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**BASINGSTOKE &  
DEANE BOROUGH  
COUNCIL  
VIABILITY STUDY**

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**Residential  
Development Final  
Report – ANNEX 1  
Local Plan Policy  
Viability Implications**

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**Three Dragons –  
March 2016**



# **ANNEX 1**

## **Local Plan policy viability implications**

This Annex forms part of the Affordable Housing and Community Infrastructure Levy Viability Study. It reviews the policies in the emerging Basingstoke and Deane Local plan including post Examination changes as at January 2016 and identifies viability implications that need to be considered as part of the viability study.

The Annex is summarised in the body of the Viability Report.

No	Title	Policy requirements	Viability implications
SS1	Scale and Distribution of New Housing	<p>Within the period 2011 – 2029, the Local Plan will make provision to meet <u>15,300</u> dwellings and associated infrastructure.</p> <p>This will be provided by:</p> <ul style="list-style-type: none"> <li>a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;</li> <li>b) Supporting regeneration in line with Policy SS2;</li> <li>c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;</li> <li>d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately <u>7705</u> dwellings over the plan period;</li> <li>e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and</li> <li>f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.</li> </ul> <p>Settlement Policy Boundaries will be reviewed through a future Development Plan Document.</p>	Range of schemes tested in viability study to cover development scenarios

No	Title	Policy requirements	Viability implications
SS2	Regenerating Residential Neighbourhoods	<p>Proposals for the regeneration of residential neighbourhoods, including the priority areas of Buckskin, South Ham and Norden (indicatively illustrated on the map below), will be supported as part of a comprehensive area-based regeneration programme. Development will be permitted which would result in a demonstrable overriding benefit to the local community.</p> <p>The preparation of proposals will require full involvement and consultation with the affected local community. A masterplan or development brief should be prepared demonstrating that proposals will positively support and compliment the comprehensive wider development of the area.</p>	<p>Individual schemes pursued under this policy may vary considerably and there may be viability implications in due course. It is likely that schemes will include the development of new affordable housing as replacement for older affordable housing which may require grant funding or cross subsidy from new market housing. They may also require improved environmental considerations as well as open space and local facilities. There is no clear view at this stage what costs or regeneration funding if any might relate to these schemes and so no specific viability implications have been assumed at this stage.</p>

No	Title	Policy requirements	Viability implications
SS5	Neighbourhood Planning	<p>The council will support parish/town council and other representatives from local communities in non-parished areas, through the Neighbourhood Planning process.</p> <p>In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:</p> <ul style="list-style-type: none"> <li>a) Bramley – <u>at least</u> 200 homes</li> <li>b) Kingsclere – <u>at least</u> 50 homes</li> <li>c) Oakley – <u>at least</u> 150 homes</li> <li>d) Overton – <u>at least</u> 150 homes</li> <li>e) Whitchurch – <u>at least</u> 200 homes</li> </ul> <p>A further 150 homes will need to be identified in areas outside of those listed above and it will be necessary to <u>identify sites/opportunities to deliver at least 10 homes in and around each of the settlements with defined Settlement Policy Boundaries<sup>1</sup>.</u></p> <p>The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries.</p> <p>The delivery of housing <u>which meets the requirements of this policy</u> will be monitored annually by the council to ensure the housing requirement is met <u>and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five named settlements, if a neighbourhood plan/ neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites.</u></p>	No additional viability implications – a range of schemes have been modelled

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<sup>1</sup> Excluding Basingstoke and Tadley.

