

SUSTAINABILITY APPRAISAL OF SITES, MARCH 2014

VOLUME 4 – REVISED AND NEW SITE BOUNDARIES AND NEW SITE COMBINATIONS

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Revised site boundary

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SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Site Assessment criteria/ other evidence	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)</i> <i>If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? 	<p>Housing need for settlement – housing register/Rural housing study?</p> <p>Gypsies and travellers?</p> <p>Integration with employment needs?</p>	<p>++/-</p> <p>The site has the potential to increase housing supply by some 1350 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on</p>	<p>Likelihood: high</p> <p>Scale: local-borough</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>The certainty of any new</p>	<p>Development on the site should be of a sustainable design and construction to ensure the housing is sustainable.</p> <p>Affordable housing/housing mix policies required to</p>

	<ul style="list-style-type: none"> • Will it produce dwellings of sustainable design and construction? • Will it ensure that appropriate infrastructure is in place to serve the additional dwellings? • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough? 		<p>other policies/implementation.</p> <p>The site will contribute to reducing the number of households on the housing register.</p> <p>Development of the site does not meet the specific housing needs of gypsies and travellers.</p>	<p>housing meeting housing needs will be subject to implementation.</p> <p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary</p> <p>Significance: significant</p>	<p>ensure housing provision meets identified need.</p> <p>The needs of gypsies and travellers need to be addressed.</p>
<p>2) To reduce deprivation and inequalities in quality of life between</p>	<ul style="list-style-type: none"> • Will it encourage social cohesion? • Will it reduce overcrowding? 	<p>Within 7 most deprived areas of Borough</p>	<p>0</p> <p>Development of this site would not have a direct impact on deprivation and inequality.</p>		

<p>residents and neighbourhoods</p>	<ul style="list-style-type: none"> • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)? • Will it discourage anti-social behaviour? • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 				
<p>3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change</p>	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change? 	<ul style="list-style-type: none"> • Renewable energy • Accessibility 	<p>-/--/++</p> <p>Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation, although the energy efficiency of new housing can be enhanced by requiring higher levels of the Code for Sustainable Homes.</p> <p>The site is inaccessible other than by small rural lanes - most</p>	<p>Likelihood: certain</p> <p>Scale: local-global</p> <p>Timescale: long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.</p> <p>Sustainable accessibility could be improved if the site is developed in conjunction with</p>

			<p>journeys will be by car.</p> <p>The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plan and is of sufficient size to deliver decentralised energy.</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain – reliant on provision on-site</p> <p>Scale: global</p> <p>Timescale: long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>adjoining sites.</p> <p>Seek to ensure low carbon/renewable/decentralized energy provided on site.</p>
<p>(4) To protect, and enhance local biodiversity, flora and fauna</p>	<ul style="list-style-type: none"> • Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) 	<ul style="list-style-type: none"> • Biodiversity 	<p>-</p> <p>This site contains part of the River Loddon, its floodplain and the habitats within this zone. The river is a priority BAP habitat chalk stream near this stretch. There are also adjacent ancient woodlands within the area. Protection of these features is necessary to safeguard existing priority habitats, including those designated as SINCs, to protect an important wildlife corridor of landscape scale significance, and to safeguard an important area of opportunity for habitat restoration and creation</p>	<p>Likelihood: uncertain</p> <p>Scale: local-regional</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>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.</p> <p>A buffer of 5m to all drains and watercourses if required and a buffer of 8 metres to main rivers.</p>

	species and their habitats?		<p>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.</p> <p>The adjacent ancient woodlands within the area would also need to be given adequate protection through buffering within any development scenario.</p>		However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	<ul style="list-style-type: none"> • Will it protect areas of highest landscape value? • Will it protect and enhance the Borough's landscape character and diversity? • Will it avoid damage to geological and geomorphologic interests? • Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile agricultural land? 	<ul style="list-style-type: none"> • Landscape character, diversity • Agricultural land • minerals 	<p>--/?/-</p> <p>The Landscape Capacity Study has assessed this area in two sections, once following the lower ground to the east closest to the River Loddon, and the remainder of the site. Capacity to the east is considered low, due to the visual sensitivity and its role as part of the River Loddon landscape corridor. The remainder of the area has a medium/low capacity for development.</p> <p>65% of the site is classified as Grade 3b, 9% as Grade 3a, 8% of the land is classified as other and 6% of the site is not covered by the survey information.</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Development should respect the settings to Old Basing and Lychpit, as well as avoiding upper prominent slopes. It should focus on the areas to the east, whilst the eastern and northern edge to any development would need to respect the character of the surrounding countryside.</p> <p>Potential cumulative impact of use of higher grade agricultural land.</p>

			<p>The central part of the site falls within a Mineral Consultation Area for sharp sand and gravel which should be protected from sterilisation. This is not considered to be an overriding constraint which would prevent the potential development of the site although further investigation is required.</p>	<p>Likelihood: uncertain Scale: national Timescale: medium-long term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: national Timescale: medium-long term Duration: permanent Significance: unknown</p>	<p>Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.</p>
<p>6) To maintain and improve the quality of water resources in the Borough</p>	<ul style="list-style-type: none"> Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater? 	<ul style="list-style-type: none"> Water quality Pollution of water source Adequate water supply Adequate sewerage infrastructure 	<p>-/+/+/+/+</p> <p>Whilst there may be some deterioration in water quality, there would be no overall deterioration in the Water Framework Directive band status</p>	<p>Likelihood: it is unknown to what extent water quality will deteriorate. Scale: local Timescale: immediate</p>	<p>Monitoring of water quality is necessary.</p>

			<p>The site is not within a source protection zone and therefore the risk of polluting a water source is limited.</p> <p>South East Water's Water Resource Management Plan sets out how water will be supplied up to 2020.</p> <p>The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works.</p>	<p>Duration: unknown</p> <p>Significance: potentially significant</p> <p>Likelihood: fairly certain development will not pollute water source</p> <p>Scale: local</p> <p>Timescale: immediate</p> <p>Duration: unknown</p> <p>Significance: insignificant</p> <p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: longer term</p> <p>Duration: temporary</p> <p>Significance: significant</p> <p>Likelihood: fairly certain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary</p>	
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<p>7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>	<ul style="list-style-type: none"> • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development? 	<ul style="list-style-type: none"> • Flooding • permeability of the soil 	<p>-</p> <p>Flood Zones 2 and 3 run 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. There are records of localised flooding in the southern part of the site, although this is relatively minor. 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 300 ml. Given the location of this site, 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.</p> <p>The site has a fairly high standard percentage runoff and effectiveness of infiltration in this area would therefore be limited and would need addressing</p>	<p>Significance: significant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: temporary</p> <p>Significance: significant</p>	<p>The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:</p> <p>Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access is taken through the localised flooding area, the access will need to be carefully designed to ensure safe access and egress.</p> <p>Surface water needs to be managed as part of any development strategy</p>
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			through a drainage strategy.		<p>Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning.</p> <p>As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain.</p>
<p>8) To improve sustainable accessibility to all services and facilities</p>	<ul style="list-style-type: none"> • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband? 	<ul style="list-style-type: none"> • Site accessible by range of transport • Enable transport linkages • Opportunity for new local services 	<p>--/-/?</p> <p>The site is isolated with the exception of the South Western Corner of the site, although access for pedestrian, cyclists and vehicles to the A33 could be provided if access could be secured along Whitmarsh Lane (which forms part of site BAS121) and were suitably upgraded.</p> <p>The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure if developed in combination with sites BAS121 and BAS103.</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>The site would need to be developed in combination with site BAS121 to offer sustainable access.</p>

			<p>The site is of a sufficient size that new services/facilities could be provided but this is unknown at this stage.</p> <p>There is insufficient capacity at some of the community facilities including library. Gas diversionary or abandonment works may be required, and financial contributions may be required to invest in the household waste recycling and rights of way.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	
<p>9) To improve choice and access to sustainable transport options</p>	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport? 	<ul style="list-style-type: none"> • Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure 	<p>--</p> <p>The site is isolated with the exception of the South Western Corner of the site, although access for pedestrian, cyclists and vehicles to the A33 could be provided if access could be secured along Whitmarsh Lane (which forms part of site BAS121) and were suitably upgraded</p>	<p>Likelihood: certain</p> <p>Scale: borough</p> <p>Timescale: medium term</p> <p>Duration: permanent</p> <p>Significance: significant though could be access to employment could be improved through</p>	<p>The site would need to be developed in combination with site BAS121 to offer sustainable access.</p>

			<p>The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure if developed in combination with sites BAS121 and BAS103.</p> <p>The location of the site would not provide any benefit to other areas and would require the adjacent site to provide access.</p>	<p>development in combination with adjoining sites.</p> <p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: insignificant</p>	
<p>10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? • Will it improve the qualifications or skills of the population? • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of 	<ul style="list-style-type: none"> • Capacity in primary schools • Capacity in secondary schools • New education provision? 	<p>-</p> <p>There is insufficient capacity at present and a three x 3 form entry new primary schools would be required.</p> <p>Costello and Everest school catchment area are unlikely to be able to be expanded by any significant level. A review of secondary school catchment areas will be required due to the location of development, and to reflect the ability of existing schools to cope with additional pupil numbers.</p>	<p>Likelihood: certain without infrastructure provision</p> <p>Scale: local</p> <p>Timescale: short-long term. Long lead-in time for provision of new education infrastructure.</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>The school place planning strategy would depend on whether housing is developed on the adjacent site.</p> <p>A review of secondary school catchment areas will be required.</p> <p>There is potential to provide primary and secondary schools on site, especially if the site is developed in combination with other sites.</p>

	<p>employers within the Borough?</p> <ul style="list-style-type: none"> • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 				
<p>11) To develop a diverse and competitive knowledge-based economy</p>	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0/?</p> <p>Development of this site would not entail the loss of any employment land.</p> <p>There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p>	<p>Access to employment would be improved by development of the site in combination with adjoining sites.</p>

				<p>Duration: uncertain</p> <p>Significance: not significant</p>	
<p>12) To maintain high and stable levels of employment</p>	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0</p> <p>Development of this site would not entail the loss of any employment land.</p> <p>There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas but on its own would be inaccessible.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbps by 2015.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p>	<p>Access to employment would be improved by development of the site in combination with adjoining sites.</p>

