or by on-site provision of a new school; or there are currently no secondary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Additional school places will be required. Work is underway to assess the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school could be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	The combined sites have the ability to accommodate all open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether there is or is not adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Criteria relating to whether there will be adequate sewerage infrastructure to convey sewage effluent to the Sewage Treatment Works (STW); whether further discussions will be needed to facilitate delivery of a second phase strategic sewer; or whether major sewerage infrastructure is needed to convey the effluent.	Water Cycle Study (2009) and discussions with Water companies	Neutral	The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works. However Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Further investigations are therefore required to assess the network capacity.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is significant capacity within the local highway network to accommodate generated traffic flows; some interventions would be needed to mitigate congestion; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly Negative	Traffic volumes will emerge on A33 on a single access and scale of flows will mean that significant highway infrastructure improvements will be required to maintain current journey times. Solutions may be major works. Junction improvements possible at Thornhill, Binfields and Crockford junctions. There is limited scope to provide additional exits from this site due to a heritage site (Park Pale), although a bus gate may be feasible to the south. The inclusion of site BAS 103 means that volumes will pass through adjacent sites to reach a single access to the A33. Ideally a second access to A30 would be required but there are narrow roads beyond the site boundary with bridge restrictions that are not suitable for significant volumes of traffic. Securing land adjacent to the site and A30 could enable the provision of a link road to connect the A30 and A33 to serve the site, although the feasibility of such infrastructure would need to be tested. Concern also arises if internal facilities become an attraction for a wider catchment using the constrained access. More consideration of an improved access plan is needed if this proposal is considered.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on the degree to which there are physical restrictions to provide new facilities/infrastructure i.e. no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would require the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates on to the main highway network and adjoining minor roads to the West. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre, although the feasibility of such infrastructure would need to be explored further. The development will aid the business case for a new station at Chineham but that project is not dependent solely on delivery of this combination of sites.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers; give neither an advantage nor disadvantage to accessibility from existing areas; or has an adverse effect.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The scale of development proposed at this site on of site could deliver and improved / expanded bus service that could also benefit residents in neighbouring areas by providing improved service coverage. The highway improvements that could be provided as part of the A33 will benefit all users of this key transport corridor and a development of this scale will aid the business case for a new rail station at Chineham which would benefit the existing residents and workers. The scale of development proposed is likely to result in the provision of key facilities in a new district centre such as shops, GP Surgeries, convenience retail and education provision that may benefit neighbouring residential areas by reducing their need to travel.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity currently but there is scope to expand existing services or provide new on-site facilities; or services are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present but there is scope to accommodate growth through new on-site facilities (preferred location would be on BAS102 site). Financial contributions would be sought. A Phasing Plan should be agreed. Sport and recreation: a combination of on-site provision and off site financial contributions would be sought. Utilities: It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on proximity to un-neighbourly uses and opportunities to mitigate the impact or create enhancements (low, small or substantial impact)	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Negative	The site is within close proximity to the sewage works. However, good site layout and the use of buffer zones may help overcome any odour/noise issues	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Negative	Hampshire County Council controls the whole of BAS121 which it previously promoted for development. HCC have since made the decision, however, to promote its Land East of Basingstoke in two phases, with the first phase of 400 dwellings (comprising of the northern section of the site), being in the current plan period up to 2029. This decision reflects HCC's medium term operational capacity and the longer term management of its property assets. The negative scoring reflects the fact that problems with availability have been identified for more than half of this site. The northern part of the site would, in isolation, gain a 'strongly positive' score. Sites BAS102 and BAS103 are within the control of Taylor Wimpey and are available for development (Broadway Malyan promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		Please refer to the consultation summary for BAS102, BAS103 and BAS121 in the individual site proformas.	To provide all residents with the opportunity to live in a sustainable, decent home

LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Please refer to the consultation summary for BAS102, BAS103 and BAS121 in the individual site proformas.	
SITE CONCLUSIONS: The individual site assessments highlighted the issues raised in relation to these three sites through consultation and also individual site constraints. In terms of biodiversity and impact on heritage assets, the three sites in combination were assessed negatively, reflecting the issues raised for the three sites, particularly BAS102 and BAS103 for biodiversity issues. Similarly, this combination of sites also gains a negative assessment for landscape (medium/low capacity) with much of the central and eastern parts of the area constrained by a landscape more highly sensitive due to the river corridor, visual relationship with the surrounding countryside and visual constraints. If developed in totality the issue of creating isolated communities which was flagged up for BAS102 and BAS103 would no longer be relevant. However, the assessment concludes that the combination site does not relate well to Basingstoke in terms of form, scale and character and would not create a more integrated settlement. Whilst there are opportunities for the site to be defined by strong boundaries, it would significantly extend the eastern boundary in a manner inconsistent with the existing shape of the town. Parts of the site lie within Flood Zones 2 and 3 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. A further constraint that was highlighted for BAS102 and BAS103 related to transport issues where it was concluded that they could not be delivered in isolation due to the lack of linkage with existing networks. Whilst the combined site would provide more services internally, the links to external areas would remain restricted, as currently proposed, and therefore a negative assessment remains in terms of accessibility of the site to key services through transport networks. Infrastructure issues have been generally raised through the individual site conclusions and remain valid for the combination site. Financial contributions would be sought to expand or provide new on-site facilities as appropriate. A number of benefits of developing a larger site in this location are noted , for example in relation to education provision where HCC consider this represented the best option for school place planning in this location, and the provision of more local services which may benefit neighbouring areas reducing their travel. Highway infrastructure has been highlighted as a major constraint to the development of a site of this scale due to the single access from the A33 and lack of linkages with existing networks, and this issue is not overcome through developing the site in combination. Potentially, major highway infrastructure improvements are likely to be needed on the A33 to mitigate the impacts of this scale of development and the addition size of the site will result in additional traffic passing through northern parts of the site (BAS121 & BAS102) to reach the single access into the A33. A secondary access to the A30 would be required but the feasibility and viability of providing a new direct access is uncertain. In conclusion, whilst there are some benefits associated with infrastructure provision resulting from the site being developed in combination, major constraints still exist in terms of site impact, most notably for site BAS103, and also the impact on the highway network. There are also issues related to the availability of all of the site for development.					

BAS121 and BAS102 Land East of Basingstoke and Lodge Farm

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Negative	The primary biodiversity constraint to development is considered to be the River Loddon, its floodplain and the habitats within this zone. Protection of these features is necessary to safeguard existing priority habitats, including those designated as a SINC, to protect an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plan targets. While development within parts of the area could enable the restoration of habitats lost or deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have. In particular, assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	It is considered that a combined site consisting of both areas BAS102 and BAS121 would have a medium/low capacity in relation to development. The main constraints to development would be the sensitivity of the Loddon Valley landscape, the character of the surrounding countryside, the more prominent land, visual amenity and the historical feature at Park Pale. These would mean that development should be focussed towards the western boundary of the site close to the A33.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of this site would represent an extension of the existing settlement and as such would not appear isolated. Development of the site either in part or in totality would not lead to coalescence.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no/low impact on areas of archaeological interest; medium impact with scope for mitigation; or high impact which is likely to have a negative impact due to the lack of scope for mitigation measures.	HCC records and information from statutory consultees	Negative	Low/ Medium potential impact for Lodge Farm and Medium potential impact for East of Basingstoke. A scheduled monument borders Land East of Basingstoke which is a medieval embankment that runs along its western side, known as Park Pale. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. The advice and opinion of English Heritage will be needed. The line of the Roman Road crosses the site.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive or no impact on the borough's historic or cultural heritage/landscape; a medium negative impact; or a highly negative impact.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The site contains the Grade 2 Lodge Farmhouse and associated listed barn. These assets and their setting would require protection. The setting of the Old Basing Conservation Area and a number of listed buildings which lie adjacent to or close to the boundary of the site would require protection.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Agricultural Land Classification criteria will be used (Grades 1-5)	Agricultural Land Classification survey maps (1988), (Natural England)	Neutral	Post 1988 information indicates that 62% of these two sites are classified as Grade 3b (moderate quality) that is land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. 10% is classified as Grade 2, 9% is classified as Grade 3a, 3% as Grade 5, and 16% was not covered in the post 1988 surveys.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint associated with the development; minor constraints; some mineral constraints; or a strategic /major constraint.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Negative	The southern edge of BAS102 falls within a Minerals Consultation Area (MCA) for sharp sand and gravel. Hampshire County Council recommend that this is recognised as a constraint as the MCA is safeguarded as a commercially viable deposit for extraction, although it is not considered to be an overriding constraint which would prevent the potential development of the site. Further investigation is required to assess the quality and depth of the mineral resource, and the potential need for the prior extraction of reserves in that location.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement; has the potential to relate well or there is potential to mitigate the impact through siting, layout, scale, character and landscape design; or whether it does not relate well and would not create a more integrated settlement	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	In general, the site does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon (no deterioration; some deterioration but no change in band status; deterioration that would result in a change of band status)	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close or easily accessible to most key services; some services are inaccessible or there would need to be additional access provision; or the site is remote to key services by existing networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	**Pedestrian and Cycle Infrastructure:** The western boundary of the site is bordered by the National Cycle Route 23 which provides a quality cycle link to the centre of Basingstoke via Eastdrop Park. Connecting the site to the established cycle network is limited due to the scheduled monument of Park Pale forming a physical border between the national cycle network and the site. Pedestrian connectivity between the site and adjoining areas is relatively poor, in part to the settlement pattern of neighbouring areas, the A33 separating the development site from Chineham and the scheduled monument of Park Pale forming a physical border between the Pyotts Hiill (part of the national cycle network) which may limit opportunities for pedestrian connectivity into the site. However, there is an established access point to the North West of the site at Lillymill Chine and access for pedestrians and cyclists could be provided from the farm access track that connects to Pyotts Hill. There are no pedestrian or cycle links to the north on A33 towards Reading so it is likely that car journeys will dominate on this route.	To improve accessibility to all services and facilities

				Bus: The route 14 (hourly daytime service) connects Tadley to Basingstoke Town via Chineham and travels along the A33 which forms the north western boundary of the site and travels along Great Binfields Road which is a short distance from the South Western corner of the site. However, given the scale of development proposed for the site a frequent bus service will need to enter the site. **Accessibility:** Accession software (approved by the Department for Transport) has been used to calculate the accessibiity of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.9km (Four Lanes Community Junior School) • Secondary school – 3.9km (John Hunt Of Everest) • Further education facility – 7.2km (Basingstoke College of Technology) • The North Hampshire Hospital – 6.2km • GP surgery – 1.7km • Food store – 2.1km • Train station – 5.8km • Civic offices – 6km • Employment – 2.7km (Kingsland Industrial Park) The site is well located for a range of services, most of which are within a 5km distance, which is considered a distance suitable for cycling. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. The sites accessibility depends on the access points to neighbouring areas which are constrained; this is a key issue for pedestrians and cyclists if short trips by private vehicle are to be reduced. The site is poorly served by public transport and significant improvements in services would be required to provide a viable alternative to the private car.	