No	Title	Policy requirements	Viability implications
SS6	New Development in the Open Countryside	<p>Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:</p> <ul style="list-style-type: none"> <li>a) On 'previously developed land', provided that: <ul style="list-style-type: none"> <li>• They do not result in an isolated form of development; <u>and</u></li> <li>• The site is not of high environmental value; and</li> <li>• The proposed use and scale of development is appropriate to the site's context; or</li> </ul> </li> <li>b) For a rural exception site for affordable housing; or</li> <li>c) For the re-use of a redundant or disused permanent building provided that the proposal: <ul style="list-style-type: none"> <li>• Does not require substantial rebuilding, extension or alteration; and</li> <li>• Does not result in the requirement for another building to fulfil the function of the building being converted; and</li> <li>• Leads to an enhancement to the immediate setting; or</li> </ul> </li> <li>d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that: <ul style="list-style-type: none"> <li>• The size of the proposal would be appropriate to the plot; and</li> <li>• It would not be significantly visually intrusive in the landscape; or</li> </ul> </li> <li>e) <u>Small scale<sup>2</sup> residential proposals of a scale and type that meet a locally agreed need</u> provided that: <ul style="list-style-type: none"> <li>• <u>It is</u> well related to the existing settlement and would not result in an isolated form of development; and</li> <li>• The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and</li> <li>• The development will respect <u>and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or</u></li> </ul> </li> <li>f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that: <ul style="list-style-type: none"> <li>• There is an essential need for the occupant to be on site at any time during any 24 hour period; and</li> <li>• No alternative suitable accommodation is available in the locality; and</li> <li>• The rural business linked to the proposed new building must have been viable for the previous three years; or</li> </ul> </li> <li>g) <u>Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.</u></li> </ul>	No Viability implications identified

<sup>2</sup> Four dwellings or fewer (net)

No	Title	Policy requirements	Viability implications
Policy SS7	Nuclear Installations – Aldermaston and Burghfield	<p>The borough council requires development in the land use planning consultation zones surrounding (1) AWE Aldermaston and (2) AWE Burghfield to be managed in the interests of public safety.</p> <p>Development will only be permitted where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency. All development proposals within all consultation zones that trigger consultation with the Office for Nuclear Regulation’s (ONR) Directorate will be considered in conjunction with the ONR, who will have regard to:</p> <ul style="list-style-type: none"> <li>a) the proposed use;</li> <li>b) the scale of development proposed;</li> <li>c) the location of the development; and</li> <li>d) the impact of the development on the functioning of the emergency plan through appropriate consultation with the multi agencies who have duties under The Radiation Emergency Preparedness and Public Information Regulations (REPPiR).</li> </ul>	No viability implications identified
CN1	Affordable Housing	<p>The council will require 40% affordable housing on all market housing sites. On-site provision will be expected for 5 or more net residential units. In exceptional circumstances off-site provision or financial contributions of equivalent value will be accepted.</p> <p>Development proposals of less than 5 net residential units will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.</p> <p>The tenure split of affordable homes will be 70% rented and 30% intermediate products.</p> <p><u>15% of affordable homes should meet enhanced accessibility or adaptability standards<sup>3</sup> to enable people to stay in their homes as their needs change.</u></p> <p>In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.</p> <p>The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the council will commission an independent review of the viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the local planning authority and the approach contributes towards creating mixed and balanced communities.</p>	<p>Viability testing has taken account of the council’s Affordable Housing Policy target and tenure split.</p> <p>Viability testing also takes account of the accessibility requirements Part m(4)cat2.</p>

<sup>3</sup> Enhanced accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015, or subsequent government standard.

No	Title	Policy requirements	Viability implications
CN2	Rural Exceptions for Affordable Housing	<p>Small scale residential development designed to meet the identified needs of local people unable to meet their own needs in the housing market will be permitted on sites outside of Settlement Policy Boundaries provided that:</p> <ul style="list-style-type: none"> <li>a) It does not result in an isolated form of development;</li> <li>b) The scale and tenure of development will be based on proven local need;</li> <li>c) The development will be in proportion with and respect the character, form and appearance of the immediate vicinity and surrounding area; and</li> <li>d) The development will be integrated into the existing community, where possible.</li> </ul> <p>Subject to local housing priority, local circumstances, viability and market conditions, under this policy a proportion of market housing will be permitted. In such cases, the affordable element of the development should always comprise the greater proportion of units in comparison to the market units proposed. The council will only permit the minimum number of market homes required to deliver the scheme.</p> <p>The developer will be required to submit an open book viability assessment for proposals which include a proportion of market housing on viability grounds. This will need to demonstrate that the proposed number of market dwellings is essential for the successful delivery of the development and is based on reasonable land values as an exception site. In such cases the council will commission an independent review of the viability study, for which the developer will bear the cost</p>	<p>Viability implications in that exceptions sites will be required to deliver mainly affordable housing which may or may not attract grant. However, should be mitigated by allowing a proportion of market homes.</p>
CN3	Housing Mix for Market Housing	<p>Development will be permitted where the mix of market housing:</p> <ul style="list-style-type: none"> <li>a) includes a range of house type<sup>4</sup> and size, price and tenure to address local requirements; and</li> <li>b) Is appropriate to the size, location and characteristics of the site; and</li> <li>c) Is appropriate to the established character and density of the neighbourhood; and</li> <li>d) Provides <u>15% accessible and adaptable homes</u><sup>5</sup> housing to enable people to stay in their homes as their needs change.</li> </ul> <p>Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.</p>	<p>Housing mix has an impact on viability when there are differences between the dwelling types sought and a market focussed mix. Dwelling mixes used for viability tests have been provided by B&amp;DBC to reflect the types of development likely to be permitted.</p> <p>The requirement for 15% accessible and adaptable homes has implications for viability testing.</p>