				<p>Duration: uncertain</p> <p>Significance: not significant</p>	
<p>13) To maintain and enhance sustainable economic growth</p>	<ul style="list-style-type: none"> • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0</p> <p>Development of this site would not entail the loss of any employment land.</p> <p>There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p>	<p>Access to employment would be improved by development of the site in combination with adjoining sites.</p>

				Duration: uncertain Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	<ul style="list-style-type: none"> • Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the Borough 	<ul style="list-style-type: none"> • Anything other than housing proposed that would be attractive to visitors 	? Potential improvement to the Loddon Valley.		
15) To protect and enhance distinctive and high quality features of the local built environment	<ul style="list-style-type: none"> • Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or 	<ul style="list-style-type: none"> • Harm heritage assets – archaeology • Heritage assets - general 	?/- Low/medium potential for archaeological impact. Some assessment of archaeological potential should be undertaken. Reported to be a Roman villa in the Loddon valley in this area and a decoy pond and possible moat in the valley bottom. There are also water meadows in the valley at this point, which are a distinctive historic landscape component. There is reported to be a Roman villa in the Loddon valley in this area and a decoy pond and possible moat in the valley bottom. There are also water meadows in the valley at this point, which are a distinctive historic landscape component. The site contains the Grade II Lodge Farmhouse and associated	Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: significant:	Some assessment of archaeological potential should be undertaken. The setting of the heritage assets would require protection.

	<p>degradation to designated areas (Conservation Areas, Historic Parks and Gardens)?</p> <ul style="list-style-type: none"> • Will it protect the Borough's historic and cultural heritage? 		<p>listed barn which, together with 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.</p> <p>At a longer distance the wide rural setting of the Grade II listed buildings of Moulshay House and those around Church End would require consideration.</p> <p>These assets and their setting would require protection although this would provide only partial mitigation through siting, scale and design. .</p>		
<p>16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable</p>	<ul style="list-style-type: none"> • Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment and disposal? • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and 	<ul style="list-style-type: none"> • Contamination • Greenfield site 	<p>-/?</p> <p>This is a Greenfield site.</p> <p>There is a disused sewage works and an infilled pit on the southern parcel of land. However, this is likely to be capable of being</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain</p> <p>Scale: small part of site</p> <p>Timescale: short-long term</p>	<p>Land remediation required.</p>

<p>design and construction technologies</p>	<p>construction techniques?</p> <ul style="list-style-type: none"> • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use? 		<p>cleared without significant cost.</p>	<p>Duration: permanent</p> <p>Significance: insignificant if appropriate mitigation</p>	
<p>(17) To create and sustain vibrant settlements and communities</p>	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate it? • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? 	<ul style="list-style-type: none"> • Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services 	<p>-/?</p> <p>The site by itself 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 at a distance from the existing settlement boundary.</p> <p>Development of this site would result in an area that is largely separated from Basingstoke and therefore would be an isolated</p>	<p>Likelihood: fairly certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>If the site was developed in combination with BAS121 there is potential to mitigate impacts through the siting, layout, scale, character and landscape design of the proposal.</p> <p>Financial contributions can ensure provision of community facilities and other infrastructure.</p>

	<ul style="list-style-type: none"> • Will it avoid the disruption of locally distinctive settlement form? • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements? 		<p>settlement. It is not considered that it would lead to the coalescence of settlements.</p> <p>There is insufficient capacity of community facilities at present and the size of development justifies provision of new on-site community (community hall and satellite hall) and sports facilities. Financial contributions would be sought for library facilities, improvements to rights of way and the HWRC (waste) service. The site is of sufficient size to provide on-site services /facilities but this is unknown at this stage.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: unknown</p> <p>Duration: unknown</p> <p>Significance: potentially significant</p>	
<p>18) To promote and improve access to</p>	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? 	<ul style="list-style-type: none"> • Open space provision • Loss of open space or accessible countryside 	<p>?</p> <p>The site has the ability to accommodate all open space and</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p>	<p>On-site provision of open space required.</p>

<p>open space and countryside</p>	<ul style="list-style-type: none"> • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 		<p>play needs of the new residents on site without impacting on existing provision (especially if combined with other sites).</p> <p>The site is currently in agricultural use; however footpaths run through the site, and along the boundaries. The impact on footpaths and rights of way was raised as an issue in the consultation responses.</p>	<p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	
<p>19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour</p>	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 		<p>0</p> <p>The impact on crime and community safety cannot be determined at this stage</p>		
<p>20) To improve health and well-being through the development of healthy communities</p>	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air 	<ul style="list-style-type: none"> • Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses 	<p>?/-</p> <p>The NHS foundation trust have indicated that there is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. In order to meet the expected increase in need for primary care services and to accommodate additional</p>	<p>Likelihood: uncertainty as healthcare and open space provision and further assessment into existing unneighbourly uses needs to be considered at more detailed stage.</p> <p>Scale: local</p> <p>Timescale: uncertain</p>	<p>Financial contributions would be sought for improvements to the primary care services.</p> <p>Noise assessment and potential noise mitigation required.</p> <p>Potential odour nuisance</p>

	<p>quality?</p> <ul style="list-style-type: none"> • Will it decrease noise pollution near residential areas? 		<p>GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby.</p> <p>This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS102).</p> <p>Site lies close to the sewage works and incinerator and there could be unacceptable odours, noise from vehicle movements, plant/ equipment etc. An odour assessment needs to be carried out to inform mitigation measures and masterplanning. However, good site layout and the use of buffer zones may help overcome any odour/noise issues.</p> <p>The odour assessment should be carried out in accordance with the criteria submitted by Thames Water.</p> <p>There will also be noise from the A33.</p> <p>The part of the site which is close</p>	<p>Duration: uncertain</p> <p>Significance: unknown</p>	<p>to be avoided through design/layout.</p>
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			to the sewage works may be unsuitable for housing.		
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Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of significant potential negative impacts were identified, particularly relating to environmental and social objectives. The site is relatively isolated from other settlements and transport networks, and therefore it has the potential to fail to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; and creating and sustaining vibrant settlements and communities. The isolation issue could be addressed if developed in conjunction with adjoining sites. Similarly, the site is sensitive to development, particularly on the lower ground to the east, given the River Loddon valley corridor and the fact the site is at significant risk of flooding given the extent of Flood zones 2 and 3. Therefore development of the site has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and quality of the local landscape. However, there are opportunities for restoration and improved management of the biodiversity interest. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.

Development of the site would largely have a neutral impact on economic objectives. Whilst it does not entail the loss of any employment land, it is not accessible to existing employment sites. The site could provide new small scale commercial development opportunities but does not have high broadband speeds at present to support working from home. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that the site is developed in combination with land to the west, ensuring the siting and design of the development avoids constrained or inappropriate areas for development including floodplains, heritage assets and their settings, areas of landscape sensitivity (focusing development to the west), biodiversity interest, odour and noise issues (the odour assessment should be carried out in accordance with the criteria submitted by Thames Water); opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community and education provision, improved transport linkages and networks, sewerage infrastructure provision, affordable housing, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

New site boundary

Detailed Site Appraisal: Part of BAS121 East of Basingstoke (south only) – 450 units

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Site Assessment criteria/ other evidence	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) <i>If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? 	<p>Housing need for settlement – housing register/Rural housing study?</p> <p>Gypsies and travellers?</p> <p>Integration with employment needs?</p>	<p>++/-</p> <p>The site has the potential to increase housing supply by some 450 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate</p>	<p>Likelihood: high</p> <p>Scale: local-borough</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>The certainty of any new</p>	<p>Development on the site should be of sustainable design and construction to ensure the housing is sustainable.</p> <p>Affordable housing/housing mix policies required to ensure housing provision meets identified need.</p>

	<ul style="list-style-type: none"> • Will it produce dwellings of sustainable design and construction? • Will it ensure that appropriate infrastructure is in place to serve the additional dwellings? • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough? 		<p>with employment needs. The sustainability of any new housing will be dependent on other policies/implementation.</p> <p>The site will contribute to reducing the number of households on the housing register.</p> <p>Development of the site could meet the specific housing needs of gypsies and travellers.</p>	<p>housing meeting housing needs will be subject to implementation.</p> <p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary</p> <p>Significance: significant</p>	<p>The needs of gypsies and travellers need to be addressed.</p>
<p>2) To reduce deprivation and</p>	<ul style="list-style-type: none"> • Will it encourage social cohesion? 	<p>Within 7 most deprived areas of Borough</p>	<p>0</p> <p>Development of this site would not</p>		

<p>inequalities in quality of life between residents and neighbourhoods</p>	<ul style="list-style-type: none"> • Will it reduce overcrowding? • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)? • Will it discourage anti-social behaviour? • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 		<p>have a direct impact on deprivation and inequality.</p>		
<p>3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change</p>	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? 	<ul style="list-style-type: none"> • Renewable energy • Accessibility 	<p>-/-/++</p> <p>Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.</p>	<p>Likelihood: certain</p> <p>Scale: global</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.</p> <p>New bus services would</p>