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access; or the site is remote from most services. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Improving bus networks and linking walking and cycling will aid accessibility but distances to some off site services are sufficient to make car journeys attractive and will dominate trips. Interventions on the highway may be large scale as site accesses onto busy A33 corridor with congested junctions. Junction improvements possible at Thornhill Binfields and Crockford junctions.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is any record of contamination or any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of development; or clearance will make development unviable	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	1 disused sewage works and an infilled pit on the Southern parcel of land	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possibly expansion of the floodplains to be built into the master plans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Development of the site would minimise the risk of polluting a water source.	Criteria based on which Source Protection Zone the site is situated within (1-3)	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area would therefore be limited as a result of the geology and development would require attenuation storage on site and outside of the floodplain. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within local health/social care facilities to serve the site; there is insufficient capacity currently but there is scope to expand existing facilities or provide new on-site facilities; or facilities are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities to meet needs.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care commissioning strategy sets out those new services will not be commissioned for population sizes which would give rise to the need for less than 2 additional GPs as it is no longer considered appropriate for GPs to work alone. However, in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £256,000)	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing primary schools within the catchment area or by on-site provision of a new school; or there are currently no primary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: There is insufficient capacity at present and new facilities will need to be provided - possibly a 100 place nursery complimented by childcare at a community facility. Primary school: There is insufficient capacity at present. A new 3FE school site (630 places) must be reserved (2.8ha). An alternative option will be to expand Great Binfields school by 210 places. The 3FE new primary school site will also be needed as a new school will also be required to meet additional pupil demand. Whichever option is choosen costs likely to be £12m to be funded through developer contributions/CIL.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing secondary schools within the catchment area or by on-site provision of a new school; or there are currently no secondary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	<u>Updated:</u> Additional school places will be required. Work is underway to assess the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school will be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	The combined site has the capacity to accommodate on site open space and play provision to meet the needs of the new residents within the recommended distance thresholds.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether there is or is not adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Criteria relating to whether there will be adequate sewerage infrastructure to convey sewage effluent to the Sewage Treatment Works (STW); whether further discussions will be needed to facilitate delivery of a second phase strategic sewer; or whether major sewerage infrastructure is needed to convey the effluent.	Water Cycle Study (2009) and discussions with Water companies	Neutral	The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works. However Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Further investigations are therefore required to assess the network capacity.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is significant capacity within the local highway network to accommodate generated traffic flows; some interventions would be needed to mitigate congestion; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	Traffic volumes will emerge on A33 on a single access and scale of flows will mean that highway infrastructure improvements will be required to maintain current journey times. The Transport Assessment (2009) states that with the introduction of a Major Development Area to the East of town, will result in more traffic delays along the A33 Corridor and will result in a higher level of delay at Black Dam junction. It is important to note that improvements to increase the capacity of Black Dam junction are scheduled to be implemented by 2015. The scale of development could be militated against thorough junction improvements along the A33 corridor (Thornhill, Binfields and Crockford junctions). There is limited scope to provide additional access points to the site due to a heritage site (Park Pale), although a bus gate may be feasible to the south.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on the degree to which there are physical restrictions to provide new facilities/infrastructure i.e. no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would require the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates at certain access points on to the main highway network. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre, although the feasibility of such infrastructure would need to be explored further. The development will aid the business case for a new station at Chineham but that project is not dependent solely on delivery of this combination of sites.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers; give neither an advantage nor disadvantage to accessibility from existing areas; or has an adverse effect.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The scale of development proposed at this site on of site could deliver and improved / expanded bus service that could also benefit residents in neighbouring areas by providing improved service coverage. The highway improvements that could be provided as part of the A33 will benefit all users of this key transport corridor and a development of this scale will aid the business case for a new rail station at Chineham which would benefit the existing residents and workers. The scale of development proposed is likely to result in the provision of key facilities such as shops, GP Surgeries, convenience retail and a primary school that may benefit neighbouring residential areas by reducing their need to travel.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity currently but there is scope to expand existing services or provide new on-site facilities; or services are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present but there is scope to accommodate growth through new on-site facilities. Financial contributions would be sought. A Phasing Plan should be agreed. Sport & recreation: a combination of on-site provision and off-site financial contributions would be sought Utilities: It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure Developer contributions to invest in strengthening the local HWRC service. This could also be in form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on proximity to un-neighbourly uses and opportunities to mitigate the impact or create enhancements (low, small or substantial impact)	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Negative	The site is within close proximity to the sewage works. However, good site layout and the use of buffer zones may help overcome any odour/noise issues	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Negative	Hampshire County Council controls the whole of BAS121 which it previously promoted for development. HCC have since made the decision, however, to promote its Land East of Basingstoke in two phases, with the first phase of 400 dwellings (comprising of the northern section of the site), being in the current plan period up to 2029. This decision reflects HCC's medium term operational capacity and the longer term management of its property assets. The negative scoring reflects the fact that problems with availability have been identified for more than half of this site. The northern part of the site would, in isolation, gain a 'strongly positive' score. BAS102 is within the control of Taylor Wimpey and is therefore available (Broadway Malyan promoting).	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		Please refer to the consultation summary for BAS121 and BAS102 in the individual site proformas.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Please refer to the consultation summary for BAS121 and BAS102 in the individual site proformas.	
SITE CONCLUSIONS: The individual site assessments highlighted the issues raised in relation to these two sites through consultation and also individual site constraints. In terms of biodiversity the two sites in combination continue to score negatively, as they do for potential impact on heritage assets and for landscape impact (medium/low capacity) where the highlighted constraints would mean that development should be focused towards the western boundary of the site close to the A33. The assessment concluded that the combination site does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill, although there is potential to mitigate this impact. Parts of the site lie within Flood Zones 2 and 3 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. In terms of accessibility, whilst this is improved in some respects by having a larger combined site rather than BAS121 being developed in isolation, due to the potential for more on-site facilities, linking the two sites will increase the load onto a single highway access and increase congestion on the wider network. Therefore a					

negative score remains in terms of accessibility of the site to key services through transport networks.

Infrastructure issues have been generally raised through the individual site conclusions and remain valid for the combination site. Financial contributions would be sought to expand or provide new on-site facilities as appropriate. A number of benefits of developing a larger site in this location are noted, for example in relation to education provision and the provision of more local services which may benefit neighbouring areas reducing their travel. Highway infrastructure has been highlighted as a constraint to any development, however. Potentially, major highway infrastructure improvements are likely to be needed on the A33 to mitigate the impacts of the development of this combination of sites to mitigate the impacts of a single access onto the A33. In conclusion, whilst there are some benefits associated with infrastructure provision resulting from the site being developed in combination, major constraints still exist in terms of site impact and also the impact on the highway network. There are also issues related to the availability of all of the site for development.

BAS121 and SOL002 East of Basingstoke and Redlands

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	Subject to adequate protection, including buffering, of Petty's Brook and natural flood zones and a design which respects boundary features of ecological value and normal good practice for considering biodiversity within the development control process, it is anticipated that impacts on biodiversity could be satisfactorily mitigated. There is also potential for habitat enhancements.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	This combination of sites would result in a slightly extended area BAS121, further to the north. It is considered that the combined capacity would be medium, however, this would need to be focussed within area BAS121. SOL002, is located on higher ground and relates more closely to the surrounding countryside as it straddles a ridge and slopes away from existing settlement.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Strongly Positive	Development of this site would represent an extension of the existing settlement and as such would not appear isolated. Development of the site either in part or in totality would not lead to coalescence.	To create and sustain vibrant settlements and communities
Development of the site would not harm heritage assets of an archaeological nature, whether or not designated (through avoidance or mitigation/extraction).	Whether the development would have no/low impact on areas of archaeological interest; medium impact with scope for mitigation; or high impact which is likely to have a negative impact due to the lack of scope for mitigation measures.	HCC records and information from statutory consultees	Negative	Medium potential for East of Basingstoke and Low/Medium for Redlands. A scheduled monument borders East of Basingstoke which is a medieval embankment that runs along its western side, known as Park Pale. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. The advice and opinion of English Heritage will be needed. The line of the Roman Road crosses the site.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive or no impact on the borough's historic or cultural heritage/landscape; a medium negative impact; or a highly negative impact.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	The western boundary of the East of Basingstoke site adjoins the Old Basing Conservation Area and is in close proximity to a number of listed buildings. Its southern boundary adjoins the Grade 2 Lodge Farmhouse and associated listed barn. The setting of these heritage assets would require protection. The Grade 2 listed Sherfield Hall lies to the west of the Redlands site. Development on the site would result in the loss of the final remains of the rural setting of Sherfield Hall, which could only be partly mitigated.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Agricultural Land Classification criteria will be used (Grades 1-5)	Agricultural Land Classification survey maps (1988), (Natural England)	Neutral	Post 1988 information indicates that 75% of these two sites are classified as Grade 3b agricultural land (moderate quality) that is land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. 5% of these site is classified as Grade 3a and 11% of these sites were not surveyed as part of the post 1988 surveys.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint associated with the development; minor constraints; some mineral constraints; or a strategic /major constraint.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with these sites.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement; has the potential to relate well or there is potential to mitigate the impact through siting, layout, scale, character and landscape design; or whether it does not relate well and would not create a more integrated settlement	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	In general, the site does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill and Reading Road. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon (no deterioration; some deterioration but no change in band status; deterioration that would result in a change of band status)	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development. Must ensure that development does not connect to Sherfield on Loddon STW unless an effluent improvement programme has been planned.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close or easily accessible to most key services; some services are inaccessible or there would need to be additional access provision; or the site is remote to key services by existing networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Neutral	**Pedestrian & Cycle Infrastructure:** The southern part of the site adjoins Pyotts Hill which forms part of the National Cycle Route 23 connecting Basingstoke to Reading. The route provides a quality cycle link between the South of the site to Basingstoke Centre via Eastrop Park. Pedestrian linkages between the site and neighbouring communities are relatively poor, partly as a result of the A33 bordering the site to the North and the built form of existing development adjoining the western boundary of the site. There are no pedestrian or cycle links to the north on A33 towards Reading so it is likely that car journeys will dominate on this route. **Public Transport:** The route 14 (hourly daytime service) connects Tadley to Basingstoke Town via Chineham and travels along the A33 which forms the north western boundary of the site and travels along Great Binfields Road which is a short distance from the South Western corner of the site. However, given the scale of development new services will be needed to enter the site, and provide links.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibiity of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school – 1.6km (Four Lanes Community Junior School) • Secondary school – 3.6km (John Hunt Of Everest) • Further education facility – 6.9km (Basingstoke College of Technology) • The North Hampshire Hospital – 5.8km • GP surgery – 1.3km • Food store – 1.6km • Train station – 5.4km • Civic offices – 5.6km • Employment – 2.2km (Kingsland Industrial Park)	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access; or the site is remote from most services. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Improving bus networks and linking walking and cycling trips to existing settlements will aid accessibility but distances to some off-site services are sufficient to make car journeys attractive and will dominate trips. Bus priority would be important to make town centre and employment Public Transport trips attractive / competitive. Interventions on the highway may be large scale as site accesses onto busy A33 corridor with congested junctions. Junction improvements possible at Thornhill Binfields and Crockford junctions.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is any record of contamination or any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of development; or clearance will make development unviable	Historic landuse maps; Site investigation reports, landfill site evidence.	Strongly Positive	No record of contamination	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies

Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater or localised flooding. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possible expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on which Source Protection Zone the site is situated within (1-3)	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area would therefore be limited as a result of the geology and development would require attenuation storage on site and outside of the floodplain. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within local health/social care facilities to serve the site; there is insufficient capacity currently but there is scope to expand existing facilities or provide new on-site facilities; or facilities are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities to meet needs.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and additional Hospital treatment. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer (approx. £128,000)	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing primary schools within the catchment area or by on-site provision of a new school; or there are currently no primary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: There is insufficient capacity at present. A 50 place setting would be required on this side of the A33 in connection with a new community building where childcare could be located. Primary school: There is insufficient capacity. A 2FE primary school site should be reserved, 2ha. An alternative option would be to expand Great Binfields by 210 places to provide school places for housing closest to this school. This level of housing would produce more than 1FE however (210 places) which makes it difficult to accommodate such numbers in a sensible school organisation structure. Hence the requirement to reserve a school site. Cost estimate £6m to £8m.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to serve the site; there is insufficient capacity currently but there is scope to accommodate additional pupils through expansion of existing secondary schools within the catchment area or by on-site provision of a new school; or there are currently no secondary schools within a reasonable distance to accommodate additional pupils created and on-site provision is not achievable due to site constraints/cost.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Additional school places will be required. Work is underway to assess the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school will be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	The majority of open space and play provision would have to be provided on site in order to meet the distance criteria, although there is the potential to include some enhancement of existing open space and play provision in the village.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether there is or is not adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Criteria relating to whether there will be adequate sewerage infrastructure to convey sewage effluent to the Sewage Treatment Works (STW); whether further discussions will be needed to facilitate delivery of a second phase strategic sewer; or whether major sewerage infrastructure is needed to convey the effluent.	Water Cycle Study (2009) and discussions with Water companies	Neutral	The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works for the southern part of the site. However Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Further investigations are therefore required to assess the network capacity.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is significant capacity within the local highway network to accommodate generated traffic flows; some interventions would be needed to mitigate congestion; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	Traffic volumes will emerge on A33 on a single access (there is minimal scope to provide more than one access onto the A33) and scale of flows will mean that highway infrastructure improvements will be required to maintain current journey times. The Transport Assessment (2009) states that with the introduction of a Major Development Area to the East of town, will result in more traffic delays along the A33 Corridor and will result in a higher level of delay at Black Dam junction. Whilst the this site will result in a lower level of development than tested through the Transport Assessment, it is important to note that improvements to increase the capacity of Black Dam junction are scheduled to be implemented by 2015. The scale of development could be militated against thorough junction improvements along the A33 corridor (Thornhill, Binfields and Crockford junctions). There is limited scope to provide additional access points to the site due to a heritage site (Park Pale), although a bus gate may be feasible to the south.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on the degree to which there are physical restrictions to provide new facilities/infrastructure i.e. no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The site will provide internal routes to the site for bus, walking and cycling which will link to external routes. As the site is edge of policy boundary these routes will only provide access within the site and not improve routes for other existing adjacent sites. The development will aid the business case for a new station at Chineham but that project is not dependent solely on delivery of this site.	To improve choice and access to sustainable transport options

The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers; give neither an advantage nor disadvantage to accessibility from existing areas; or has an adverse effect.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The site provides no direct benefit to other users in itself, but any delivery of external highway improvements will benefit all users of the A33 corridor. Provision of local services within the site such as shops, GP or primary school may benefit neighbouring residential areas as being closer than existing destinations and reducing their need to travel. The highway improvements that could be provided as part of the A33 will benefit all users of this key transport corridor and a development of this scale will aid the business case for a new rail station at Chineham which would benefit the existing residents and workers.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity currently but there is scope to expand existing services or provide new on-site facilities; or services are too remote/ there is insufficient capacity and there are no opportunities for expansion or the provision of new facilities	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present but there is scope to accommodate growth through new on-site facilities. Financial contributions would be sought. A Phasing Plan should be agreed. Financial contributions would be sought to cater for sports provision. Utilities: It is unlikely that any extra growth would create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Library: There is insufficient capacity at present and financial contributions would be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on the degree to which a site could incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	Due to the site's proximity to the AA33, a detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on proximity to un-neighbourly uses and opportunities to mitigate the impact or create enhancements (low, small or substantial impact)	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Negative	Site 121 lies close to the sewage works. However, good site layout and the use of buffer zones may help overcome any odour/noise issues	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development; problems with availability have been identified and assessment is needed as to how and when they can be overcome; the site is unavailable but is likely to become available during the timescales of LDF; or the site is unavailable and will not be available during the timescales of the LDF.	SHLAA and information from site promoters	Negative	Hampshire County Council controls the whole BAS121 which it previously promoted for development. HCC have since made the decision, however, to promote its Land East of Basingstoke in two phases, with the first phase of 400 dwellings (comprising of the northern section of the site), being in the current plan period up to 2029. This decision reflects HCC's medium term operational capacity and the longer term management of its property assets. The negative scoring reflects the fact that problems with availability have been identified for more than half of this site. The northern part of the site would, in isolation, gain a 'strongly positive' score. The Redlands site (SOL002) is primarily in private ownership (represented by Simmons and Sons) although a triangular shaped parcel of land (0.68 hectares) is within the ownership of Hampshire County Council. The entire site is let under a Farm Business Tenancy to a local farmer and vacant possession can be gained within a relatively short space of time. There are no legal constraints. The site is therefore available for development.	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter		Please refer to the summary of consultation for BAS121 and SOL002 in the individual site proformas.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		Please refer to the summary of consultation for BAS121 and SOL002 in the individual site proformas.	

SITE CONCLUSIONS: The individual site assessments highlighted the issues raised in relation to these two sites through consultation and also individual site constraints. In terms of biodiversity, there is potential for habitat enhancements and it is anticipated that impacts could be satisfactorily mitigated subject to adequate protection and buffering of Petty's Brook and natural flood zones, and a design which respects boundary features of ecological value as well as good practice for considering biodiversity within the development control process. Parts of the site lie within Flood Zones 2 and 3 but the site is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if it is demonstrated to be a sequentially preferable site as part of the allocation process. The assessment has concluded that for landscape a combined capacity would be 'medium' but development would need to be focused within area BAS121 as the Redland site is located on higher ground and relates more closely to the surrounding countryside. The site scores negatively in terms of impact on heritage assets, reflecting the issues highlighted in the individual assessments. If developed in combination, the issue of creating an isolated community which was flagged up for SOL002 would no longer be relevant. However, the combination site does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill, although there is potential to mitigate this impact. In terms of accessibility, whilst this is improved in some respects by having a larger combined site rather than BAS121 being developed in isolation, due to the potential for more on-site facilities, and ability to connect to adjacent communities and the services they provide by sustainable modes. The site scores neutral for accessibility to key services through transport networks.

Infrastructure issues have been generally raised through the individual site conclusions and remain valid for the combination site. Financial contributions would be sought to expand or provide new on-site facilities as appropriate. A number of benefits of developing a larger site in this location are noted, for example in relation to education provision and the provision of more local services which may benefit neighbouring areas reducing their travel. Highway infrastructure has been highlighted as a constraint to any development, however. Potentially, major highway infrastructure improvements are likely to be needed on the A33 to mitigate the impacts of the sites development. In conclusion, benefits associated with infrastructure provision do result from the two sites being developed in combination. However, constraints still exist in terms of impact on the landscape, heritage and the highway network which would need to be addressed. There are also issues related to the availability of all of the site for development.

Manydown North (Parcels 1, 2, part of 3 (BAS116) and 4)

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Negative	The previous biodiversity assessments of these areas of land concluded only Parcel 1 would have a neutral impact on biodiversity. BAS 116 was considered able to accomodate a small amount of development if it was isolated from the adjacent grassland SINC with a suitable buffer to prevent inappropriate access which would prevent the site from being grazed. However, overall it is concluded that the combined impacts over the whole area would be negative since Parcels 2 and 4 contain areas of land which are identified as important for rare arable plants and their conservation. If development within this area was considered, then further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required. Indirect impacts on the adjacent/nearby SINCs and boundary vegetation would need to be considered. Adequate buffers would be required to migitate impacts on these and the bats/dormice using them. Any breaks in the hedgerows and tree belts for access should be kept to a minimum and fully compenstated for to prevent the creation of barriers to species movement. Opportunities to improve habitat linkages between exisiting woodlands should be secured.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Neutral	To the east of this combined area, adjacent to Roman Road, the landscape has a medium capacity for residential development due to the urbanising influence of the busy road and adjacent housing to the east. Impacts on landscape character could be mitigated in these areas. Considering parcel 4, to the west, there is a low capacity for development due to the adverse impacts on Worting and intrusion in to the wider countryside. Development in this parcel overall would have adverse impacts on landscape character, however some development could be accommodated to its east. Therefore, subject to development within parcel 4 being limited to the area immediately north of Worting House, not extending any further than the western boundary of Worting House, and accommodating a vegetated buffer along the boundary, overall this combination of sites has a medium	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