<sup>4</sup> Including for older people, bungalows and suitable accommodation for downsizing with small gardens or outdoor space, [and for those wishing to build their own homes.](#)

<sup>5</sup> [Accessible and adaptable homes are those that meet requirement M4\(2\) of the Building Regulations 2015 or any subsequent government standard.](#)

No	Title	Policy requirements	Viability implications
CN4	Housing for Older People/Specialist Housing	<p>Proposals for housing specifically designed<sup>6</sup> to meet the identified needs of older people or specialist accommodation<sup>7</sup> (including for people with support needs) will be permitted where:</p> <ul style="list-style-type: none"> <li>i) they meet a proven identified need; and</li> <li>ii) the location is appropriate in terms of access to facilities, services and public transport;</li> </ul> <p>Where there is evidence of an identified unmet need in the local area <u>and the location is appropriate in terms of access to facilities, services and public transport</u>, larger scale<sup>8</sup> new residential<sup>9</sup> developments should incorporate specially designed housing/specialist accommodation, to meet the needs of older people and people with support needs.</p> <p><u>The council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.</u></p>	<p>Sheltered and extra care housing has viability implications. A scheme has been tested as one of the case studies. Care homes are specifically tested in the non-residential viability testing.</p> <p>The requirement for affordable housing at use class C3 has been included in this testing.</p>

<sup>6</sup> Includes retirement housing (over 55's) and continuing care retirement communities. This does not include mainstream housing which falls under Policy CN3.

<sup>7</sup> Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

<sup>8</sup> Approximately 200 units

<sup>9</sup> Use Class C3.

No	Title	Policy requirements	Viability implications
CN5	Gypsies Travellers and Travelling Show People	<p>The council will make provision for 16 additional gypsy and traveller pitches and 3 temporary stopping to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Accommodation Assessment.</p> <p>The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10 and SS3.11 <u>and SS3.12.</u></p> <p>If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10 and SS3.11 <u>and SS3.12</u>, they will only be permitted where:</p> <ul style="list-style-type: none"> <li>a) There is an identified need for the pitch provision;</li> <li>b) There is no adverse impact upon local amenity and the natural and historic environment;</li> <li>c) The site is located within a reasonable distance of local services with capacity, including education establishments, health and welfare services, shops and community facilities;</li> <li>d) There is safe and reasonable access to the highway, public transport services and sustainable transport options;</li> <li>e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services;</li> <li>f) The potential for a mix of uses on the site has been demonstrated, where required; and</li> <li>g) The potential for successful integration between travelling and settled communities has been demonstrated.</li> </ul> <p>Planning permission will not be granted for the replacement of lawful Gypsies, Travellers and Travelling Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality and other planning policy requirements are met.</p>	No viability implications identified