	<ul style="list-style-type: none"> • Will it mitigate the effects of climate change? 		<p>The site has some services within reach or will be of sufficient size to provide some services on site, but most journeys will be by car.</p> <p>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</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p> <p>Likelihood: uncertain – reliant on provision on-site</p> <p>Scale: global</p> <p>Timescale: long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>be required to improve sustainable accessibility.</p> <p>Seek to ensure low carbon/renewable/decentralized energy provided on site.</p>
<p>(4) To protect, and enhance local biodiversity, flora and fauna</p>	<ul style="list-style-type: none"> • Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute 	<ul style="list-style-type: none"> • Biodiversity 	<p>?</p> <p>Site cannot be fully assessed until site survey results available. Subject to adequate protection, including buffering and natural flood zones and a design which respects boundary features of ecological value, it is anticipated that impacts on biodiversity could</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: uncertain</p> <p>Significance: unknown</p>	<p>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</p>

	towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?		be satisfactorily mitigated. There is also potential for habitat enhancements.		<p>biodiversity within the development control process, it is anticipated that impacts on biodiversity could be satisfactorily mitigated.</p> <p>A buffer of 5m to all drains and watercourses if required and a buffer of 8m to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.</p>
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	<ul style="list-style-type: none"> • Will it protect areas of highest landscape value? • Will it protect and enhance the Borough's landscape character and diversity? • Will it avoid damage to geological and geomorphologic interests? • Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile 	<ul style="list-style-type: none"> • Landscape character, diversity • Agricultural land • minerals 	<p>?/+</p> <p>The Landscape Capacity Study suggests that this area has a 'medium' capacity for development. It has a close relationship to existing settlement and has a low intrinsic landscape sensitivity. However, development should avoid the higher slopes, and respect the settings of Old Basing, Lychpit and the Park Pale.</p> <p>70% of the site is classified as Grade 3b agricultural land. Additionally 5% of</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Landscape impact could be mitigated to some extent through layout/design.</p>

	agricultural land?		<p>the land is classified as Grade 2, 2% of the land is classified as Other and 23% of the land has not been surveyed.</p> <p>There are no mineral constraints associated with the site.</p>	<p>Likelihood: uncertain</p> <p>Scale: local-national</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: insignificant</p>	
6) To maintain and improve the quality of water resources in the Borough	<ul style="list-style-type: none"> Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater? 	<ul style="list-style-type: none"> Water quality Pollution of water source Adequate water supply Adequate sewerage infrastructure 	<p>-/++</p> <p>There would no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be significant</p>	<p>Likelihood: it is unknown to what extent water quality will deteriorate.</p> <p>Scale: local</p> <p>Timescale: medium-long term</p>	Monitoring of water quality is necessary.

			<p>constraint to development.</p> <p>The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.</p> <p>Water supply up until 2020 is detailed in South East Water's Water Resource Management Plan.</p> <p>The Water Cycle Study identifies</p>	<p>Duration: unknown</p> <p>Significance: uncertain</p> <p>Likelihood: fairly certain development will not pollute water source</p> <p>Scale: local</p> <p>Timescale: immediate</p> <p>Duration: unknown</p> <p>Significance: insignificant</p> <p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: longer term</p> <p>Duration: temporary</p> <p>Significance: significant</p> <p>Likelihood: fairly certain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary</p>	
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			that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works	Significance: significant	
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	<ul style="list-style-type: none"> • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development? 	<ul style="list-style-type: none"> • Flooding • permeability of the soil 	<p>+</p> <p>The site is within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater or localised flooding within the site. 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 this site, potential for improvements and possibly expansion of the floodplains to be built into the master plan for the site 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.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: temporary</p> <p>Significance: significant</p>	<p>The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:</p> <p>Floodplain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe</p>

			<p>The site has a fairly high Standard Percentage Runoff, therefore effectiveness of infiltration in this area would be limited and development would require attenuation storage on site – this could be managed as part of a drainage strategy and is not therefore a significant constraint to development.</p>		<p>access and egress.</p> <p>Surface water needs to be managed as part of any development strategy</p> <p>As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain.</p> <p>Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning</p>
<p>8) To improve sustainable accessibility to all services and facilities</p>	<ul style="list-style-type: none"> • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers 	<ul style="list-style-type: none"> • Site accessible by range of transport • Enable transport linkages • Opportunity for new local services 	<p>-/0</p> <p>The site is accessible to some schools, employment and the hospital by bus/car. Improving bus networks and linking walking and cycling will aid accessibility but distances to some off site services are most easily accessible to by car. The site will not provide major infrastructure internally to benefit other areas,</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent, dependent on improvements</p> <p>Significance: significant</p>	<p>Improvements to public transport infrastructure required.</p>

	<p>to social inclusion?</p> <ul style="list-style-type: none"> • Does it include provision for extending remote access? • Will it improve access to broadband? 		<p>although improving wider networks will benefit other users and provision of local services may benefit neighbouring areas reducing their travel to services further away.</p>		
<p>9) To improve choice and access to sustainable transport options</p>	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport? 	<ul style="list-style-type: none"> • Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure 	<p>-/0</p> <p>Improving bus networks and linking walking and cycling will aid accessibility but distances to some off site services are most easily accessible to by car. Highway infrastructure improvements may be large scale as site accesses onto busy A33 corridor. The site will not provide major infrastructure internally to benefit other areas, although improving wider networks will benefit other users.</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent, dependent on improvements</p> <p>Significance: significant</p>	<p>Improvements to public transport infrastructure required.</p>
<p>10) To improve educational attainment and increase</p>	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? 	<ul style="list-style-type: none"> • Capacity in primary schools • Capacity in secondary schools • New education provision? 	<p>-</p> <p>There is insufficient primary school capacity at present. Expansion of the nearest primary school is unlikely to provide the required</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-medium term. Lead-in time to upgrade</p>	<p>A primary school site should be reserved on site to provide options of school place planning.</p>

<p>opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<ul style="list-style-type: none"> • Will it improve the qualifications or skills of the population? • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of employers within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 		<p>number of additional pupil places.</p> <p>Existing secondary schools are unlikely to be able to be expanded by any significant amount. A review of secondary school catchment areas will be required due to the location of development and to reflect the issues that may exist in the expansion of secondary schools. The distances for pupils travelling to a secondary school will be significant if a new secondary school is not provided in this area.</p>	<p>infrastructure</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>A review of secondary school catchment areas will be required due to the location of development and to reflect the issues that may exist in the expansion of secondary schools.</p>
<p>11) To develop a diverse and competitive knowledge-based economy</p>	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0/?</p> <p>Development of the site will not entail the loss of any employment land.</p> <p>It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk,</p>	<p>Likelihood: uncertain in respect of commercial floorspace</p> <p>Scale: borough</p> <p>Timescale: medium</p>	

	and attract inward investment?		cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
12) To maintain high and stable levels of employment	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent	

	and attract inward investment?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	<p>Significance: potentially significant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p> <p>Duration: permanent</p> <p>Significance: insignificant</p>	
13) To maintain and enhance sustainable economic growth	<ul style="list-style-type: none"> • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0/+/?</p> <p>Development of the site will not entail the loss of any employment land.</p> <p>It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p>	<p>Likelihood: uncertain</p> <p>Scale: borough</p> <p>Timescale: medium term</p> <p>Duration: permanent</p>	

			Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	<p>Significance: potentially significant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p> <p>Duration: permanent</p> <p>Significance: insignificant</p>	
14) To enhance the attractiveness of the Borough to visitors	<ul style="list-style-type: none"> • Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the Borough 	<ul style="list-style-type: none"> • Anything other than housing proposed that would be attractive to visitors 	<p>0</p> <p>There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.</p>		
15) To protect and enhance distinctive and high quality	<ul style="list-style-type: none"> • Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? 	<ul style="list-style-type: none"> • Harm heritage assets – archaeology • Heritage assets - general 	<p>-</p> <p>Medium potential for impact, although a Scheduled Monument borders the site which is a medieval embankment that runs</p>	<p>Likelihood: uncertain</p> <p>Scale: local-national</p> <p>Timescale: short-</p>	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork,

<p>features of the local built environment</p>	<ul style="list-style-type: none"> • Will it promote high quality design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage? 		<p>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.</p> <p>The western boundary of the 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 but could only partly be mitigated against.</p>	<p>medium term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain</p> <p>Scale: local-national</p> <p>Timescale: immediate</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>should be undertaken.</p> <p>The setting of the heritage assets would require protection.</p>
<p>16) To improve the efficiency of resource use, including re-using previously developed</p>	<ul style="list-style-type: none"> • Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment and disposal? 	<ul style="list-style-type: none"> • Contamination • Greenfield site 	<p>-/?</p> <p>Greenfield site but no record of contamination.</p>	<p>Likelihood: certain that Greenfield site would be used</p> <p>Scale: local</p> <p>Timescale: within Local Plan period</p>	<p>Consider efficiency of resource use in design and layout of the development.</p>

<p>land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies</p>	<ul style="list-style-type: none"> • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and construction techniques? • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use? 		<p>The assessment of many of these issues are largely design related so are unable to be assessed at this stage.</p>	<p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain impact on resource use</p> <p>Scale: local-global</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: unknown</p>	
<p>(17) To create and sustain vibrant</p>	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate 	<ul style="list-style-type: none"> • Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for 	<p>?</p> <p>The site lies adjacent to housing at Chineham/Lychpit to the east</p>	<p>Likelihood: uncertain dependent on design, layout and provision of</p>	<p>There is the potential to improve the relationship of this site with the existing settlement</p>

<p>settlements and communities</p>	<p>it?</p> <ul style="list-style-type: none"> • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? • Will it avoid the disruption of locally distinctive settlement form? • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements? 	<p>facilities/services</p>	<p>and south and therefore is not isolated. It would not lead to coalescence of settlements. However, 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. The site is isolated from SOL002. This would not allow for the BAS121 (south only) and SOL002, through joint masterplanning, to be brought forward in a coordinated manner.</p> <p>The size of the development justifies new on-site community facilities (financial contributions sought for this, sports, library, waste facilities).</p>	<p>services within the site</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: unknown</p> <p>Duration: unknown</p> <p>Significance: potentially significant</p>	<p>through the siting, layout, scale, character and landscape design of the proposal</p>
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<p>18) To promote and improve access to open space and countryside</p>	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 	<ul style="list-style-type: none"> • Open space provision • Loss of open space or accessible countryside 	<p>?</p> <p>The site is some distance from existing provision therefore all open space and play requirements would have to be provided on site – this should be achievable on a site this size.</p> <p>The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. However, there are existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p>	<p>On-site provision of open space required.</p>
<p>19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour</p>	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 		<p>0</p> <p>The impact on crime and community safety cannot be determined at this stage</p>		
<p>20) To improve health and well-being through the</p>	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? 	<ul style="list-style-type: none"> • Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses 	<p>0/-</p> <p>The NHS Foundation Trust consider there to be adequate capacity. The present primary care infrastructure will need to be</p>	<p>Likelihood: uncertainty as healthcare and open space provision</p> <p>Scale: local</p>	<p>Financial contributions would be sought for healthcare provision.</p>