				capacity for development.	
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would lead to an isolated form of development whcih is well related to existing development and does not lead to coalescence; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	The site lies adjacent to housing at Rooksdown, Winklebury and Buckskin to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. Development of the whole site could lead to a degree of coalescence with the adjoining hamlet of Worting. However, any coalescence could be mitigated through siting by maintaining a buffer strip between new development and Worting in order to maintain its separate identity.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaelogical interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaelogical interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	There are two Scheduled Ancient Monuments (parcel 1), some known substantive sites and generally the area has a high archaeological potential. Given the large size of the allocation it would be possible to mitigate both through design and layout to achieve preservation of the scheduled monuments at Catterns Crossroads (parcel 1). If consideration is given to the excavation of the sites, the advice opinion and consent of English Heritage will need to be sought and archaeological assessment and recording of other remains. It is likely that substantive archaeological sites as yet unrecorded will be encountered and archaeological assessment and mitigation will be needed. There is an important archaeological Iron Age/ Roman site known in the corner to the south of Worting wood. (parcel 2). Opportunities include embedded archaeological sites within a new community, harvesting of local archaeological knowledge relevant (as recording is the mitigation to removal) to neighbourhood, including the Winklebury community (this land is within the shadow of the important Iron Age hill fort that is at the heart of the Winklebury residential area to the east – Fort Hill School, Winklebury). The Roman road along the eastern edge is a distinctive and positive character of the area and one which add great time depth to this locality. There are medieval landscape boundaries, (some of which are of importance and age and have given the landscape a framework for some time) in this area which could be utilised for local character.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	This area combines the impacts previously identified with the constituent Parcels, along with a cumulative impact. Parcels 1 and 2 were previously cautiously assessed, with impacts on the Worting CA and constituent buildings increasing southwards and then westwards as it would enclose the northern side of the village. If development were to breach a north-south line running from the north-west corner of Worting Park, it would be strongly negative, as it would represent the substantial enclosure of Worting from its rural setting, leaving only a southwards relationship with farmland. A green corridor / woodland break should also be provided on the line of the Public Footpath that runs north from Church Lane towards Worting Wood Farm in order to preserve some verdant outlook from the village.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Negative	Post 1988 data indicates that 84% of the site is Grade 3a (good quality) agricultural land, that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. In addition, approximately 9% is classified as Grade 2 (very good quality) and 7% of the site is classified as Grade 3b (moderate quality).	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	Development of the site would not relate well to the existing settlement of Basingstoke as it lies to the west of the existing, well-defined boundary formed by the Roman Road. The site would also project to some degree westwards of Basingstoke in a manner which is inconsistent with the existing compact shape of the town. However, there is potential to mitigate this impact through siting, layout, scale, character and landscape design of the proposal. Such a development would represent a limited extension of the town boundary.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility			Positive		
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.			**Pedestrian and Cycle Infrastructure:** The cycle infrastructure surrounding the site is good, specifically on the eastern boundary of the site which provide linkages to the town centre and other key destinations via Winklebury Lane. The provision of new high quality cycle infrastructure both within the site and the full length of the Roman Road between Kingsclere Road and Worting Road would join up to of the established cycle routes to form part of the basingstoke cycle network. The site is well located with the eastern boundary adjoining the established community and therefore quality pedestrian links would need to be provided to connect the site to surrounding areas to provide access to key services and facilities (both new and existing). **Bus:** The site is relatively well connected by existing public transport provision with the Jazz 4 service (90 minute daytime frequency) running along the Roman Way which forms the eastern boundary of the site which connects Chineham, the Hospital, Winklebury, South Ham and Basingstoke. The number 76/86 that connects Winchester / Andover and Basingstoke stops along Worthing Road which forms the southern boundary of the site. In addition, the Jazz 6 service (12 minute daytime frequency) can also be accessed from the sites eastern boundary along the Roman Road on the boundary towards the north east corner of the site. Development of the scale proposed (circa, 4,000) units is likely to lead to the diversion of existing bus services to serve the sites. **Accessibility:** Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site my a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific destinations' from the sites centre: • Primary school - 1.1km - Castle Hill Infant School • Secondary school - 1.7km - Fort Hill Community School • Further education facility - 5.1km - Basingstoke College of Technology • The North Hampshire Hospital - 3.3km • GP surgery - 4.4km • Food store - 2.3km • Train station - 5.3km • Civic offices - 5.1km • Employment - 3.3km - West Ham Industrial Estate	To improve accessibility to all services and facilities

				The site is well located for a range of services, most of which are within a 5km distance, which is considered a distance suitable for cycling. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surverys and convenieince retail which may lead to a degree of self containment within the site. The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Positive	Consider the sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. In addition, there may be scope to secure improved off site provision (e.g. bus shelters and cycle ways). The site will be able to connect to existing walking and cycling infrastructure serving Winklebury. Highways improvements in the vicinity of the development including the Roman Road (and associated road junctions) will be required to mitigate the impact of a development of this size.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. Given the sensitivity of the proposed use some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health, however any recorded contamination is likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies

Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	This combined site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised flooding in parts of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Majority of the site is within Source Protection Zone 2 and therefore the Groundwater policy of the Environment Agency will need to be taken into consideration at the development stage to ensure the risk of polluting a water source is minimised. This is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Posiive	This area has a very low Standard Percentage Runoff of 2%. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Storage volumes will be relatively high in order to ensure runoff rates are managed. Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. The Environment Agency considers that the site is large enough not to experience difficulty attenuating surface water.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accomodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision and additional pressure on hospital parking and treatment. PCT: There is sufficient capacity between existing GPs (Beggarwood, Bramley Grange, Crown Heights, Gillies, Rooksdown, South Ham) to absorb another 2.000 patients. If capacity was to increase by 4.000-8.000 residents then a further 2-3 GPs would be required.	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	There is insufficient capacity at present. Parcel 1: a 1.5ha site for a primary school should be reserved to meet the projected demand from this size of development (1.5 FE, 315 places). The school site should be located centrally to the development with appropriate links via footpaths and cycleways. Parcel 2: a site of 2 ha should be reserved for a 2 FE primary school (420 places) Parcel 4: a site of 2.8 ha should be reserved for a 3 FE primary school (630 places) Developer contributions would be sought	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: The secondary schools locally are unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. The key issue is for additional education infrastructure and a secondary school site should be reserved (12.2ha) until further details are available regardless of the size of development - to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development. (Threshold for a new secondary school site is for 4,000/4,500 new dwellings)	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a deficit of open space in the locality and the site offers the opportunity of addressing some of those deficiencies at the same time as meeting the additional needs of new residents (including through the provision of a potential country park)	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effllluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Neutral	Thames Water: Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling which TW would normally expect developers to fund. It is normally the case that some early development can be accommodated within the existing network without the need for upgrades. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site. Exactly how many houses and where within the Manydown area would again be determined by modelling but bearing in mind Popleys location in relation to Manydown it is likely that developments to the north of Manydown would be favoured. Given this, it is appropriate to score the overall site as neutral. Southern Water: In principle this site could drian to SWS Ivy Down Lane Oakley wastewater treatment works. It would be possible to accommodate new development of 1,350 houses through extension of the existing works, subject to an environmental permit being granted by the EA.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The development of this site will impact upon the existing highway network and improvements will be required to the adjoining highway network to provide suitable access points to serve the development and the required link road between the B3400 and A339. Improvements to the Roman Road and associated junctions will be required. The B3400 rail over road bridge / tunnel for vehicles heading towards the Rignway and Town centre is a potential constraint to peak hour movememtns, although the proposed link road could mitigate the impacts of this development. The Transport Assessment (2009) states that with the introduction of a Major Development Area at land at Manydown (Option A) (although a greater scale of development than that proposed by this option), there are large delays to traffic accessing/egressing the MDA area. The report confirms that to a certain extent this delay is due to the assumptions made regarding the access from the MDA onto the surrounding road network and could potentially be overcome through further design work.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates at certain access points on to the main highway network. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre, although the feasibility of such infrastructure would need to be explored further.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The scale of development proposed at this combination of sites would enable the provision of a link road between the B3400 and A339 to provide access to the sites and a new access route to benefit both existing and future residents between these two key routes into Basingstoke Town. The provision of an improved / expanded bus service / network could also benefit residents in neighbouring areas by providing improved service coverage and frequencies.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Sport/Recreation: Onsite allocation of 6ha consisting of 4 playing pitches and changing rooms, 1 artificial pitch, 1x4 court indoor sports hall, 60 station gym/fitness, 8 hard court tennis/Netball, 1 lawn bowling green and parking provision. Community facilities: Onsite larger community facility roughly 750 sqm and 2 smaller sites roughly 375 sqm. Library: Falls within the catchment of South Ham Library. Would require expansion of existing facilities funded by developer contributions. Waste:Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The northern part of the site is affected by traffic noise from the A339 and this area is likley to fall in NEC C. The site has been given a negative score for this reason. The site will also be affected by noise from the Roman Road and the B3400, although areas affected are likely to be in NEC B. Other possible noise sources include Scrapps Hill Farm and Worting Park where there is also potential for noise from agricultural machinery and vehicles. A detailed noise assessment will be required, particularly for the northern area, to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities

The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Positive	There is some potential for un-neighbourly activity at Worting Wood Farm but this is not considered to be a significant constraint.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The vast majority of the site is owned jointly by Basingstoke and Deane Borough Council and Hampshire County Council through a lease agreement. The site was purchased for the proper planning of the area. The Manydown Executive committee agreed in July 2012 to recommend to the Borough's Full Council that the site be actively promoted for development and this was agreed by Full Council in July. HCC have also confirmed that the potential allocation of the land is supported and that it would be made available for the 2012 to 2029 local planning period for between 2,500 to 3,200 dwellings. BAS116 is being actively promoted by Flavia Estates and is considered to be available for development.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home
Site conclusions: In terms of biodiversity the combined impact over the whole area would be negative due to the presence of land identified as important for rare arable plants and their					

conservation. Indirect impacts on the adjacent SINCs and boundary vegetation also need consideration. In terms of landscape capacity, the area gained a neutral 'score'. To the east, adjacent to Roman Road, the landscape has a medium capacity for residential development due to the urbanising influence of the busy road and adjacent housing, and impacts on landscape character could be mitigated in these areas. Whilst there is a low capacity for development in parcel 4, some development could be accommodated if it is limited to the area immediately north of Worting House and does not extend further west. Whilst the area would currently not relate well to the existing settlement of Basingstoke, lying to the west of the existing, well-defined boundary formed by the Roman Road, there is potential to mitigate this impact through siting, layout, scale, character and landscape design. The site is not isolated and would not lead to the coalescence of any larger settlements. Development of the whole site could, however, lead to a degree of coalescence with the adjoining hamlet of Worting although, again, this could be mitigated. The potential impact on heritage assets is considered to be negative due to impacts on the Worting Conservation Area and constituent buildings, although the strongly negative scoring given for parcel 4 is reduced to negative if development remains east of the north-south line running from the north-west corner of Worting Park. Two small Scheduled Ancient Monuments are located to the north of the site, and there is potential for other archaeological sites. However, any layout could potentially accommodate the preservation of these sites. The northern part of the site is affected by traffic noise from the A339 and will also be affected by the Roman Road and the B3400, although to a lesser degree. This could, again, be mitigated through a suitable layout. The development of the site would lead to the loss of Grade 2, 3a and 3b agricultural land, the vast majority being Grade 3b (good quality). In terms of other physical issues such as soil permeability, contamination, the presence of mineral resources and flood risk the site 'scored' positively.

With regards to accessibility to key services/facilities, the combined site 'scored' positively. The site is well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of new facilities, such as primary schools, GP surgerys and convenience retail which may lead to a degree of self containment The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle. The sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks and there may be scope to secure improved off site provision. The site will be able to connect to existing walking and cycling infrastructure. Highways improvements in the vicinity of the development would be required to mitigate the impact of a development of this size including a potential link road between the B3400 and A339. In terms of other infrastructure, given the scale of potential development there is insufficient current provision in primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new on-site facilities as appropriate. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. Sewage infrastructure is also not seen as barrier to development in this location. There is a deficit of open space in the locality and this site offers the opportunity of addressing some of those deficiencies whilst meeting the additional needs of new residents. In conclusion, the combined site has a number of constraints, including a negative impact on biodiversity and heritage.

Manydown - Wider Area (Parcels 1, 2, part of 3, 4 and 5)

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Negative	The previous biodiversity assessments of these areas of land concluded only Parcel 1 would have a neutral impact on biodiversity. BAS 116 and BAS 105 are considered able to accommodate some development if the adjacent grassland SINC to BAS 116 is isolated with a suitable buffer to prevent inappropriate access which would prevent the site from being grazed. Buffers will also be required between development and boundary vegetation, which is used by dormice, on area BAS105. However, overall it is concluded that the combined impacts over the whole area would be negative since Parcels 2, 4, 5 and part of 6 contain areas of land which are identified as important for rare arable plants and their conservation. If development within this area was considered, then further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required. Indirect impacts on the adjacent/nearby SINCs and boundary vegetation would need to be considered. Adequate buffers would be required to mitigate impacts on these and the bats/dormice using them. Any breaks in the hedgerows and tree belts for access should be kept to a minimum and fully compensated for to prevent the creation of barriers to species movement. Opportunities to improve habitat linkages between existing woodlands should be secured.	To protect and enhance local biodiversity, flora and fauna.

Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	Overall this combination of sites has a medium-low capacity for development. To the north east, adjacent to Roman Road the landscape has a medium capacity for residential development due to the urban influence of the busy road and adjacent housing to the east. Any impacts on landscape character could be mitigated in these areas. To the south east, north of Pack Lane there is also the capacity for residential development which could relate to existing development off Old Kempshott Lane and would have limited impacts on landscape character due to the existing intrusion of the railway line to the north. To the west of the area within parcels 4 and 5 there is a low capacity for development due to the adverse impacts on Worting and intrusion in to the wider countryside and setting to Oakley. Development in these parcels would have adverse impacts on landscape character which could not be mitigated.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would lead to an isolated form of development which is well related to existing development and does not lead to coalescence; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	The site lies adjacent to housing at Rooksdown, Winklebury, Buckskin and Kempshott to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. Development of the whole site could lead to a degree of coalescence with the adjoining hamlet of Worting. However, any coalescence could be mitigated through siting by maintaining a buffer strip between new development and Worting in order to maintain its separate identity.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	There are two Scheduled Ancient Monuments (parcel 1), some known substantive sites particular Scrapps Hill (parcel 5) and generally the area has a high archaeological potential. Given the large size of the allocation it would be possible to mitigate both through design and layout to achieve preservation of the scheduled monument and archaeological assessment and recording of other remains. It is likely that substantive archaeological sites as yet unrecorded will be encountered and archaeological assessment and mitigation will be needed. Given the large size of the allocation it would be possible to mitigate both through design and layout to achieve preservation of the	To protect and enhance distinctive and high quality features of the local built environment

				scheduled monuments at Catterns Crossroads (parcel 1). If consideration is given to the excavation of the sites, the advice, opinion and consent of English Heritage will need to be sought and archaeological assessment and recording of other remains. It is likely that substantive archaeological sites as yet unrecorded will be encountered and archaeological assessment and mitigation will be needed. There is a large double ditched enclosure cropmark which has been investigated and shown to be of Iron Age date at Worting (parcel 3). Whilst similar sites have been mitigated by prior excavation elsewhere in Basingstoke it is an important archaeological burden. There is an important archaeological Iron Age/ Roman site known in the corner to the south of Worting wood (parcel 2). Scrapps Hill (parcel 5) has an important and complex set of settlements, probably Iron Age and Roman. Due to the sheer extent and scale of the site, it is possible that this would prove to be a significant consideration. It might be necessary/ possible to preserve elements in order to reduce the scale of archaeological excavation needed. Potential impact on the setting of White Barrow, some care and consideration needed. Opportunities include embedded archaeological sites within a new community, harvesting of local archaeological knowledge relevant (as recording is the mitigation to removal) to neighbourhood, including the Winklebury community (this land is within the shadow of the important Iron Age hill fort that is at the heart of the Winklebury residential area to the east – Fort Hill School, Winklebury). The Roman road along the eastern edge is a distinctive and positive character of the area and one which add great time depth to this locality. There are medieval landscape boundaries, (some of which are of importance and age and have given the landscape a framework for some time) in this area which could be utilised for local character.	

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly negative	This area combines the impacts previously identified with the constituent Parcels, along with a large cumulative impact. Parcels 1 and 2 were previously cautiously assessed as having a limited impact on the Worting CA, with impacts on the CA and constituent buildings increasing southwards and then westwards as it would enclose the northern side of the village. If development within Parcel 4 were to breach a westernmost north-south line running from the north-west corner of Worting Park, it would be strongly negative, as it would represent the substantial enclosure of Worting from its rural setting. That enclosure would then be completed by the development of Parcel 5, unless it was restricted to a southern strip along the railway line to sit beneath the 'hump' that acts as a topographical screen from the B3400. Development within Parcel 6, north of Pack Lane could be effectively screened from impacting on the setting of the Worting CA if it can be located or scaled away from the railway embankment, so that rooftops are pulled away from view over the top. The existing impact of the Old Kempshott Lane development to the NE should not be taken as justification for not doing so, but as an example of the caution that is required here. A green corridor / woodland break should be provided on the line of the Public Footpath that runs north from Church Lane towards Worting Wood Farm in order to preserve some verdant outlook from the village.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Negative	Post 1988 data indicates that 78% of the site is Grade 3a (good quality) agricultural land, that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. In addition, approximately 18% is classified as Grade 2 (very good quality) and 4% of the site is classified as Grade 3b (moderate quality).	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	Development of the site would not relate well to the existing settlement of Basingstoke as it lies to the west of the existing, well-defined boundary formed by the Roman Road. However, there is potential to mitigate this impact through siting, layout, scale, character and landscape design of the proposal. Such a development would represent a limited extension of the town boundary.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility			Positive		
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment		**Cycle Infrastructure:** In assessing this larger site there are differentials in pedestrian and cycling accessibility across the site. The development of the site to the North of Worting Road would be able to provide high quality internal pedestrian and cycle infrastructure to connect to the existing developed area adjacent to the site. The provision of new cycle infrastructure the full length of the Roman Road between Kingsclere Road and Worting Road would provide a connection to existing cycle routes (off road / shared use) to the North and West off road / shared use connections which form part of the wider Basingstoke cycle network. The part of the site to the south of Worting Road is currently poorly served by pedestrian and cycle infrastructure and therefore improvements would need to be made to the wider network, but also on providing connections to the northern part of the site which is located on the opposite side of Worthin Road. However, it is considered that with appropriate phasing and infrastructure provision the site in its entirety will be accessible to key services and facilities by a range of modes. **Bus:** The part of the site located to the north of Worting Road is relatively well connected by existing public transport provision with the Jazz 4 service (90 minute daytime frequency) running along the Roman Way which forms the eastern boundary of the site. In addition, the Jazz 6 service (12 minute daytime frequency) can also be accessed from the sites eastern boundary along the Roman Road on the boundary towards the north east corner of the site. The parts of the site bordering Worting Road are served by the 76 and 86 services (hourly daytime frequency) that connect Basingstoke with Winchester and Andover respectively. Development of the scale proposed (circa, 5,200) units is likely to provide viable for a local bus operator to amend an existing route(s) to serve the site. Therefore, on balance the existing and potential public transport infrastructure provides good connectivity to key services and infrastructure.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site my a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific destinations' from the sites centre: • Primary school - 1.1km - Castle Hill Infant School • Secondary school - 1.7km - Fort Hill Community School • Further education facility - 5.1km - Basingstoke College of Technology • The North Hampshire Hospital - 3.3km • GP surgery - 4.4km • Food store - 2.3km • Train station - 5.3km • Civic offices - 5.1km • Employment - 3.3km - West Ham Industrial Estate The site is relatively well located for a range of services, most of which are within a 5km distance. The scale of development proposed is likely to lead to the provision of new facilities on site, such as primary schools, GP surgerys and convenience retail which may lead to a degree of self containment within the site. The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Positive	The sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. In addition, there may be scope to secure improved off site provision (e.g. bus shelters and cycle ways). The site will be able to connect to existing walking and cycling infrastructure. Highways improvements in the vicinity of the development (including a new link road between the B3400 and A339) will be required to mitigate the impact of a development of this size.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps; Site investigation reports, landfill site evidence.	Positive	Historic maps indicate the presence of a potentially in-filled chalk pits in the more southerly part of the wider site. Also, given the use of the site for agriculture, the presence of contaminants associated with this industry cannot be discounted. Given the sensitivity of the proposed use some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health, however any recorded contamination is likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	This combined site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Are, drainage should be managed to not contribute to this area. There is a record of localised flooding in parts of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Majority of the site is within Source Protection Zone 2 and therefore the Groundwater policy of the Environment Agency will need to be taken into consideration at the development stage to ensure the risk of polluting a water source is minimised. This is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2%. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Storage volumes will be relatively high in order to ensure runoff rates are managed. Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. The Environment Agency considers that the site is large enough not to experience difficulty attenuating surface water.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision and additional pressure on hospital parking and treatment. PCT: There is sufficient capacity between existing GPs (Beggarwood, Bramley Grange, Crown Heights, Gillies, Rooksdown, South Ham) to absorb another 2.000 patients. If capacity was to increase by 4.000-8.000 residents then a further 2-3 GPs would be required.	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	There is insufficient capacity at present and new on-site provision would be needed, reflecting the number of new households created. As a guide, a new 3 form (630 places) primary school is required (2.8 ha) to serve in the region of 2,000 homes. A new 3FE primary school would cost an estimated £12m and a 2FE school £8m and would need to be funded through developer contributions. Phasing should be agreed but will need to open early in the phasing of the housing development to accommodate pupils	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	<u>Updated:</u> The secondary schools locally are unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements would need to be reviewed. The key issue is for additional education infrastructure and a secondary school site should be reserved (12.2ha) until further details are available regardless of the size of development - to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development. (Threshold for a new secondary school site is for 4,000/4,500 new dwellings)	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	There is a deficit of open space in the locality and the site offers the opportunity of addressing some of those deficiencies at the same time as meeting the additional needs of new residents (including through the provision of a potential country park)	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Neutral	Thames Water: Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling which TW would normally expect developers to fund. It is normally the case that some early development can be accommodated within the existing network without the need for upgrades. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site. Exactly how many houses and where within the Manydown area would again be determined by modelling but bearing in mind Popleys location in relation to Manydown it is likely that developments to the north of Manydown would be favoured. Given this, it is appropriate to score the overall site as neutral. Southern Water: In principle this site could drain to SWS Ivy Down Lane Oakley wastewater treatment works. It would be possible to accommodate new development of 1,350 houses through extension of the existing works, subject to an environmental permit being granted by the EA.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The development of this site will impact upon the existing highway network and improvements will be required to the adjoining highway network to provide suitable access points to serve the development and the required link road between the B3400 and A339. In addition, improvements to the Roman Road and associated junctions will be required. The B3400 rail over road bridge / tunnel for vehicles heading towards the Ringway and Town centre is a potential constraint to peak hour movements, although the proposed link road could mitigate the impacts of this development. The Transport Assessment (2009) states that with the introduction of a Major Development Area at land at Manydown (Option A) (although larger scale of development than that proposed by this option), there are large delays to traffic accessing/egressing the MDA area. The report confirms that to a certain extent this delay is due to the assumptions made regarding the access from the MDA onto the surrounding road network and could potentially be overcome through further design work.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates at certain access points on to the highway network. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre, although the feasibility of this would need to be explored further.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The scale of development proposed at this combination of site would enable the provision of a link road between the B3400 and A339 to provide access to parts of the site located to the north of the B3400 and a new access route to benefit both existing and future residents between these two highway routes. However, the access to the part of the site located to the South of the B3400 would not be a through route. The provision of an improved / expanded bus service could also benefit residents in neighbouring areas by providing improved service coverage and frequency.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Sport/Recreation: Onsite allocation of 10ha consisting of 6 playing pitches and changing rooms, 1 artificial pitch, 1x4 court indoor sports hall, 120 station gym/fitness, 16 hard court tennis/Netball, 1 lawn bowling green, 1 swimming pool 25m x 6 lane and parking provision. Community facilities: Onsite 2 larger community facility roughly 750 sqm each and 4 smaller sites roughly 375 sqm each. Library: Falls within the catchment of South Ham Library. Would require expansion of existing facilities funded by developer contributions. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The northern part of the site is affected by traffic noise from the A339 and this area is likely to fall within what was NEC C. Parts of the more southerly side of the site are also affected by railway noise and are also likely to fall within what was NEC C. The site has been given a negative score for these reasons. The site will also be affected by noise from the Roman Road and the B3400, although areas affected are likely to be in NEC B. Other possible noise sources include Scrapps Hill Farm and Worting Park where there is also potential for noise from agricultural machinery and vehicles. A detailed noise assessment will be required, particularly for the northern area, to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Positive	There is some potential for un-neighbourly activity at Worting Wood Farm and Battledown Farm. However, these are not considered to be significant constraints.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The vast majority of the site is owned jointly by Basingstoke and Deane Borough Council and Hampshire County Council through a lease agreement. The site was purchased for the proper planning of the area. The Manydown Executive committee agreed in July 2012 to recommend to the Borough's Full Council that the site be actively promoted for development and this was agreed by Full Council in July. HCC have also confirmed that the potential allocation of the land is supported and that it would be made available for the 2012 to 2029 local planning period for between 2,500 to 3,200 dwellings. BAS116 is being actively promoted by Flavia Estates and is considered to be available for development. BAS105 is being actively promoted by planning agents on behalf of developer's Wates Developments Ltd and it is therefore available for development (GenesisTP promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home