No	Title	Policy requirements	Viability implications
CN6	Infrastructure	<p>New development will be required to provide and contribute towards the provision of additional services, facilities and infrastructure at a rate, scale and pace to meet the needs and requirements that are expected to arise from that development.</p> <p>Therefore, development proposals will be permitted where it can be clearly demonstrated that infrastructure can be provided and phased to support the requirements of proposed development.</p> <p>Infrastructure provision or improvements should be provided on-site as an integral part of a development. <u>Site specific mitigation measures will be secured by planning obligations.</u></p> <p>Where off-site measures are proposed they should meet identified needs, and <u>the Community Infrastructure Levy (CIL) will be the primary mechanism to secure the necessary financial or equivalent contribution from development.</u></p> <p>New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, S106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.</p> <p>The requirements for strategic and local infrastructure are set out in the council's Infrastructure Delivery Plan (IDP), and Supplementary Planning Documents. This will also include development briefs and masterplans associated with allocated sites. A summary of green space, sport and recreation standards applied on development are set out in Appendix 4.</p>	<p>Strategic infrastructure to be provided through CIL and any other available funding, rather than as a direct cost to development through s106 (with the exception of some infrastructure on larger urban extension sites, which is included within the case study viability testing). In addition, opening up costs for larger sites include allowances for on-site infrastructure provision.</p> <p>Therefore there are no viability assumptions (except to the larger sites, where viability modelling includes appropriate allowances for opening up costs and infrastructure where necessary).</p> <p>Allowance is also made for residual S106 for local infrastructure (greenspace, children's play, etc.).</p>

No	Title	Policy requirements	Viability implications
CN7	Essential Services	<p>Development proposals will be permitted, where they provide or improve essential services, and sustain and enhance the vitality and viability of communities. In addition to allowing such proposals within the defined settlements, these services may, as an exception, be permitted adjacent to rural settlements where they will meet an identified local need.</p> <p>Development proposals which would result in the loss of local services and facilities that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>a) The service or facility is no longer needed; or</li> <li>b) It is demonstrated that it is no longer practical, desirable or viable to retain them; or</li> <li>c) The proposals will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.</li> </ul> <p>The borough council will work positively with communities and support proposals to retain, improve or re-use essential services set out in Neighbourhood Plans/Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.</p>	No viability implications identified

No	Title	Policy requirements	Viability implications
CN7	Community, Leisure and Cultural Facilities	<p>Development proposals will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Retain and maintain existing facilities which are valued by the community;</li> <li>b) Improve the quality and capacity of facilities valued by the community;</li> <li>c) Provide new facilities, in accordance with council standards, where there is evidence of need that cannot be met by existing provision;</li> <li>d) Are delivered to prescribed timescales to meet the needs of the community they are being provided for.</li> </ul> <p>Where opportunities exist, the council will support the co-location of community facilities and services.</p> <p>Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:</p> <ul style="list-style-type: none"> <li>e) The facility is no longer needed for any of the functions that it can perform; or</li> <li>f) It is no longer viable or practical to retain it; or</li> <li>g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or</li> <li>h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.</li> </ul> <p>Any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment of the quantity and quality of existing facilities and an assessment of need and value to the community. The views of the local community on any loss must be sought as part of this assessment.</p> <p>The borough council will work positively with communities and support proposals to retain, improve or re-use community, leisure or cultural facilities set out in Neighbourhood Plans/Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.</p>	<p>New community, leisure and cultural facilities to be provided through CIL and other funding streams. Community infrastructure on some strategic sites is to be provided through s106 and this has been included within the case studies used in the testing.</p> <p>Viability testing has allowed residual s106 of £1,500/dwelling to cover local play and green space facilities.</p>
SS9	Basingstoke Leisure Park	<p>Basingstoke Leisure Park will be the focus for significant new and improved leisure facilities in the Borough. Retail development on the Leisure Park will only be supported where it remains ancillary to the new leisure use and is required to make the new provision economically viable, and there is no detriment to the borough's defined retail centres.</p>	<p>Leisure developments included in non-residential viability testing.</p>

No	Title	Policy requirements	Viability implications
EM1	Landscape	<p>Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the <u>character or visual amenity of the</u> landscape likely to be affected, paying particular regard to:</p> <ul style="list-style-type: none"> <li>a) The particular qualities identified within the council’s landscape character assessment and any subsequent updates or relevant guidance;</li> <li>b) The visual amenity and scenic quality;</li> <li>c) The setting of a settlement, including important views to, across, within and out of settlements;</li> <li>d) The local character of buildings and settlements, including important open areas;</li> <li>e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features <u>and their function as ecological networks</u>;</li> <li>f) Intrinsically dark landscapes;</li> <li>g) Historic landscapes, parks and gardens and features; and</li> <li>h) The character of the borough’s rivers and tributaries, including the River Loddon and Test, which should be safeguarded.</li> </ul> <p>Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.</p> <p>Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.</p> <p>Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.</p>	<p>No viability implications identified</p> <p>Where proposals do come forward there may be viability implications for additional landscaping if in sensitive areas</p>