<p>development of healthy communities</p>	<ul style="list-style-type: none"> • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas? 		<p>improved by refurbishing or extending existing practice premises located nearby (financial contributions).</p> <p>Because of the distance of the site from existing provision all open space and play requirements would have to be provided onsite, but given the size of the site this should be achievable.</p> <p>Site lies close to the sewage works and incinerator and there could be unacceptable odours, noise from vehicle movements, plant/ equipment etc. An odour assessment needs to be carried out to inform mitigation measures and masterplanning. However, good site layout and the use of buffer zones may help overcome any odour/noise issues.</p> <p>The odour assessment should be carried out in accordance with the criteria submitted by Thames Water.</p> <p>There will also be noise from the A33.</p> <p>The part of the site which is close</p>	<p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: unknown</p> <p>Significance: significant</p>	<p>Need to ensure provision of open space onsite.</p> <p>Detailed noise and odour assessments would be required to ensure acceptable noise and odour standards can be met within new homes and in amenity areas. Further noise mitigation measures may be required.</p> <p>Good site layout and the use of buffer zones may help overcome any odour/noise issues.</p>
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			to the sewage works may be unsuitable for housing.		
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Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change; protect and enhance local biodiversity, flora and fauna; and protect and enhance the distinctiveness and high quality features of the local built environment. However, there are opportunities to site and design any development to avoid adverse impacts given its size. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its size. The site is also in relatively close proximity to employment areas and has some services within reach whilst others could be provided on site. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision. The site lies adjacent to housing at Chineham/Lychpit to the east and south and therefore is not isolated. However, the site is isolated from SOL002. This would not allow for the BAS121 (south only) and SOAL002, through joint masterplanning, to be brought forward in a coordinated manner.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses such as noise and odour pollution; heritage assets such as Park Pale are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on site community and education provision, improved transport linkages and networks, provision of affordable housing, sewerage infrastructure provision, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

New site combinations

Detailed Appraisal of Site Combination: Part of BAS121: Land East of Basingstoke (south only – 450 units) and part of BAS102: Lodge Farm (650 units)

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Site Assessment criteria/ other evidence	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)</i> <i>If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). <i>Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? • Will it produce dwellings of sustainable design and construction? 	<p>Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?</p>	<p>++/- The combination of sites have the potential to increase housing supply by some 1,000 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not know whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation.</p> <p>The site will contribute to reducing the number of households on the housing</p>	<p>Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant</p> <p>The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.</p>	<p>Development on the site should be of sustainable design and construction to ensure the housing is sustainable.</p> <p>Affordable housing/housing mix policies required to ensure housing provision meets identified need.</p> <p>The provision of sites for gypsies and travellers need to be addressed.</p>

	<ul style="list-style-type: none"> • Will it ensure that appropriate infrastructure is in place to serve the additional dwellings? • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough? 		<p>register.</p> <p>Development of the site could meet the specific housing needs of gypsies and travellers.</p>	<p>Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant</p>	
<p>2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods</p>	<ul style="list-style-type: none"> • Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the 	<p>Within 7 most deprived areas of Borough</p>	<p>0 Development of this site would not have a direct impact on deprivation and inequality.</p>		

	wards of Buckskin, Norden, Popley East and South Ham)?				
	<ul style="list-style-type: none"> • Will it discourage anti-social behaviour? • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 				
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change? 	<ul style="list-style-type: none"> • Renewable energy • Accessibility 	<p>-/-/++ Development of the site is likely to increase emissions of greenhouses gases as a result of the impacts of construction and occupation.</p> <p>Although there is the potential for new bus services to enter the combined site, and pedestrian and cycle routes will link to the existing, there will be reliance on private transport and hence there will be an increase in greenhouse gas emissions.</p> <p>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.</p>	<p>Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant</p> <p>Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant</p>	<p>Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.</p> <p>Seek to ensure renewable energy and/or decentralized energy provided on site.</p>
4) To protect, and	<ul style="list-style-type: none"> • Will it protect and enhance sites and 	<ul style="list-style-type: none"> • Biodiversity 	-/0	<p>Likelihood: uncertain Scale: local-county</p>	Assessment of the effects of possible

<p>enhance local biodiversity, flora and fauna</p>	<p>habitats, both designated and undesignated, of nature conservation value?</p> <ul style="list-style-type: none"> • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats? 		<p>The part of BAS102 is outside the River Loddon and its floodplain. Therefore no wetland habitats lie within the proposed development footprint itself. However, given the proposed yield and the site's close proximity to the River Loddon further advice on any impacts on the hydrological regime of the River Loddon would need to be sought from the Environment Agency.</p> <p>A footpath runs between the proposed site and the river which could lead to additional disturbance effects.</p> <p>It is anticipated that impacts on biodiversity could be mitigated if the adequate protection mentioned above, including buffering of the River Loddon, Petty's Brook, natural flood zones and any adjacent woodlands plus a design which respects boundary features of ecological value are incorporated.</p> <p>There is also potential for habitat enhancements.</p>	<p>Timescale: unknown Duration: unknown Significance: significant</p>	<p>development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated.</p> <p>Disturbance effects on wetland birds will also need to be taken into account.</p> <p>Buffering of the River Loddon, Petty's Brook, natural flood zones and any adjacent woodlands</p> <p>Suitable SUD schemes will be required to ensure the river is not subject to any pollution resulting from development.</p> <p>Buffer zone of 5 metres is required between all drains and watercourses extending to 8 metres for main rivers. Larger buffer zones may be required where ecological sensitivity required this.</p> <p>Adequate green space provision will need to be provided within the site to mitigate any additional recreational pressure on the river. There will need to be sufficient space left for green space to absorb this recreational pressure in addition to the proposed dwellings.</p>
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<p>(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests</p>	<ul style="list-style-type: none"> • Will it protect areas of highest landscape value? • Will it protect and enhance the Borough's landscape character and diversity? • Will it avoid damage to geological and geomorphologic interests? • Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile agricultural land? 	<ul style="list-style-type: none"> • Landscape character, diversity • Agricultural land • minerals 	<p>-/?/+</p> <p>Western half of this combined has a 'medium' capacity for development. It has a close relationship to existing settlement and has low intrinsic landscape sensitivity. The eastern part of the combined site has a lower capacity, ('medium/low' as per the Landscape Capacity Study) due to its closer relationship to the wider countryside and also being part of the setting to the river corridor and Old Basing.</p> <p>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.</p> <p>75% of the site is classified as Grade 3b agricultural land. 14% Grade 2, 8% has not been surveyed, 2% classified as Other and 1% of the land is Grade 3a.</p>	<p>Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant</p> <p>Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant</p>	<p>Landscape constraints would mean that development should be focused towards the western boundary of the site close to the A33.</p> <p>Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.</p>
<p>6) To maintain and improve the quality of water resources in the Borough</p>	<ul style="list-style-type: none"> • Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater? 	<ul style="list-style-type: none"> • Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure 	<p>-/++/++/?</p> <p>There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development.</p>	<p>Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term</p>	<p>Monitoring of water quality is necessary.</p>

			<p>The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.</p> <p>South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.</p> <p>The Water Cycle Study identifies adequate sewage infrastructure although Thames Water have raised concerns in relation to this site.</p>	<p>Significance: potentially significant</p> <p>Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: insignificant</p> <p>Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: uncertain Scale: local Timescale: medium lead in time required to upgrade infrastructure Duration: short-long term Significance: significant</p>	
<p>7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>	<ul style="list-style-type: none"> • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage 	<ul style="list-style-type: none"> • Flooding • permeability of the soil 	<p>-/?/-</p> <p>Flood Zones 2 and 3 run 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 or localised flooding within the site. 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. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.</p>	<p>Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant</p>	<p>The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:</p> <p>Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development</p>

	infrastructure to support development?		The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development.		<p>in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress.</p> <p>Surface water needs to be managed as part of any development strategy</p> <p>As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain.</p> <p>Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning.</p>
8) To improve sustainable accessibility to all services and facilities	<ul style="list-style-type: none"> • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? 	<ul style="list-style-type: none"> • Site accessible by range of transport • Enable transport linkages • Opportunity for new local services 	<p>-/?/0/?</p> <p>There is a current infrequent bus route to Chineham centre and Basingstoke on adjacent A33 but new services will be needed to enter the combined site, and provide links.</p> <p>Traffic volumes will emerge on A33 most likely from a single access and scale of flows will mean that highway</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Bus, pedestrian and cycle infrastructure required</p> <p>Community facilities and service provision needed on site and through financial contributions</p>

	<ul style="list-style-type: none"> • Does it include provision for extending remote access? • Will it improve access to broadband? 		<p>infrastructure improvements will be required to maintain current journey times. 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 Western corner of the site.</p> <p>The Transport Assessment/Model indicates that the site will provide internal routes within the site for bus, walking, and cycling which will link to external routes but these will only provide access within the site and not improve routes for existing adjacent sites. The development will also aid the business case for a new station at Chineham.</p> <p>There is insufficient capacity at some of the community facilities and library and contributions will be required to accommodate on-site facilities and to improve capacity of existing provision. Financial contributions will also be sought towards the investment of the household waste recycling service and enable improvements to rights of way.</p>	<p>Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant</p>	
<p>9) To improve choice and access to sustainable transport options</p>	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? 	<ul style="list-style-type: none"> • Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure 	<p>0</p> <p>Some of the improvements to existing bus, cycling and walking routes may have wider benefits, but these will not improve routes for existing adjacent sites.</p> <p>The site will provide internal routes to the site for bus, walking and cycling which will link to</p>		

	<ul style="list-style-type: none"> • Will it encourage the use of public transport? 		<p>external routes. As the site is on the edge of settlement policy boundary these routes will only provide access within the site and not improve routes for established communities adjoining the site.</p> <p>The development could aid the business case for a new station at Chineham but that project is not dependent solely on delivery of this site.</p>		
<p>10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? • Will it improve the qualifications or skills of the population? • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of employers within the Borough? 	<ul style="list-style-type: none"> • Capacity in primary schools • Capacity in secondary schools • New education provision? 	<p>-</p> <p>There is insufficient capacity in primary schools at present and a new 3FE school site must be reserved as part of the site.</p> <p>Existing secondary schools will need to be extended.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-medium term - lead-in to infrastructure upgrade/review of catchment areas required</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Reservation of land for a new primary school.</p> <p>Assessment of opportunities for secondary school provision needed.</p>