Site conclusions: In terms of biodiversity the combined impact over the whole area would be negative due to the presence of land identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent SINCs and boundary vegetation also need consideration. In terms of landscape capacity, the area gained a negative 'score' reflecting the overall medium-low capacity for development. Whilst the area would currently not relate well to the existing settlement of Basingstoke, lying to the west of the existing, well-defined boundary formed by the Roman Road, there is potential to mitigate this impact through siting, layout, scale, character and landscape design. The site is not isolated and would not lead to the coalescence of any larger settlements. Development of the whole site could, however, lead to a degree of coalescence with the adjoining hamlet of Worting although, again, this could be mitigated. The potential impact on heritage assets is considered to be strongly negative with impacts on the Worting Conservation Area and constituent buildings increasing southwards and westwards as development encloses the village. There are two Scheduled Ancient Monuments located to the north of the site and there are also some known substantive sites particular Scrapps Hill within the site which generally has high archaeological potential.. However, any layout could potentially accommodate the preservation of these sites. The northern part of the site is affected by traffic noise from the A339 and will also be affected by the Roman Road and the B3400, although to a lesser degree. Parts of the more southerly side of the site are also affected by railway noise. These constraints could be mitigated through a suitable layout. The development of the site would lead to the loss of Grade 2, 3a and 3b agricultural land, the vast majority being Grade 3b (good quality). In terms of other physical issues such as soil permeability, contamination, the presence of mineral resources and flood risk the site 'scored' positively.

With regards to accessibility to key services/facilities, the combined site 'scored' positively. The site is relatively well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of new facilities which may lead to a degree of self containment The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle. The sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks and there may be scope to secure improved off site provision. The site will be able to connect to existing walking and cycling infrastructure. Highways improvements in the vicinity of the development would be required to mitigate the impact of a development of this size including a potential link road between the B3400 and A339. In terms of other infrastructure, given the scale of potential development there is insufficient current provision in primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new on-site facilities as appropriate. Major sewerage infrastructure would also be needed, potentially affecting the phasing of any future development, although this is not seen as a significant constraint. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. There is a deficit of open space in the locality and this site offers the opportunity of addressing some of those deficiencies whilst meeting the additional needs of new residents. In conclusion, the combined site has a number of constraints, including a strongly negative impact on heritage, a negative impact on biodiversity and landscape, and noise issues.

North East (BAS139, BAS122 and BAS107)

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	A large proportion of the collective area of these sites could accommodate development without any direct impacts on features of biodiversity interest. However, there are significant features within and adjacent to them that would need to be safeguarded and adequately buffered from indirect impacts in order achieve the neutral grading given in this assessment. In particular, there are ancient woodland belts, and an ancient wooded bridleway that would need sensitive consideration in layout planning to properly protect them from the direct impacts of access routes and indirect impacts typical of built-up areas. The boundary hedgerows, especially those along Cufaude Lane, would also need careful consideration to minimise impacts from new accesses and highway requirements. The sites have the potential to support various protected, species. However, it is anticipated that, with appropriate early consideration of these, then impacts could be mitigated. In line with the requirements of the NPPF, it would be expected that a large area of land, such as this, include substantial areas of new habitat and other biodiversity enhancements, such as better management of existing features, in order to contribute to biodiversity conservation rather than just mitigating negative impacts.	To protect and enhance local biodiversity, flora and fauna.

Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	This combination of sites could have a medium-low capacity for development. The areas in the north and west of the site are strongly linked to the adjacent rural countryside whilst the latter contributes towards the setting to The Vyne Estate further west. Apart from the area BAS122, this area has a very strong landscape structure of well defined trees and hedges, which are an important feature that would need to be retained and protected with appropriate offsets in any development. There is also a footpath network through the site, which provides direct access to the adjacent countryside and should also be retained.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would lead to an isolated form of development which is well related to existing development and does not lead to coalescence; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	The local landform and vegetation to the south of Razor's Farm, along with the rail line are all strong features in the landscape which provide separation with the surrounding areas of development. Potentially, these features could result in any development appearing isolated, but possibly, this could be addressed through the layout of the site. In addition, it is a large proposal that extends some distance between Basingstoke and Bramley and potentially could result in coalescence. However, the presence of the MoD camp, in addition to appropriate design and layout, means that this issue has the potential to be addressed.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Neutral	The area has archaeological potential, as well as some well preserved elements. (Roman road, historic landscape character and adjacent to a Scheduled Ancient Monument – Cufaude Manor Moated site SAM 12063). Taken as a whole this large area has some discrete elements which need protecting, or setting protecting, or opportunities to incorporate the historic environment in to the development. Archaeological concerns can be mitigated (including some preservation). Archaeological assets provide an opportunity for development design (including some preservation). Archaeological assessment including field work will be necessary at some point prior to the full mitigation programme being clarified.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly Negative	The inclusion of three negatively assessed sites combines to produce a cumulatively strongly negative affect. Development would adversely affect the setting of several designated and undesignated heritage assets which would be surrounded by and overwhelmed by development of this combination of sites. Some limited mitigation could be seen around each of the three main heritage asset groupings of the three historic farmsteads (Razors Farm, Upper Cufaude Farm and Cufaude Farm) but this would not be adequate to avoid substantial harm to their settings due to the cumulative impact of development across all three sites, which in particular would prevent an outward green aspect being maintained for each or some of these sites. The additional bulk of a larger development of this size of area would also have a greater presence in the wider setting of the Vyne Park which lies to the west. Mitigation should be focussed on avoiding a spread of development beyond the BAS122 and BAS107 sites, and in turn using open space and buffer zones around each asset grouping to reduce harm and maintain some sense of verdant setting.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Neutral	Post 1988 information indicates that 68% of the site is classified as Grade 3b (moderate quality) agricultural land that is - land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. Strategic scale provisional agricultural land classification indicates that of the remaining area, 11 is classified as Grade 3, 11% is classified as Grade 4, 5% is classified as Grade 5 and 3% is classified as Grade 1. 2% of the site is 'other' It is acknowledged that the strategic scale provisional information is not sufficiently accurate for use in assessment of individual fields or development sites, but it is the only information available at this time	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. In particular, the site would project northwards of the town of Basingstoke in a manner inconsistent with the existing compact shape of the town. However, there are opportunities for the site to be defined by strong boundaries.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility			Negative		
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment		**Walking and Cycling:** The site lies to the west of Taylor's Farm but to the west of the Reading-Basingstoke Railway Line. The site(s) adjoin Cufaude Lane which forms part of the National Cycle Route network 23 which provides a quality cycle route between the site and Basingstoke Centre via Eastrop Park. The southern boundary of the site provides pedestrian and cycle connectivity to Hampshire International Business Park and Chineham Park Business Park. Cufaude Lane runs through or adjacent to most of the site which is a narrow single track road without pavements or street lighting and is therefore likely to prove unsuitable for pedestrian movements and would require upgrading as a highway to cater for the additional vehicle movements generated by a development of this scale. The railway line forms a barrier that separates the southern part of the site from the established community of Chineham and services provided within the local area. However, it is acknowledged that the completion of the Sherfield Park development located to the South East of the site will improve the sites accessibility by walking and cycling to services. The northern components of the site would need to be phased at later stages and high quality walking and cycling infrastructure would need to be provided both on and off site to encourage modal shift for shorter journeys. **Pubic Transport:** The site is located to the North West of Chineham and currently no bus services serve the roads adjacent to the site. The south eastern corner of the site is located closes to an active bus service, being approximately 300m from the bus stop on Thornhill Way which is served by the regular Jazz 1 service which connects Chineham to Basingstoke centre and Hatch Warren. The site has the potential to be served by bus although whether existing routes can be extended to serve the site depends on the access points and wider highway improvements implemented in the locality. The site is located adjacent to the Reading to Basingstoke Railway line and the South Eastern corner of the site has been secured to enable the development of a new railway station which if implemented (subject to feasibility work and finance) could provide a valuable alternative to the private car for future residents travelling to the employment centres of Basingstoke or Reading.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.2km (Four Lanes Community Junior School) • Secondary school - 4.1km (John Hunt of Everest) • Further education facility – 7.5km (Basingstoke College of Technology) • The North Hampshire Hospital – 6.4km • GP surgery – 3.1km • Food store – 3.6km • Train station – 6.1km (Basingstoke Rail) • Civic offices – 6.3km • Employment – 1.5km (Hampshire International Business Park) The site is remote from the main A33 road corridor but is located within 5km of most key services and facilities, although connectivity between the site and neighbouring areas will require improvements. However, the scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgerys and convenience retail which may lead to a degree of self containment within the site. The private car is likely to be the main form of travel to key services, unless quality public transport (bus or rail) is provided to serve the site.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Negative	The sites relative isolation from the existing urban area and connectivity issues will limit the sites accessibility to key services. Highways improvements in the vicinity of the development to provide a suitable access to the A33 will be required to mitigate the impact of a development of this size. Whilst there may be scope to secure improvements to travel by non-car modes through improved cycle ways and through contributions towards a new railway station at Chineham, the uncertainty surrounding the deliverability of the station needs to be considered.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps; Site investigation reports, landfill site evidence.	Positive	There is no record of contamination on the sites. However, there are some uses bordering the site which may have impacted upon the site, namely the MOD land adjacent to the north east, an engineering works to the north and a factory to the south. Some remedial measures may therefore be required to ensure that any identified contamination does not pose an unacceptable risk to human health. Such contamination is, however, likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Neutral	The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300ml. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care commissioning strategy sets out that new services will not be commissioned for population sizes which would give rise to the need for less than 2 additional GPs as it is no longer considered appropriate for GPs to work alone. However, in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer.	To improve health and well-being through the development of healthy communities
There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: If Four Lanes were still amenable to childcare on the school site a tender could take place for a 3 place setting which would accommodate demand at Razors Farm and Cufaude Farm. Primary school: This site is located in an area that will prove difficult to provide primary school places. The nearest schools, Four Lanes Infant and Junior, are on a restricted site and unlikely to be able to be expanded. If all three housing sites come forward locally this may provide opportunities to provide primary school places through a new primary school. This will be a minimum of 2 FE (420 places) requiring in the region of 1.500 dwellings	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	A review of secondary school catchment areas will be required due to the location of development and to reflect the difficulty that is likely to exist in expanding local schools. Additional secondary places will be required. Developer contributions will be sought for both primary and secondary provision.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/ cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Positive	The combined sites have the potential to address the deficiency in park provision in Chineham through the provision of an on-site open space and children's play facilities, There is currently a deficiency of open space suitable for kickabout and no neighbourhood park in Chineham. The needs of existing residents could therefore potentially be addressed along with the needs to new residents.	To improve health and well-being through the development of healthy communities