No	Title	Policy requirements	Viability implications
EM2	Strategic Gaps	<p>In order to prevent coalescence of built up areas and to maintain the separate identify of settlements, the generally open and undeveloped nature of the following gaps will be protected:</p> <ul style="list-style-type: none"> <li>• Basingstoke – Oakley</li> <li>• Basingstoke – Sherborne St John</li> <li>• Basingstoke – Old Basing</li> <li>• Basingstoke/Chineham - Bramley/Sherfield on Loddon</li> <li>• Tadley-Baughurst</li> </ul> <p>Development in gaps will only be permitted where:</p> <p>a) it would not diminish the physical and/or visual separation; and</p> <p>b) it would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development;</p> <p>c) It is proposed through a Neighbourhood Plan or Neighbourhood Development Order, including Community Right to Build Orders.</p>	No viability implications identified
EM3	Thames Basin Heath Special Protection Area	<p>New residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to clearly demonstrate that any potential adverse effects are fully mitigated. For all net additional residential development within a 5km straight line distance of the SPA, relevant mitigation measures will be required in line with the Thames Basin Heaths Delivery Framework. This will include the provision of, or contributions towards Suitable Alternative Natural Green Space (SANGS), and Strategic Access Management and Monitoring (SAMM). Applications for large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.</p>	There is little development that will be affected by this policy and so it has not been included in area wide viability testing.

No	Title	Policy requirements	Viability implications
EM4	Biodiversity, Geodiversity and Nature Conservation	<p>1. Development proposals will only be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There will be no adverse impact on the conservation status of key species; and</li> <li>b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and</li> <li>c) There will be no harm to nationally designated sites; and</li> <li>d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and</li> <li>e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and</li> <li>f) There will be no harm to the integrity of linkages between designated sites and key habitats.</li> </ul> <p>The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.</p> <p>2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/ or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.</p> <p>3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.</p> <p>4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats. <u>Approaches to secure improvements could be achieved through:</u></p> <ul style="list-style-type: none"> <li>a) <u>A focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the councils Green Infrastructure Strategy (and subsequent updates) where appropriate; and through</u></li> <li>b) <u>On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards.</u></li> </ul>	No viability implications identified

No	Title	Policy requirements	Viability implications
EM5	Green Infrastructure	<p>Development proposals will only be permitted where they do not:</p> <ul style="list-style-type: none"> <li>a) Prejudice the delivery of the council's Green Infrastructure Strategy (and subsequent updates);</li> <li>b) Result in the fragmentation of the green infrastructure network by severing important corridors/links; or</li> <li>c) Result in undue pressure on the network which cannot be fully mitigated.</li> </ul> <p>The council will support proposals which seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the council's Green Infrastructure Strategy.</p> <p>The council will seek to protect and enhance the quality and extent of public open space and public rights of way. Proposals for the redevelopment of public and private open spaces will not be permitted unless it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>d) Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or</li> <li>e) A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the long term in accordance with the council's local standards; or</li> <li>f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.</li> </ul> <p>Development proposals will be permitted where it can be clearly demonstrated that green infrastructure can be provided and phased to support the requirements of proposed development and be in accordance with the council's adopted green space standards. Green space and equipped play will normally be provided on-site.</p> <p>Consideration will be given to an off-site financial contribution towards the enhancement of existing facilities, in addition to, or instead of, provision of new green space on site but only where:</p> <ul style="list-style-type: none"> <li>g) The quantity standard for the number of proposed dwellings does not result in a requirement for green space which meets the minimum size standard for a particular type; or</li> <li>h) It can be demonstrated that the needs of new residents can be met in this way without adversely impacting on the needs of existing residents.</li> </ul>	No direct viability implications identified