	<ul style="list-style-type: none"> • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 				
11) To develop a diverse and competitive knowledge-based economy	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment? 	<p>0/+/? Development of the site will not entail the loss of any employment land.</p> <p>Site could include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>	<p>Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant</p>	
12) To maintain high and stable levels of employment	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment? 	<p>0/+/? Development of the site will not entail the loss of any employment land.</p> <p>It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p>	<p>Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant</p>	

	<ul style="list-style-type: none"> • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: potentially significant	
13) To maintain and enhance sustainable economic growth	<ul style="list-style-type: none"> • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: potentially significant	
14) To enhance the attractiveness of the Borough to visitors	<ul style="list-style-type: none"> • Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the 	<ul style="list-style-type: none"> • Anything other than housing proposed that would be attractive to visitors 	? Potential improvement to the Loddon Valley		

	Borough				
15) To protect and enhance distinctive and high quality features of the local built environment	<ul style="list-style-type: none"> Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? Will it promote high quality design and enhance the built environment? Does it value and protect the locally distinctive settlement character? Will it safeguard sites and monuments of archaeological importance? Will it preserve and enhance buildings of historic or architectural interest? Will it avoid damage or degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? Will it protect the Borough's historic and cultural heritage? 	<ul style="list-style-type: none"> Harm heritage assets – archaeology Heritage assets - general 	<p>-</p> <p>A scheduled monument borders part of the southern boundary, known as Park Pale. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. Archaeological concerns can be mitigated.</p> <p>The line of a Roman Road crosses the site. There is reported to be the site of a Roman villa close to the river, and there is a moated site..</p> <p>The combined site contains the Grade 2 Lodge Farmhouse and associated listed barn. The site would have a negative impact on 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 most notably those around Lower Mill.</p> <p>These assets and their setting would require protection although this would provide only partial mitigation through siting, scale and design.</p>	<p>Likelihood: uncertain regarding archaeological interest</p> <p>Scale: local-national</p> <p>Timescale: short-medium term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken.</p> <p>Significant heritage sites would need to be mitigated by design or recording</p> <p>Consideration in particular should be given to open space laid out to provide visual verdant continuity with the river corridor.</p> <p>Mitigation to setting and asset viability should include high quality building design and layout, and open space surrounding the heritage assets sufficient to enable their new use(s) and to mitigate as far as possible the negative impacts that would be caused to their rural setting.</p>
16) To improve the efficiency of resource use, including re-	<ul style="list-style-type: none"> Will it use water more efficiently? Will it reduce water consumption? Will it result in a 	<ul style="list-style-type: none"> Contamination Greenfield site 	<p>-/?</p> <p>The combined sites are greenfield.</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: within Local Plan period</p> <p>Duration: permanent</p> <p>Significance: significant</p>	

<p>using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies</p>	<p>reduction in the amount of waste requiring treatment and disposal?</p> <ul style="list-style-type: none"> • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and construction techniques? • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use? 		<p>There is a farm in the centre of the site with a small infilled pit on the edge. There is also a disused sewage works on the southern boundary of the site. However, this is likely to be capable of being cleared without significant cost.</p> <p>The assessment of many of these issues are largely design related so are unable to be assessed at this stage.</p>	<p>Likelihood: uncertain Scale: small part of site Timescale: short-long term Duration: permanent Significance: insignificant if appropriate mitigation</p> <p>Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown</p>	<p>Further investigation is required to understand cost of clearance of contamination.</p>
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<p>(17) To create and sustain vibrant settlements and communities</p>	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate it? • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? • Will it avoid the disruption of locally distinctive settlement form? • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements? 	<ul style="list-style-type: none"> • Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services 	<p>++/-/?</p> <p>The site lies adjacent to housing at Chineham/Lychpit to the east and south and therefore is not isolated, however as a large site, it does extend into the adjacent countryside. Furthermore, it would not lead to coalescence of settlements.</p> <p>However, there are opportunities for these sites to be defined by strong boundaries.</p> <p>It is likely that the development of the sites in combination would result in the provision of some small scale on-site facilities and services. It would also result in the creation of a more sustainable community potentially with a local centre, and its own identity.</p> <p>Development of a site of this size makes funding/provision of more expensive infrastructure (such as schools) more feasible.</p> <p>The site is isolated from SOL002. This would not allow for the BAS121 and SOL002, through joint masterplanning, to be brought forward in a coordinated manner.</p>	<p>Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant</p>	<p>Impact dependent on siting, layout, scale and character and landscape design.</p> <p>Potential for on-site provision of new services.</p>
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<p>18) To promote and improve access to open space and countryside</p>	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 	<ul style="list-style-type: none"> • Open space provision • Loss of open space or accessible countryside 	<p>?</p> <p>Development of these sites would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision.</p> <p>There are existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.</p>	<p>Likelihood: uncertain Scale: local Timescale: medium-long term Duration: unknown Significance: potentially significant</p>	<p>On-site provision of open space required.</p>
<p>19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour</p>	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 		<p>0</p> <p>The impact on crime and community safety cannot be determined at this stage.</p>		
<p>20) To improve health and well-being through the development of healthy communities</p>	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods 	<ul style="list-style-type: none"> • Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses 	<p>?/-</p> <p>There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment.</p> <p>Development of these sites would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing</p>	<p>Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant</p>	<p>Financial contributions are likely to be sought.</p>

	<ul style="list-style-type: none"> • Will it improve air quality? • Will it decrease noise pollution near residential areas? 		<p>provision.</p> <p>The northern part of BAS121 site lies fairly close to the sewage works and incinerator and there could be unacceptable odours, noise from vehicle movements, plant/ equipment etc.</p> <p>An odour assessment needs to be carried out in accordance with criteria submitted by Thames Water to inform mitigation measures and masterplanning.</p> <p>However, good site layout and the use of buffer zones may help overcome any odour/noise issues.</p> <p>A small % of the north of the BAS121 will be exposed to noise from the A33.</p>	<p>Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: potentially significant</p>	<p>Detailed noise and odour assessments would be required to ensure acceptable noise and odour standards can be met within new homes and in amenity areas. Further noise mitigation measures may be required.</p> <p>Good site layout and the use of buffer zones may help overcome any odour/noise issues.</p>
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Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Development of the combined sites is unlikely to lead to any overriding negative effects, although some negative effects were identified, particularly relating to environmental objectives. There is a need to protect the River Loddon, its floodplain and associated habitats; and the Loddon Valley due to the sensitivity of the landscape and the presence of fluvial, localised, and future surface water flooding; and to respect heritage assets such as Park Pale and the relationship of the development to the existing settlement. Development of the combined sites would also have negative effects on SA objectives which aim to protect and enhance the distinctiveness of the local landscape; reduce the risk of flooding; protect and enhance distinctive and high quality features of the local built environment; and create and sustain vibrant settlements and communities. The combined sites largely have a neutral impact on economic objectives, and in combination are accessible to a number of employment areas, with some potential for some small scale services. There may also be opportunities to enhance the attractiveness of the borough to visitors through potential improvements to the Loddon Valley, although further assessments would need to be completed. The combined site performs particularly poorly in terms of accessibility. Traffic volumes will emerge on A33 most likely from a single access and scale of flows will mean that highway infrastructure improvements will be required to maintain current journey times. 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 Western corner of the site. There is also a need to improve links by public transport, and walking and cycling routes. Provision of these is more feasible within a larger site. The site lies adjacent to housing at Chineham/Lychpit to the east and south and therefore is not isolated. However, the site is isolated from SOL002. This would not allow for the BAS121 (south only) and SOAL002, through joint masterplanning, to be brought forward in a coordinated manner.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate

areas for development including floodplains and areas of localised flooding, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses such as noise and odour pollution; heritage assets such as Park Pale are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community and education provision, improved transport linkages and network improvement to manage congestion, provision of affordable housing and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Detailed Appraisal of Site Combination: BAS121: East of Basingstoke (north only) – 450 units and SOL002: Redlands – 150 units

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Site Assessment criteria/ other evidence	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)</i> <i>If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). <i>Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? • Will it produce dwellings of sustainable design and construction? • Will it ensure that appropriate infrastructure is in place to serve the 	<p>Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?</p>	<p>++/- The combination of sites (BAS121 (north only) and SOL002) have the potential to increase housing supply by some 600 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not know whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation.</p> <p>The site will contribute to reducing the number of households on the housing register.</p> <p>Development of the site could</p>	<p>Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant</p> <p>The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.</p> <p>Likelihood: certain Scale: local Timescale: short-long</p>	<p>Development on the site should be of sustainable design and construction to ensure the housing is sustainable.</p> <p>Affordable housing/housing mix policies required to ensure housing provision meets identified need.</p> <p>The gypsies and travellers need to be addressed.</p>

	<p>additional dwellings?</p> <ul style="list-style-type: none"> • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough? 		<p>meet the specific housing needs of gypsies and travellers.</p>	<p>term Duration: temporary Significance: significant</p>	
<p>2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods</p>	<ul style="list-style-type: none"> • Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)? • Will it discourage anti- 	<p>Within 7 most deprived areas of Borough</p>	<p>0 Development of this site would not have a direct impact on deprivation and inequality.</p>		