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	There is no capacity in the drainage network and a new connection to the strategic sewer or sewer upgrades would be required to accommodate new development. Development must not be allowed to drain to Sherfield on Loddon STW unless an effluent quality programme has been planned because of the impact on Bow Brook and upstream of the River Loddon. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Recommend text paragraph.	To maintain and improve the quality of water resources in the Borough

There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Negative	The site lies to the Northeast of Chineham and west of Taylor's Farm but to the west of the Reading-Basingstoke Railway Line. The development of this site would have a significant impact upon the highway network as traffic would need to connect to the A33 corridor which already suffers from congestion during peak times. Access to the A33 could be either through residential areas (including the soon to be completed Sherfield Park) or through established employment areas via Crockford Lane Roundabout, which the Transport Assessment (2009) forecasts will be operating in excess of 90% of capacity during the peak. The narrow country lane of Cufaude Lane north runs adjacent to / through the entire site which is unsuitable for large volumes of vehicles and has a width restricted road under rail tunnel that is only suitable for one vehicle. The road is unsuitable for significant vehicle flows to the North and therefore the schemes design will be required to prevent significant vehicle movements utilising this route. To conclude the sites isolated location from the strategic highway network and existing congestion along the A33 corridor means that significant highway works and mitigation measures are likely to be required to enable a development of this scale.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of the development of the site has the potential to both contribute financially towards the proposed Chineham Railway Station and increase the number of potential passengers. The station could provide regular services (30 minute daytime frequency) to Basingstoke and Reading. However, whether the development of a new station is financially viable needs to be explored further. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information, although an existing or new bus service would be required to serve the site. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre to improve journey time reliability for bus passengers, although the feasibility of such infrastructure would need to be explored further.	To improve choice and access to sustainable transport options

The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development proposed at this site is unlikely to provide an improved highway network, although it may be the case that the impact of the development on the A33 corridor could be mitigated against through junction / highway improvements. If, the new railway station at Chineham were to be delivered this would be a significant benefit for existing residents and workers in Chineham, providing a direct rail link to Basingstoke and Reading Centres, however, given the uncertainty concerning the viability and delivery of this service has to be considered. The scale of development may lead to an improved bus service in terms of frequency and or the provision of revised / new routes to benefit residents and employers in the local area.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community services: If all three sites came forward a small new on-site community building would be required. Financial contributions would be sought. Sport and Recreation: A mix of on-site and off site contributions would be sought (on site allocation of 3.12 ha consisting of 2 grass football pitches, changing facilities and 2 tennis courts. Off site contribution towards artificial pitch, swimming provision and indoor hall provision) Utilities: It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: The impact of the potential additional housing would be very significant on the existing HWRC service. Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure Developer contributions to invest in strengthening the local HWRC service. This could also be in form of a suitable site on which a new HWRC could be built. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	To improve accessibility to all services and facilities

The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	There may be some noise impact from the neighbouring MOD use to the north of the site and the Business Park to the south. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The site is within close proximity of an un-neighbourly use namely the MoD site to the north. However there is scope for mitigation/enhancement (including restrictions on certain uses). There is also a factory to the south which may impact upon the site with possible dust, odour etc	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site is made up of 3 smaller sites in different ownership. BAS107 is controlled by Croudace Strategic Ltd (Barton Wilmore promoting). Hampshire County Council controls BAS122 (Barton Wilmore also promoting). BAS139 has one private owner (Knight Frank promoting). Each of the owners/promoters have confirmed that their site is available for development and that there are no legal constraints associated with the land.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home

Site conclusions: In terms of biodiversity, a large proportion of this collective area could accommodate development without any direct impacts on features of biodiversity interest. However, there are significant features within and adjacent to them that would need to be safeguarded and adequately buffered from indirect impacts, and therefore a neutral 'score' was given. The combination of sites has a medium-low capacity for development in terms of landscape capacity. The area to the north and west of the site are strongly linked to the adjacent rural countryside whilst the latter contributes towards the setting to The Vyne Estate further west. The site does not relate well to the existing settlement in terms of form, scale and character and would project northwards of the town of Basingstoke in a manner inconsistent with the existing compact shape of the town. Potentially, strong local features could result in any development appearing isolated, but this could potentially be addressed through the layout of the site. In addition, the combined site extends some distance between Basingstoke and Bramley and potentially could result in coalescence although the presence of the MoD camp, in addition to appropriate design and layout, means that this issue has the potential to be addressed. In terms of impact on heritage assets, a cumulatively strongly negative 'score' was given. Development would adversely affect the setting of several designated and undesignated heritage assets which would be surrounded by and overwhelmed by development of this combination of sites. The area has archaeological potential, as well as some well preserved elements. A number of discrete elements need protecting but archaeological concerns can be mitigated. There may be some noise impact from the neighbouring MOD use to the north of the site and the Business Park to the south. This could, again, be mitigated through a suitable layout. In terms of flooding there is the potential for shallow groundwater on site and the poor drainage of the land represents a constraint, although this could be managed as part of a drainage strategy . The development of the site would lead to the loss of Grade 3b (good quality) agricultural land. In terms of contamination and the presence of mineral resources the site 'scored' positively.

In terms of accessibility, the combined site was 'scored' negatively, reflecting its relative isolation from the existing urban area and strategic highway network which limit its accessibility to key services. The larger scale of development on the combined sites is likely to lead to the provision of some new facilities which may lead to a degree of self containment. Whilst there may be scope to secure some improvements to travel by non-car modes through improved cycle ways and through contributions towards a new railway station at Chineham (the delivery of which is uncertain), the private car is likely to be the main form of travel. The development of this site would have a significant impact upon the highway network, particularly the A33, and improvements to provide suitable access points etc will be required to mitigate the impact of a large amount of development in this area. The rural nature of Cufaude Lane north also needs to be considered. In terms of other infrastructure, given the scale of potential development there is insufficient current provision in GP provision, primary and secondary education; community, sport and recreation facilities, libraries, and waste facilities. However, financial contributions would be sought to expand or provide new on-site facilities as appropriate. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. There is no capacity in the drainage network and a new connection to the strategic sewer or sewer upgrades would be required for the combined site. If an upgrade is required, Thames Water states that up to three years lead in time would be necessary. The combined sites have the potential to address the deficiency in park provision in Chineham through the provision of an on-site open space and children's play facilities. In conclusion, the combined site has a number of constraints, including a strongly negative impact on heritage assets, a negative impact on the landscape, its relative inaccessibility, its relationship with the existing built up area and flooding and noise issues.

South West (BAS133, BAS132 and BAS114)

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The cumulative impacts from these developments relate to the indirect impacts on the adjacent SINCs. Since the original Biodiversity Assessment was undertaken for these areas, Old Down public open space has been designated as a SINC for its botanical, butterfly and moth interest. Old Down and the adjacent Beech Break SINCs are already used as recreational open space but have met the SINC criteria despite the current level of recreational pressure. It is unclear if additional recreational pressure will have an adverse impact on these SINCs therefore it will be important to provide adequate open space provision on site to mitigate any potential impacts. As previously stated, development would be subject to layouts that protect adjacent SINCs with adequate buffers and incorporates woodland areas and hedgerow. There is likely to be some indirect pressure on wildlife and the woodlands within and adjacent to the site, but there is scope to mitigate and compensate for these through habitat enhancements, careful layout design and the creation of new woodland areas to buffer and link the existing fragments. The integrity of the adjacent SINCs will need to be maintained and not compromised by highway developments. Opportunities to improve habitat linkages between Peak Copse and the ancient woodland SINC at Beggarwood should be secured.	To protect and enhance local biodiversity, flora and fauna.

Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	This combination of sites would have a medium-low capacity for development. Any development would be more readily accommodated to the east of the A30, on the golf course site, which has a good landscape structure within which development could be located (provided it is adequately protected). The area to the west of the A30 is elevated and is prominent within the landscape and has a strong rural character which continues to the wider countryside. Development here would result in an undesirable urban spread into the surrounding countryside.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would lead to an isolated form of development which is well related to existing development and does not lead to coalescence; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	This site would relate well to existing, adjoining development to the east at Beggarwood. However, as there is a ridge along the northern boundary to the site and a park further north, housing could appear somewhat detached from adjacent development in these locations but could be addressed through siting and layout. Development would not result in coalescence.	To create and sustain vibrant settlements and communities

Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	Low to medium archaeological potential. Will need archaeological assessment to establish appropriate mitigation. Likelihood that substantive archaeological sites will be encountered, but likely to be capable of being wholly mitigated. Little archaeological evidence currently exists in this area, but review of such a large area against the results of large scale survey adjacent on what is now the Beggarwood estate suggest as yet unrecorded archaeological sites will exist and will be encountered. (In addition a large Iron Age Enclosure was preserved in situ in the Beggarwood Woodland Park open space provision). The site is bordered on its west side by the Roman road, which in places survives as an earthwork in the woodland belt. (where this is the case it should be regarded as a nationally important survival). The Roman road presents an opportunity to link the development to the heritage of the area as well as in itself reinforcing the presence of the Roman road in the historic landscape.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Neutral	The Grade 2 listed Southwood Farmhouse and its curtilage lies within the Hounsome Fields part of the site in its south western corner. It is likely that housing would not be allowed within the setting of the listed buildings, and so if development were to be located close to these, there would be a negative impact on their setting. There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the Kennel Farm or Golf Course parts of the site, and therefore it would be expected that these two areas be used to concentrate built development, with open space / buffer zones located towards the heritage sensitive part of this combination area, so allowing a neutral and wholly mitigatable impact.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Negative	Post 1988 information indicates that 46% of the site is classified as Grade 3a (good quality) agricultural land, that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. 3% is Grade 2 (very good quality). Strategic scale provisional agricultural land classification indicates that of the remaining area, 30% is classified as Grade 2 and 14% is classified as Grade 1. 4% of the site was not surveyed and 3% of the site is 'other'. It is acknowledged that the strategic scale provisional information is not sufficiently accurate for use in assessment of individual fields or development sites, but it is the only information available at this time.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	The development would represent an extension to the southwest beyond the existing settlement boundary of Basingstoke. The site would extend beyond the existing strong boundary of the A30 and therefore would have a limited relationship to the existing settlement in terms of form, scale and character and in its ability to create a more integrated settlement. However, the development would be within the strong boundary of the M3 and the boundary of the Roman Road. There is potential to mitigate its impact through the siting, layout, scale, character and landscape design of the proposal.	To create and sustain vibrant settlements and communities

Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
Accessibility			Neutral		
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment		**Walking and Cycling:** Given the sites edge of urban area location there is currently no walking or cycling infrastructure connecting the site to neighbouring communities, although there is scope to provide shared pedestrian and cycle routes along the A30 to connect to existing infrastructure that runs to the North of the site Roman Road) and east of the along old Beggarwood Lane. The part of the site located to the east of the A30 could be easily integrated with the neighbouring residential areas and the associated services and facilities by walking and cycling. The parts of the site located to the west of the A30 would need to be accompanied by improvements to pedestrian and cycle infrastructure between the site and neighbouring areas, including safe access point(s) across the A30 to connect the site and facilities and services located to the east (e.g. Hatch Warren Retail Park). **Public Transport:** The site is located adjacent to the A30 Winchester Road which is served by the infrequent route 55 bus service that connects Basingstoke Town to Steventon. The part of the site located to the East of the A30 adjoins Kempshott Park which is currently served by the Jazz 1 bus service which provides a regular service to Basingstoke and Chineham (12 minute daytime frequency). The Jazz 1 bus route could be diverted to serve the site located to the East of the A33. There is also scope to divert the Jazz 1 service to serve the new residential community to the West of the A30, although suitable access from the A30 to the site would be required.	To improve accessibility to all services and facilities

				Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point: • Primary school - 2.7km (St Marks C of E) • Secondary school – 4.8km (Brighton Hill) • Further education facility – 6.5km (BCOT) • The North Hampshire Hospital – 11km • GP surgery – 1km • Food store – 1.8km • Train station - 7.5km (Basingstoke Rail) • Civic offices – 7.5km • Employment – 5.4km (Wella Road Industrial Estate) The site is well located for a range of services, most of which are within a 5km distance, which is considered a distance suitable for cycling. The scale of development proposed at the site is likely to lead to the provision of new facilities and services, such as primary schools, Health Centre(s) and convenience retail which may lead to a degree of self containment within the site. Subject to the provision of improved walking and cycling infrastructure and the site being served by a frequent bus service, the site would be relatively well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle.	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Quality pedestrian and cycle links will be required to connect the site to neighbouring communities and facilities. The Jazz 1 bus service (and potentially route 55) would be required to be diverted to serve the site to provide a regular high frequency bus service to Basingstoke town centre to access key services and facilities. Highways improvements in the vicinity of the development including Brighton Hill Roundabout and potentially the Winchester Road junction may be required to mitigate the impact of development of this size.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	There are a number of small infilled pits across the site but these are not considered to be a constraint to it s development.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The combined site is predominantly within Flood Zone 1, although there are small areas within flood zones 2 and 3, the site is not within or upstream of a critical drainage area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100ml and 300mm	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source protection Zone 3. The EA has not raised an issue in respect of polluting a water source.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. Any development would need a drainage masterplan or strategy to show that any new runoff created does not have an impact on the downstream surface water or river system. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Basingstoke and North Hampshire NHS Foundation Trust: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and Hospital treatment. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer	To improve health and well-being through the development of healthy communities

There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Childcare: There is insufficient capacity at present additional childcare facilities would be needed. Financial contributions would be sought. Primary school: There is insufficient capacity at present a new 3FE (630) primary school site will be required. New school costs ca. £12m to be funded from developer contributions.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development
There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided	Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.	Schools Organisation Plan (2010) and information from HCC Children's Service Facilities	Neutral	Updated: Additional school places will be required. Work is underway to access the opportunity of existing schools to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school could be significant.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development

The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost	Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information	Neutral	Hatch warren and Beggarwood do not currently have a deficit of open space in terms of quantity. However, within the housing area of Beggarwood Park the open spaces are small and are not generally suitable for kickabout and robust play. If the golf course was developed the majority of open space and play required to meet the needs of the new residents would need to be provided on-site. There would also be the possibility of helping to address the poor distribution of larger open spaces across Beggarwood as a whole, particularly in the south. The other two sites are adjacent to Old Down open space and Beggarwood Woodland Park. Beggarwood Woodland Park provides more than the minimum quantity of open space required in the Local Plan for the current population in Hatchwarren and Beggarwood and would therefore have the capacity to accommodate some of the open space needs of new residents from the site. Old Down provides approximately half of the open space required for the current population of Kempshott. The sites would be large enough to accommodate all open space and play needs on site.	To improve health and well-being through the development of healthy communities
There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough

There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	Major infrastructure is needed to convey the sewage effluent to the STW because of insufficient capacity in the network and even minor development may cause an increase in flood risk in the drainage system through Basingstoke if infrastructure upgrades are not provided. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary.	To maintain and improve the quality of water resources in the Borough
There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	Access from the sites to the main A30 corridor is required but should be relatively straight forward, and capacity exists for vehicles travelling southbound to access the M3 at junction 7. The Highways Agency have some concerns about southbound flows onto the M3 but it is likely that most trips would head north There may be a tendency for trips to the town centre and north Basingstoke employment areas to avoid through town queues and use Jct 7 to Jct 6 of the M3 to access the Ringway. Travel to town is reasonable along A30 main corridor but with some peak congestion at certain junctions, but scale of the site could deliver some moderate wider improvements to the highway network such as improvements to the A30 / Wallop Drive junction, Brighton Hill and/or Winchester Road Roundabouts. Walk/cycle routs would need to be provided within the sites and connect up to the existing network (which would also require some improvement). Improvements to pedestrian crossings on the A30 would be required to connect the sites and subsequent facilities and services that are provided.	To improve accessibility to all services and facilities

There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates / bus priority on access points to the main highway network (A30). There may be scope to implement bus priority measures along key bus routes into the town centre, although the feasibility of such works would need to be tested.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	A development of this scale may provide some services to the benefit neighbouring areas, such as a district centre, GP surgery, primary school, convenience retail, all of which can assist in creating self contained trips by walking /cycling. There may be scope to improve bus service frequency along local routes which would need to be diverted (routes extended) to serve the site.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	Community facilities: There is insufficient capacity at present but there is scope to accommodate growth through new larger on-site facilities (750sqm). Financial contributions would be sought. A Phasing Plan should be agreed. Library: There is insufficient capacity at present and financial contributions will be sought from developers to improve capacity. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service. Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way. Sport & Recreation: Onsite allocation of approx. 5ha comprising of 4 tennis courts, 2 grass pitches and changing facilities. Also land set aside for the future development of an artificial pitch, part funded by the developer. Offsite contributions towards a swimming provision and indoor hall provision.	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.

Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The sites are affected by traffic noise from the A30 and M3. A detailed noise assessment will therefore be required to ensure acceptable noise standards can be met within homes and amenity areas and further noise mitigation measures may be required	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the sites are not within close proximity of an un-neighbourly use.	To improve health and well-being through the development of healthy communities

Deliverability					
The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Negative	This site combination is made up of 3 sites within separate ownership. BAS133 is owned by Basingstoke Golf Club who is promoting the site for development through a planning agent. Members of the club voted in favour of the resolution to support the promotion of the site for inclusion in the Local Plan and the club have since appointed consultants to progress its promotion. However, the site is not technically available now as the final decision to sell the site will be taken by the members based upon a satisfactory offer and the timeframes associated with relocating the club elsewhere. Wates Developments Ltd control BAS114 and are actively promoting it for development. This site is therefore available (Savills promoting). BAS133 is within the freehold ownership of Pellpar Investments Ltd, a company owned wholly by the Skinners Company who is actively promoting the land for new uses and it is therefore available for development (Drivers Jonas Deloitte promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home

Site conclusions: In terms of biodiversity, a neutral 'score' was given, reflecting the cumulative impacts of this combination of sites in relation to indirect impacts on the adjacent SINCs. The combination of sites has a medium-low capacity for development in terms of landscape capacity. Any development could be more readily accommodated to the east of the A30. The area to the west of the A30 is elevated and is prominent within the landscape having a strong rural character which continues to the wider countryside. Development here would result in an undesirable urban spread into the surrounding countryside. The site would extend beyond the existing strong boundary of the A30 and therefore would have a limited relationship to the existing settlement in terms of form, scale and character. However, the development would be within the strong boundary of the M3 and the boundary of the Roman Road and there is potential for mitigation. This site would relate well to existing, adjoining development to the east at Beggarwood. However, as there is a ridge along the northern boundary to the site and a park further north, housing could appear somewhat detached from adjacent development in these locations. This could be addressed through siting and layout. Development would not result in coalescence. Development in this location would have a neutral impact on heritage features (listed farmhouse) which can be wholly mitigated. The sites are affected by traffic noise from the A30 and M3. There is a small area of localised flooding at the southern tip of the site but this is not considered to be a significant constraint to development. The development of the site would lead to the loss of primarily Grade 3b (good quality) with a very small element of Grade 2 (very good quality) agricultural land. In terms of contamination, soil permeability and the presence of mineral resources the site 'scored' positively.

In terms of accessibility, the combined site was given a neutral 'score'. The site is well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of some new facilities which may lead to a degree of self containment. Subject to the provision of improved walking and cycling infrastructure and the site being served by a frequent bus service, it would be relatively well connected to the town centre and services. Highways improvements in the vicinity of the development may be required and the scale of the site could deliver some moderate wider improvements to the highway network. Walk/cycle routes would need to be provided within the sites and connect up to the existing network and improvements to pedestrian crossings on the A30 would be required to connect the sites and subsequent provision of facilities. In terms of other infrastructure, given the scale of potential development there is insufficient current provision in GP facilities, primary and secondary education; community, sport and recreation facilities, libraries, and waste facilities. However, financial contributions would be sought to expand or provide new on-site facilities as appropriate. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. Major infrastructure is required to convey sewage effluent to the treatment works and further investigations are required into this issue. However, this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. Whilst Hatch warren and Beggarwood do not have a deficit of open space in terms of quantity the combined sites have the potential to address the poor distribution of larger open spaces across Beggarwood as a whole. Part of the combined site is not currently available as it is owned and used by Basingstoke Golf Club and the final decision to sell the site has not yet been taken. In conclusion. The combined site has a number of constraints, including a negative impact on the landscape, noise and availability issues.