No	Title	Policy requirements	Viability implications
EM6	Water Quality	<p>The council will work in partnership<sup>10</sup> to protect, manage and improve the water quality of the borough's water environment particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems<sup>11</sup>.</p> <p>The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)<sup>12</sup>; Policy SS4 will prevent further development <u>which exacerbates such deterioration</u> within the relevant catchment and intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.</p> <p>In order to protect and improve water quality, potentially contaminating development proposals on principal aquifers or within Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected to prevent a deterioration of water quality and pollution of the water source. Development proposals adjacent to a watercourse will incorporate measures to protect the watercourse in accordance with the Green Infrastructure Strategy and the actions of the River Basin Management Plans.</p>	Sustainable drainage normally considered a normal part of development. No viability implications identified.

<sup>10</sup> With the Environment Agency, Natural England and water companies.

<sup>11</sup> The main variables which identify what type of SUD may be appropriate is set out in the council's Strategic Flood Risk Assessment.

<sup>12</sup> From the Baseline position set out in the December 2009 RBMP or any subsequent updates.

No	Title	Policy requirements	Viability implications
EM7	Managing Flood Risk	<p>The sequential approach to development, as set out in national guidance will be applied across the borough, taking into account all other sources of flooding as contained within the borough council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding<sup>13</sup>, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding<sup>1</sup> will be required:</p> <ol style="list-style-type: none"> <li>1. To be supported by a Flood Risk Assessment<sup>14</sup> (subject to the triggers set out below).</li> <li>2. To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required),</li> <li>3. When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA.</li> <li>4. To provide a safe access and egress route up to a 1 in 100 year event plus climate change.</li> <li>5. To attenuate, through sustainable drainage systems, surface water run-off so that the run off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces runoff rates and volumes. Proposals which do not meet this requirement will be acceptable only if it is clearly demonstrated this cannot be achieved.</li> </ol> <p>The basic triggers for a FRA are:</p> <ul style="list-style-type: none"> <li>• All sites of 1 ha or more in Flood Zone 1;</li> <li>• All Sites in Flood Zone 2 or 3;</li> <li>• Sites that have a record of localised or groundwater flooding as identified in the SFRA;</li> <li>• Sites in critical drainage areas and upstream of critical drainage areas<sup>15</sup>.</li> </ul> <p><u>All planning applications for major development are required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. All new developments in areas at risk of flooding must give priority to the use of sustainable drainage systems.</u></p>	<p>SUDS is a part of normal development costs.</p> <p>No viability implications identified.</p>

<sup>13</sup> Flood zone 2 and/or 3, an area that has experienced localised or ground water flooding, at risk of future surface water flooding or a site within or upstream of a Critical Drainage Area.

<sup>14</sup> The minimum requirements for a FRA are set out in the council's SFRA and any subsequently updated version in addition to national advice.

<sup>15</sup> These CDAs are not CDAs 'as notified to the LPA by the Environment Agency' as defined in the NPPF.

No	Title	Policy requirements	Viability implications
EM8	Commercial Renewable / Low Carbon Energy Generation	<p>Development proposals for the commercial generation of energy from renewable and low carbon resources <u>(excluding wind turbines)</u> will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.</p> <p>This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan<sup>16</sup> (and any subsequent updates).</p> <p>Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance, traffic generation, the local highway network and water quality. Impacts also take into account the use of Greenfield land versus previously developed land.</p> <p>The council will take a strategic view of applications, to avoid clusters where inappropriate.</p> <p>Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.</p>	No viability implications
EM9	Sustainable Water Use	<p>Development will be permitted provided that:</p> <p>a) New homes (including replacement dwellings) <u>meet a water efficiency standard of 110 litres or less per person per day;</u></p> <p>c) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.</p> <p>The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.</p> <p>Compliance with <u>the BREEAM requirement</u> will require <u>need to be demonstrated through the</u> submission of a post construction BREEAM certificate as appropriate.</p> <p>Where new national standards exceed those set out above, the national standards will take precedence.</p>	There are cost implications and viability testing includes allowances for meeting sustainable water standards.