	<p>social behaviour?</p> <ul style="list-style-type: none"> • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 				
<p>3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change</p>	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change? 	<ul style="list-style-type: none"> • Renewable energy • Accessibility 	<p>-/+/++ Development of the site is likely to increase emissions of greenhouses gases as a result of the impacts of construction and occupation.</p> <p>Although pedestrian and cycle routes will link to existing and there may be bus services to the town centre, car journeys are likely to dominate, and therefore there will be increased greenhouse gas emissions.</p> <p>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.</p>	<p>Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant</p> <p>Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant</p>	<p>Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.</p> <p>Seek to ensure renewable energy and/or decentralized energy provided on site.</p>
<p>(4) To protect, and enhance local biodiversity, flora and fauna</p>	<ul style="list-style-type: none"> • Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected 	<ul style="list-style-type: none"> • Biodiversity 	<p>?</p> <p>Site cannot be fully assessed until site survey results available. Subject to adequate protection, including buffering and natural flood zones and a design which respects boundary features of ecological value, it is anticipated that impacts on biodiversity could be satisfactorily mitigated. There</p>	<p>Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant</p>	<p>Subject to site survey results and adequate protection through buffering and design/layout of development which respects features of ecological value.</p> <p>A buffer of 5m to all</p>

	<p>species?</p> <ul style="list-style-type: none"> Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats? 		<p>is also potential for habitat enhancements.</p>		<p>drains and watercourses if required and a buffer of 8 metres to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.</p>
<p>(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests</p>	<ul style="list-style-type: none"> Will it protect areas of highest landscape value? Will it protect and enhance the Borough's landscape character and diversity? Will it avoid damage to geological and geomorphologic interests? Will it maintain and enhance the quality of the Borough's soils? Will it retain the Borough's best and most versatile agricultural land? 	<ul style="list-style-type: none"> Landscape character, diversity Agricultural land minerals 	<p>?/+</p> <p>The combined sites are assessed as having a combined medium landscape capacity. Development would need to be focussed within BAS121, as SOL002 is located on high ground and relates more closely to the surrounding countryside as it straddles a ridge and slopes away from the existing settlement. Consideration would also need to be given to the parkland character contained within SOL002, which could be retained to give an established landscape structure to any development</p> <p>73% of the combined site is classified as Grade 3b agricultural land, 12% of the site is classified as Grade3a agricultural land and 1% of the site is classified as urban.</p> <p>There are no known mineral constraints.</p>	<p>Likelihood: uncertain due to limited masterplanning undertaken Scale: local Timescale: medium-long term Duration: permanent Significance: significant</p> <p>Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant</p>	<p>Seek to ensure development is focussed within BAS121 through design and layout.</p>
<p>(6) To maintain and improve the quality of water resources in</p>	<ul style="list-style-type: none"> Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and 	<ul style="list-style-type: none"> Water quality Pollution of water source Adequate water supply Adequate sewerage infrastructure 	<p>-/?/+/+/?</p> <p>There would no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not</p>	<p>Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate</p>	<p>Monitoring of water quality is necessary.</p>

the Borough	groundwater?		<p>deemed to be significant constraint to development.</p> <p>The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.</p> <p>South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.</p> <p>Thames Water has concerns regarding Waste Water Services in relation to SOL002. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on their infrastructure and the significance of the infrastructure to support the development. It should be noted that in the event of an upgrade to</p>	<p>Duration: short-long term Significance: potentially significant</p> <p>Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: short-long term Significance: insignificant</p> <p>Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant</p> <p>Likelihood: fairly certain Scale: local Timescale: short-long term Duration: temporary Significance: significant</p>	
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			Thames Water assets being required, up to three years lead in time will be potentially necessary for the delivery of the infrastructure; alternatively the developer may wish to requisition the infrastructure to deliver it sooner.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	<ul style="list-style-type: none"> • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development? 	<ul style="list-style-type: none"> • Flooding • permeability of the soil 	<p>-</p> <p>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 300ml. 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.</p> <p>The site has a fairly high Standard Percentage Runoff, therefore</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: temporary</p> <p>Significance: significant</p>	<p>The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:</p> <p>Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress.</p> <p>Surface water needs to be managed as part of any development</p>

			effectiveness of infiltration in this area would be limited and development would require attenuation storage on site – this could be managed as part of a drainage strategy and is not therefore a significant constraint to development.		strategy As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain. Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning
8) To improve sustainable accessibility to all services and facilities	<ul style="list-style-type: none"> • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband? 	<ul style="list-style-type: none"> • Site accessible by range of transport • Enable transport linkages • Opportunity for new local services 	<p>-/-/0 There is a current infrequent bus service to Chineham centre and Basingstoke on adjacent A33 but new services will be needed to enter the combined site, and provide links. Pedestrian linkages between the combined sites and neighbouring communities are relatively poor, partly as a result of the A33 bordering the combined sites and the fact that the BAS121 does not adjoin the existing settlement to the South. Bus priority may be needed to make journeys to town more attractive than by car. There are no public transport, pedestrian or cycle links to the north so car journeys will dominate.</p> <p>The Transport Assessment/Model indicates that the site will provide internal routes within the site for bus, walking and cycling which will link to external routes, but these</p>	<p>Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant</p>	<p>On-site provision and/or financial contributions will be required.</p>

			<p>will not improve routes for other existing adjacent sites. 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.</p> <p>There is insufficient capacity at some of the community facilities including library and financial contributions will be required for new on-site facilities and to improve capacity. Developer contributions will also be required to invest in strengthening the household waste recycling service and to enable improvement to rights of way.</p> <p>The scale of development could be mitigated against thorough junction improvements along the A33 corridor</p>	<p>Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant</p>	
<p>9) To improve choice and access to sustainable transport options</p>	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport? 	<ul style="list-style-type: none"> • Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure 	<p>-/0</p> <p>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.</p>	<p>Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent, dependent on improvements Significance: significant</p>	<p>Improvements to public transport infrastructure required.</p>
<p>10) To improve educational attainment and increase opportunities for new</p>	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? • Will it improve the 	<ul style="list-style-type: none"> • Capacity in primary schools • Capacity in secondary schools • New education provision? 	<p>-</p> <p>There is insufficient capacity in primary education at present and land for a 2 FE primary school must be reserved on site. An alternative option would be to expand Great Binfields, but the number of additional pupils makes</p>	<p>Likelihood: uncertain in respect of feasibility to expand existing secondary schools Scale: local Timescale: short-medium term– lead-in to infrastructure</p>	<p>Reserve land for a new primary school. A review of catchment areas for secondary education provision will also be required</p>

<p>skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<p>qualifications or skills of the population?</p> <ul style="list-style-type: none"> • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of employers within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 		<p>this difficult hence the need to reserve a site for a new school.</p> <p>Additional secondary school places will also be required. Building feasibility are being undertaken to assess the opportunity of expanding existing schools. If existing schools are expanded, the distance pupils travel to school will be significant.</p>	<p>upgrade/review of catchment areas required</p> <p>Duration: permanent Significance: significant</p>	
<p>11) To develop a diverse and competitive knowledge-based economy</p>	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment? 	<p>0/+/?</p> <p>Development of these sites will not entail the loss of any employment land.</p> <p>It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>	<p>Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local Timescale: medium</p>	

	investment?			term Duration: permanent Significance: insignificant	
12) To maintain high and stable levels of employment	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment? 	<p>0/+/? Development of these sites will not entail the loss of any employment land.</p> <p>It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>	<p>Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant</p>	
13) To maintain and enhance sustainable economic growth	<ul style="list-style-type: none"> • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment? 	<p>0/+/? Development of these sites will not entail the loss of any employment land.</p> <p>It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.</p> <p>Currently poor broadband coverage (<2Mb/s) although</p>	<p>Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local</p>	

			predicted to receive NGA coverage up to 40 Mbs by 2015.	Timescale: medium term Duration: permanent Significance: insignificant	
14) To enhance the attractiveness of the Borough to visitors	<ul style="list-style-type: none"> Will it retain or improve retail facilities in the Borough? Will it improve the image of the Borough to attract inward investment and tourism? Will it meet the needs of visitors to the Borough 	<ul style="list-style-type: none"> Anything other than housing proposed that would be attractive to visitors 	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	<ul style="list-style-type: none"> Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? Will it promote high quality design and enhance the built environment? Does it value and protect the locally distinctive settlement character? Will it safeguard sites and monuments of archaeological importance? Will it preserve and enhance buildings of historic or architectural interest? Will it avoid damage or 	<ul style="list-style-type: none"> Harm heritage assets – archaeology Heritage assets - general 	- There is medium potential for archaeological interest for BAS121 and low/medium for Redlands. A scheduled monument borders BAS121 which is a medieval embankment that runs along its western side, known as Park Pale. 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 BAS121. . BAS121 (North) is close to the northern extent of the Old Basing Conservation Area, and would sit within the medium-distance setting of the Grade II listed Lodge Farm and Barn, and immediately east of the Toll House (a Grade II listed building), although the impact on	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short-medium term Duration: permanent Significance: significant	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken. The setting of the heritage assets would require protection.

	<p>degradation to designated areas (Conservation Areas, Historic Parks and Gardens)?</p> <ul style="list-style-type: none"> • Will it protect the Borough's historic and cultural heritage? 		<p>these assets is considered to be possible to mitigate to some degree through siting, scale and design. The Grade 2 listed Sherfield Hall lies to the west of the Redlands SOL002 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.</p> <p>To the south of the Redlands site SOL002 is an undesignated historic building (Redlands) although the rural setting of the house is not considered to be fundamental to its significance.</p>		
<p>16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies</p>	<ul style="list-style-type: none"> • Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment and disposal? • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and construction techniques? • Will it reduce the 	<ul style="list-style-type: none"> • Contamination • Greenfield site 	<p>-/? Greenfield site but no record of contamination.</p> <p>The assessment of many of these issues are largely design related so are unable to be assessed at this stage.</p>	<p>Likelihood: certain that a Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant</p> <p>Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown</p>	<p>Consider efficiency resource use in design and layout of the development.</p>

	<p>quantity of land contamination or land affected by contamination?</p> <ul style="list-style-type: none"> • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use? 				
<p>(17) To create and sustain vibrant settlements and communities</p>	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate it? • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? • Will it avoid the disruption of locally distinctive settlement 	<ul style="list-style-type: none"> • Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services 	<p>-/?</p> <p>Development of the sites 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, the site combination would not result in the coalescence of settlements..</p> <p>The northern part of BAS121 has a better relationship with SOL002 than the southern part of BAS121. BAS121 (north only) and SAL002, through joint masterplanning, can be brought forward in a coordinated manner.</p> <p>In general, the sites do not relate well to the existing settlement in</p>	<p>Likelihood: fairly certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant</p> <p>Likelihood: uncertain</p>	<p>Impact dependent on siting, layout, scale and landscape design.</p>

	<p>form?</p> <ul style="list-style-type: none"> • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements? 		<p>terms of form, scale and character as it lies to the east of the strong boundary formed by Reading Road. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal.</p> <p>Provision of local services such as shops, GP or junior school may benefit neighbouring residential areas as being closer than existing destinations and reducing their need to travel.</p>	<p>Scale: local Timescale: unknown Duration: unknown Significance: potentially significant</p>	
<p>18) To promote and improve access to open space and countryside</p>	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 	<ul style="list-style-type: none"> • Open space provision • Loss of open space or accessible countryside 	<p>?</p> <p>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.</p> <p>There are existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.</p>	<p>Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant</p>	<p>On-site provision/contributions will be required towards greenspace.</p>
<p>19) To improve community</p>	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g. through design 		<p>0</p> <p>The impact on crime and community safety cannot be</p>		

<p>safety by reducing crime, the fear of crime, and antisocial behaviour</p>	<p>and layout)?</p> <ul style="list-style-type: none"> • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 		<p>determined at this stage.</p>		
<p>20) To improve health and well-being through the development of healthy communities</p>	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas? 	<ul style="list-style-type: none"> • Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses 	<p>?/-</p> <p>There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities by on-site provision of new facilities such as GPs and additional hospital treatment.</p> <p>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.</p> <p>Due to the proximity of the A33, a detailed noise assessment will be required. Site BAS121 lies close to the sewage works and incinerator and there could be unacceptable odours, noise from vehicle movements, plant/equipment etc. An odour assessment needs to be carried out to inform mitigation measures and masterplanning. However, good site layout and the use of buffer zones may help overcome any odour/noise issues.</p> <p>The odour assessment should be carried out in accordance with the</p>	<p>Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant</p> <p>Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: potentially significant</p>	<p>Financial contributions would be sought for healthcare provision.</p> <p>Need to ensure provision of open space onsite.</p> <p>Detailed noise and odour assessments would be required to ensure acceptable noise and odour standards can be met within new homes and in amenity areas. Further mitigation measures may be required.</p> <p>Good site layout and the use of buffer zones may help overcome any odour/noise issues.</p>

			<p>criteria submitted by Thames Water.</p> <p>The part of the site which is close to the sewage works may be site unsuitable for housing.</p>		
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Conclusion: The development of this combined site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change; protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and high quality features of the local built environment. However, there are opportunities to site and design any development to avoid adverse impacts given the size of the combined sites.

Pedestrian linkages between the combined sites and neighbouring communities are relatively poor, partly as a result of the A33 bordering the combined sites and the fact that the BAS121 does not adjoin the existing settlement to the South. Development of the sites could potentially result in a development that is isolated from the rest of the urban area. These two issues could lead negative impacts.

The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its size. The combined site is also in relatively close proximity to employment areas and has some services within reach whilst others could be provided on site. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains and areas at risk of flooding, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses such as noise and odour pollution; heritage assets such as Park Pale, the Old Basing Conservation Area, Lodge Farmhouse and Sherfield Hall are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on site community and education provision, improved transport linkages and network improvement to manage congestion, provision of affordable housing, sewerage infrastructure provision (capacity issues in relation to SOL002), and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Appraisal of Site Combination: BAS122 Upper Cufaude Farm and BAS148: Land adjacent to Upper Cufaude Farmhouse

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Site Assessment criteria/ other evidence	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? • Will it produce dwellings of 	<p>Housing need for settlement – housing register/Rural housing study?</p> <p>Gypsies and travellers?</p> <p>Integration with employment needs?</p>	<p>++/-</p> <p>The combined sites have the potential to increase housing supply by some 417 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any</p>	<p>Likelihood: high</p> <p>Scale: local-borough</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>The certainty of any new housing needs will be subject to</p>	<p>Development on the site should be of a sustainable design and construction to ensure the housing is sustainable.</p> <p>Affordable housing/housing mix policies required to ensure housing provision meets identified need.</p>

	<p>sustainable design and construction?</p> <ul style="list-style-type: none"> • Will it ensure that appropriate infrastructure is in place to serve the additional dwellings? • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough? 		<p>new housing will be dependent on other policies/implementation.</p> <p>The site will contribute to reducing the number of households on the housing register.</p> <p>Development of the site does not meet the specific housing needs of gypsies and travellers.</p>	<p>implementation of other policies such as affordable housing, housing mix</p>	<p>The needs of gypsies and travellers need to be addressed.</p>
<p>2) To reduce deprivation and inequalities in quality of life between residents and</p>	<ul style="list-style-type: none"> • Will it encourage social cohesion? • Will it reduce overcrowding? 	<p>Within 7 most deprived areas of Borough</p>	<p>0</p> <p>Development of this site would not have a direct impact on deprivation and inequality.</p>		

neighbourhoods	<ul style="list-style-type: none"> • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)? • Will it discourage anti-social behaviour? • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 				
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change? 	<ul style="list-style-type: none"> • Renewable energy • Accessibility 	<p>-/+/>++</p> <p>Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Car journeys will dominate, although if this site combination is developed in conjunction with the neighbouring site BAS107 to the south, Extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered.</p>	<p>Likelihood: certain</p> <p>Scale: global</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain</p>	<p>Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.</p> <p>New bus services would be required to improve sustainable accessibility.</p>

			<p>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.</p>	<p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p> <p>Likelihood: uncertain – reliant on provision on-site</p> <p>Scale: global</p> <p>Timescale: long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Seek to ensure low carbon/renewable energy and/or decentralized energy provided on site.</p>
<p>(4) To protect, and enhance local biodiversity, flora and fauna</p>	<ul style="list-style-type: none"> • Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats? 	<ul style="list-style-type: none"> • Biodiversity 	<p>+ There are comparatively few constraints, subject to a layout that respects the few features of biodiversity interest within and around the area.</p>	<p>Likelihood: fairly certain</p> <p>Scale: local</p> <p>Timescale: unknown</p> <p>Duration: medium-long term</p> <p>Significance: insignificant</p>	<p>Buffer zone of 8 metres is required between all watercourses and development.</p>

<p>(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests</p>	<ul style="list-style-type: none"> • Will it protect areas of highest landscape value? • Will it protect and enhance the Borough's landscape character and diversity? • Will it avoid damage to geological and geomorphologic interests? • Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile agricultural land? 	<ul style="list-style-type: none"> • Landscape character, diversity • Agricultural land • minerals 	<p>-/+</p> <p>The Landscape Capacity Study identifies the site as having a 'medium' capacity for development – development could be possible providing that due regard has been given to the character of the landscape. There are a few intrinsic landscape features, nor is it of high visual sensitivity, however, the area plays an important part in the countryside setting to the north of Basingstoke.</p> <p>.</p> <p>64% of the combined site is classified as Grade 3b, which is moderate quality agricultural land.</p> <p>27% of BAS148 is classified as non-agricultural (most of the land could be returned relatively easily to agriculture, including open space, golf courses, sports fields, etc)</p> <p>There are no mineral constraints associated with this site.</p>	<p>Likelihood: It is fairly likely there will be some negative landscape impact although it is difficult to judge the extent at this stage</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: uncertain</p> <p>Likelihood: fairly certain – it is likely that development of this site would not result in loss of high quality agricultural land or mineral resources.</p> <p>Scale: local-national</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: insignificant</p>	<p>Any development would need to be designed to respect the character of the landscape, particularly with regard to the setting of Basingstoke.</p> <p>Further assessment of the agricultural land value is required.</p>
<p>6) To</p>	<ul style="list-style-type: none"> • Will it maintain or 	<ul style="list-style-type: none"> • Water quality 	<p>-/++/-</p>	<p>Likelihood: fairly certain</p>	<p>Monitoring of water</p>

<p>maintain and improve the quality of water resources in the Borough</p>	<p>improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?</p>	<ul style="list-style-type: none"> • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure 	<p>There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status.</p> <p>The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.</p> <p>South East Water's Water Resource Management Plan details how water will be supplied up until 2020.</p> <p>There is no capacity in the drainage network around this site and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network. Thames Water has raised concerns regarding the waste water services in relation to the site.</p> <p>Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Drainage Infrastructure is likely to be</p>	<p>Scale: local</p> <p>Timescale: immediate</p> <p>Duration: short-long term</p> <p>Significance: likely to be insignificant</p> <p>Likelihood: fairly certain</p> <p>Scale: local</p> <p>Timescale: immediate</p> <p>Duration: short-long term</p> <p>Significance: insignificant</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium – lead in time required to upgrade infrastructure</p> <p>Duration: short-long term</p> <p>Significance: Significant</p>	<p>quality is required.</p> <p>Further work on groundwater is required.</p> <p>Further investigation necessary to assess network capacity for sewerage infrastructure</p>
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			required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on our infrastructure and the significance of the infrastructure to support the development. It should be noted that in the event of an upgrade to Thames Water assets being required, up to three years lead in time will be potentially necessary for the delivery of the infrastructure; alternatively the developer may wish to requisition the infrastructure to deliver it sooner		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	<ul style="list-style-type: none"> • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development? 	<ul style="list-style-type: none"> • Flooding • permeability of the soil 	<p>+/-</p> <p>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 in the eastern part of the site which is of a minor nature, although it could impact on 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 at a depth of 100 and 300ml.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary but potential for repeated incidents</p> <p>Significance: insignificant</p>	<p>The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:</p> <p>Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the</p>

			Standard percentage runoff is fairly high with limited infiltration. Drainage assessments are therefore recommended and this would not constitute a significant constraint to development.	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: temporary</p> <p>Significance: significant but mitigation possible</p>	<p>site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress.</p> <p>Surface water needs to be managed as part of any development strategy.</p>
8) To improve sustainable accessibility to all services and facilities	<ul style="list-style-type: none"> • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband? 	<ul style="list-style-type: none"> • Site accessible by range of transport • Enable transport linkages • Opportunity for new local services 	<p>-/?</p> <p>The site combination performs poorly in terms of accessibility by a range of transport modes.</p> <p>Potential deterioration on the wider transport network due to additional cars.</p> <p>The site will not generate any major infrastructure on site and is unlikely to offer transport benefits to neighbouring residents.</p>	<p>Likelihood: likely if developed site developed in isolation</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>Mitigation regarding the provision of facilities is possible through infrastructure provision/financial contributions.</p> <p>Transport infrastructure could be improved through development in combination with adjacent sites.</p>