<sup>16</sup> Energy Opportunities Plan, as set out in the North Hampshire Renewable Energy and Low Carbon Development Study (2010)

No	Title	Policy requirements	Viability implications
EM10	Delivering High Quality Development	<p>All development proposals will be of high quality, based upon a robust design-led approach.</p> <p>1. Development proposals (excluding household extensions<sup>17</sup>) will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;</li> <li>b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;</li> <li>c) Positively contribute to the appearance and use of streets and other public spaces;</li> <li>d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents<sup>18</sup>, and which take into account the urban, suburban or rural location of the site;</li> <li>e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and</li> <li>f) Minimise energy consumption through sustainable approaches to design.</li> </ul> <p>2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;</li> <li>b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;</li> <li>c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;</li> <li>d) Are visually attractive as a result of good architecture;</li> <li>e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and</li> <li>f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.</li> </ul>	No viability implications identified.

<sup>17</sup> [Extensions to residential properties will be assessed using the criteria in list 2 of this policy.](#)

<sup>18</sup> Community documents include, for example, Village Design Statements, Community Plans, Neighbourhood Plans and Orders, Urban Character Studies and Conservation Area Appraisals.

No	Title	Policy requirements	Viability implications
EM11	The Historic Environment	<p>All development must conserve or enhance the quality of the borough's heritage assets<sup>19</sup> in a manner appropriate to their significance.</p> <p>Development proposals which would affect designated or non-designated heritage assets will be permitted where they:</p> <p>A )Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;</p> <p>b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;</p> <p>c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;</p> <p>d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and</p> <p>e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.</p>	No viability implications identified.
EM12	Pollution	<p>Development will be permitted provided that it does not result in pollution<sup>20</sup> which is detrimental to quality of life<sup>21</sup>, or poses unacceptable risks to health or the natural environment.</p> <p>Development that would result in unavoidable pollution will only be permitted where measures to adequately mitigate these polluting effects can be implemented.</p> <p>Development which is sensitive<sup>22</sup> to pollution will only be permitted where:</p> <ul style="list-style-type: none"> <li>a) There would be no detrimental impact on quality of life as a result of existing, historic, or nearby land uses and activities; and</li> <li>b) It would not lead to unacceptable risks to human health or the natural environment, as a result of existing, historic, or nearby land uses and activities; or</li> <li>c) Adequate remedial or mitigation measures are proposed and can be implemented.</li> </ul>	No viability implications identified.

<sup>19</sup> Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

<sup>20</sup> Pollution is defined as anything that affects the quality of land, air, water or soil, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light (NPPF Glossary).

<sup>21</sup> This refers to those impacts which cannot be measured by health impacts. An example of this would include a reduction in the quality of residential amenity due to external factors e.g. unacceptable increases in noise levels.

<sup>22</sup> This includes housing, hospitals, schools, residential care and nursing homes, parks and recreational spaces.

No	Title	Policy requirements	Viability implications
EP1	Economic Growth and Investment	<p><u>Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).</u></p> <p>Inward investment and the growth and retention of existing business will be enabled by:</p> <ul style="list-style-type: none"> <li>a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;</li> <li>b) Allocating a new employment site or sites for storage and distribution uses in a subsequent Development Plan Document;</li> <li>c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community</li> </ul> <p>Opportunities to develop the following key employment sectors will be supported:</p> <ul style="list-style-type: none"> <li>d) Specialist / advanced manufacturing (including research and development)</li> <li>e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.</li> <li>f) <u>Storage and distribution in suitable locations.</u></li> </ul> <p><u>Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are:</u></p> <ul style="list-style-type: none"> <li><u>g) Able to successfully mitigate the landscape impact, which will include the provision of sufficient space for appropriate soft landscaping/green infrastructure, appropriate location of development within the site, and utilise a design, and layout of built form and use of materials in order to ensure that any landscape impacts are minimised;</u></li> <li><u>h) Compatible with any neighbouring uses, including residential properties;</u></li> <li><u>i) For the provision of high quality floorspace;</u></li> <li><u>j) Well related to the strategic road network and easily accessible for HGV's;</u></li> <li><u>k) Capable of being provided without having a severe highways impact;</u></li> <li><u>l) Able to successfully mitigate the impact of the development on the character of nearby settlements; and</u></li> <li><u>m) Able to demonstrate there is a proven need for the floorspace proposed.</u></li> </ul>	<p>Non-residential viability testing for retail, office and hotel uses takes account of location type. No other viability implications identified.</p>