			<p>Land for a new community facility (500 sqm) and contribution towards new facility would be required. An off-site contribution would be required for sport and recreation facilities.</p> <p>Adequate gas and electricity capacity. The impact of the potential additional housing would be very significant on the existing Household Waste Recycling Centre service – contributions or site provision likely to be sought.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	
9) To improve choice and access to sustainable transport options	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport? 	<ul style="list-style-type: none"> • Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure 	<p>-/0</p> <p>If developed in conjunction with site BAS107 to the south, the extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short term</p> <p>Duration: unknown</p> <p>Significance: potentially significant</p>	<p>Access to sustainable transport options will need to be considered at a more detailed stage.</p>
10) To improve educational attainment and increase opportunities for new skills and learning to	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? • Will it improve the qualifications or skills of the population? 	<ul style="list-style-type: none"> • Capacity in primary schools • Capacity in secondary schools • New education provision? 	<p>-</p> <p>There is insufficient capacity in primary schools with the nearest schools on restricted sites which are unlikely to be capable of expansion. If other housing sites come forward locally this may provide opportunities to provide primary school places through a</p>	<p>Likelihood: uncertain</p> <p>Scale: local – Basingstoke Town and Chineham</p> <p>Timescale: medium term – lead-in time for infrastructure</p>	<p>If other housing sites come forward locally this may enable provision of a new primary school.</p> <p>A review of secondary school catchment areas</p>

<p>support the economic competitiveness of the Borough, and personal development.</p>	<ul style="list-style-type: none"> • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of employers within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 		<p>new on-site primary school.</p> <p>A review of secondary school catchment areas will be required.</p>	<p>Duration: permanent</p> <p>Significance: significant</p>	<p>may address this issue.</p>
<p>11) To develop a diverse and competitive knowledge-based economy</p>	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0/-/?</p> <p>Development of the site will not entail the loss of any employment land.</p> <p>The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA</p>	<p>Likelihood: certain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	

			coverage up to 40 Mbs by 2015.	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium term</p> <p>Duration: uncertain</p> <p>Significance: not significant</p>	
12) To maintain high and stable levels of employment	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0</p> <p>Development of the site will not entail the loss of any employment land.</p> <p>There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to employment areas other than by car.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>		

13) To maintain and enhance sustainable economic growth	<ul style="list-style-type: none"> • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment? 	<p>0</p> <p>Development of the site will not entail the loss of any employment land.</p> <p>There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to employment areas other than by car.</p> <p>Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.</p>		
14) To enhance the attractiveness of the Borough to visitors	<ul style="list-style-type: none"> • Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the Borough 	<ul style="list-style-type: none"> • Anything other than housing proposed that would be attractive to visitors 	<p>0</p> <p>There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.</p>		
15) To protect and enhance distinctive and high	<ul style="list-style-type: none"> • Will it promote and maintain an attractive and diverse townscape, and protect areas of highest 	<ul style="list-style-type: none"> • Harm heritage assets – archaeology • Heritage assets - general 	<p>-</p> <p>There is medium potential for archaeological impact, due to noting of some early prehistoric</p>	<p>Likelihood: uncertain</p> <p>Scale: local-national</p> <p>Timescale: short-long</p>	<p>Further archaeological assessment required to identify potential archaeological interest</p>

<p>quality features of the local built environment</p>	<p>townscape quality?</p> <ul style="list-style-type: none"> • Will it promote high quality design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage? 		<p>material – some assessment of potential, possibly including fieldwork, should be undertaken.</p> <p>Upper Cufaude Farm and its associated listed outbuildings lie within the north eastern part of the combined site. The setting of these heritage assets would require protection.</p> <p>The setting of Upper Cufaude Farmhouse would be substantially harmed by the inclusion of the additional areas surrounding Upper Cufaude Farm to the north of Cufaude Lane (BAS148) and to its immediate south and south west to the south of Cufaude Lane resulting in the urbanisation of its historic context and setting. The proposed envelopment of Upper Cufaude Farm would cause substantial harm which could not be satisfactorily mitigated against. The harm to the setting of heritage assets which would result from the development of the southern part of the site alone could be mitigated against in part.</p>	<p>term</p> <p>Duration: permanent</p> <p>Significance: significant</p>	<p>on the site.</p> <p>Any development on the site would need to preserve the listed buildings and their setting.</p>
<p>16) To improve the efficiency of</p>	<ul style="list-style-type: none"> • Will it use water more efficiently? 	<ul style="list-style-type: none"> • Contamination • Greenfield site 	<p>-/?</p> <p>This would entail development of</p>	<p>Likelihood: certain that Greenfield site would be by</p>	<p>Consider efficiency of resource use in</p>

<p>resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies</p>	<ul style="list-style-type: none"> • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment and disposal? • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and construction techniques? • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? 		<p>a Greenfield site.</p> <p>There is no record of contamination.</p> <p>The assessment of many of these issues are largely design related so are unable to be assessed at this stage.</p>	<p>used</p> <p>Scale: local</p> <p>Timescale: within Local Plan period</p> <p>Duration: permanent</p> <p>Significance: significant</p> <p>Likelihood: uncertain impact on resource use</p> <p>Scale: local-global</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: unknown</p>	<p>design/layout</p>
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	<ul style="list-style-type: none"> • Will it minimise land use? 				
(17) To create and sustain vibrant settlements and communities	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate it? • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? • Will it avoid the disruption of locally distinctive settlement form? • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's 	<ul style="list-style-type: none"> • Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services 	<p>- /?</p> <p>Development of this site would result in a settlement that is isolated from others. It is a large proposal that extends some distance between Basingstoke and Bramley and potentially could result in development (depending on whether or not development occurs at BAS107). However, the presence of the MOD camp in addition to appropriate design and layout means that this issue could be addressed.</p> <p>The site does not relate well to Basingstoke in terms of form, scale and character and would not create a more integrated settlement. There are limited opportunities for boundary definition.</p> <p>It is unknown at this stage whether any development of the site would provide new facilities or services.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: medium-long term</p> <p>Duration: potentially permanent</p> <p>Significance: potentially significant</p>	Coalescence between settlements can be avoided through design and layout, and control over neighbouring development.

	settlements?			<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: unknown</p> <p>Significance: uncertain</p>	
18) To promote and improve access to open space and countryside	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 	<ul style="list-style-type: none"> • Open space provision • Loss of open space or accessible countryside 	<p>?</p> <p>The 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 – could meet needs of existing and future residents, particularly if developed in combination with adjacent site.</p> <p>The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. Footpaths lead from the site to the countryside.</p>	<p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significant: potentially significant</p>	
19) To improve community safety by	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g. through design and layout)? 		<p>0</p> <p>The impact on crime and community safety cannot be</p>		

<p>reducing crime, the fear of crime, and antisocial behaviour</p>	<ul style="list-style-type: none"> • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 		<p>determined at this stage</p>		
<p>20) To improve health and well-being through the development of healthy communities</p>	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas? 	<ul style="list-style-type: none"> • Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses 	<p>0/-</p> <p>The Basingstoke and North Hampshire NHS Foundation Trust considers there to be adequate capacity to serve the site or there are plans in place to improve the infrastructure. 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.</p> <p>Current open space provision in the area is deficient but this can be overcome by provision on this site as part of any development.</p>		<p>Financial contributions would be sought to maintain primary care services.</p>

			<p>Some of the site is affected by rail traffic noise and potential vibration, and there is a potential noise and unneighbourly impact from the MOD site. A detailed noise assessment should be undertaken to assess the noise and vibration impact and to identify mitigation measures.</p>	<p>Likelihood: uncertain as healthcare and open space provision and further assessment into existing unneighbourly uses needs to be considered at more detailed stage.</p> <p>Scale: local</p> <p>Timescale: uncertain</p> <p>Duration: uncertain</p> <p>Significance: unknown</p> <p>Likelihood: uncertain</p> <p>Scale: local</p> <p>Timescale: short-long term</p> <p>Duration: permanent</p> <p>Significance: potentially significant</p>	<p>A detailed noise assessment will be required to ensure acceptable noise standards can be met, and further noise mitigation may be required.</p> <p>There may need to be mitigation/enhancement in respect of the neighbouring MOD use.</p>
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Conclusion: The development of the sites would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A limited number of significant potential negative impacts were identified, principally relating to the site's relative isolation from other settlements and transport networks. As such, it is unlikely to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; reducing emissions of greenhouse gases and creating and sustaining vibrant settlements and communities. The isolation issue may be addressed to some degree if developed in conjunction with Razors Farm (BAS107) to the south, although the site's relatively poor relationship to Basingstoke in terms of scale and form will remain. Additional potential issues include the impact on both the landscape character of the area and heritage assets and their setting, resulting in a potentially negative impact in terms of the SA objectives aiming to protect and enhance the distinctiveness and quality of the local landscape; and protecting and enhancing distinctive and high quality features of the local built environment. These potential issues only affect parts of the site however. The proposed envelopment of Upper Cufaude Farmhouse would cause substantial harm which could not be satisfactorily mitigated against. Development of the sites would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment

land, and is accessible to a number of employment areas. There is no indication that the sites would provide new commercial development opportunities and the sites do not have high broadband speeds at present to support working from home. The SA did identify some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development respects the existing landscape structure of the sites and the setting that the sites provides for the north of Basingstoke; enabling adequate integration with areas to the south including improved transport linkages and networks; avoiding areas affected by noise pollution, at risk of flooding and with archaeological value; and ensuring adequate infrastructure is provided including on site community and primary education provision, sewerage infrastructure (capacity issues), affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction. The proposed envelopment of a heritage asset would cause substantial harm which could not be satisfactorily mitigated against.