No	Title	Policy requirements	Viability implications
EP2	Employment Land and Premises (B-Use Classes)	<p>1. Strategic Employment Areas</p> <p>The Strategic Employment areas identified on the Policies Map and listed in the supporting text below will be protected for employment generating uses within the Use Classes B1, B2 and B8. Proposals should be suitable to the location and not harm the operation of neighbouring businesses.</p> <p>The change of use or redevelopment of land and buildings within the Strategic Employment Areas will be permitted where it can be demonstrated that:</p> <p>a) Market signals<sup>23</sup> indicate that the premises / site are unlikely to be utilised for employment use, and</p> <p>b) There are not strong economic reasons<sup>24</sup> why the proposed development would be unacceptable, and</p> <p>c) The proposals satisfy one of the following:</p> <p>i) The change of use will provide complementary use(s) to support the operation and function of the Strategic Employment Area and / or support the wider regeneration of the site; or</p> <p>ii) The change of use will facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises in the borough.</p> <p>2. Other sites in employment use within settlement policy boundaries</p> <p>The change of use or redevelopment of land and buildings in employment use within the defined settlement policy boundaries will be permitted where it can be demonstrated that:</p> <p>d) There are not strong economic reasons why the proposed development would be unacceptable, and</p> <p>e) Market signals indicate that the premises / site are unlikely to come back into employment use, and/or</p> <p>f) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.</p> <p>Other employment sites may be identified through the neighbourhood planning process.</p>	No viability implications identified.

23 The council will require evidence that market conditions indicate that the site is unsuitable for future employment uses. Sites will need to have been marketed at a reasonable value for at least 6 months with no interest from prospective buyers / tenants. Information is also required on similar premises that are currently being marketed and the quantum of floorspace available within the local area.

24 If the council receives a proposal that will result in the loss of a property or site in employment use that is currently occupied when the proposal is submitted, information from the applicant will be required on the number of businesses occupying the site / premises, the remaining lease length for each of the occupiers and evidence that suitable alternative accommodation is available in the local area that is suitable for the business to enable them to relocate.

No	Title	Policy requirements	Viability implications
SS8	Basing View	<p>Basing View will be regenerated as a 21<sup>st</sup> century business <u>location and will be protected as a high quality strategic employment site for employment use (B1 class)</u>. It will support the role of Basingstoke town by encouraging economic prosperity and inward investment.</p> <p>The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area. Development proposals will therefore be permitted which:</p> <ul style="list-style-type: none"> <li>a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);</li> <li>b) Support regeneration through the provision of complementary mixed uses <u>such as retail, hotel(s), residential (including serviced apartments), education, medical facilities, leisure uses and restaurants</u>;</li> <li>c) Make efficient and effective use of under used/vacant land;</li> <li>d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;</li> <li>e) <u>Deliver a total of approximately 300 dwellings at Basing View</u>;</li> <li>f) <u>Secure the provision of facilities for cyclists, pedestrians and public transport to access Basing View in a safe and convenient manner, including integration with the town centre and railway station and the necessary mitigation works for the wider highway network</u>;</li> <li>g) <u>Achieve a high standard of design and contribute towards the delivery of a high quality public realm</u>.</li> </ul> <p><u>Development will be permitted in accordance with the following provisions for each sub area as shown on the Basing View Inset Map.</u></p> <ul style="list-style-type: none"> <li>i) <u>Area A (Downtown): the area will be developed for a mix of town centre uses including retail, residential and leisure uses, while retaining a strong office presence. Development should be in line with Policy EP3 which defines the western end of the site as falling within the town centre boundary. Development will be expected to be of high design quality to reinforce the area's status as a gateway to Basing View and the town centre.</u></li> <li>ii) <u>Area B (Midtown): the area will be developed primarily for office uses and will include a hotel, small scale complementary retail, leisure and restaurant uses with a new urban open space in a central location to act as a focal point for the development.</u></li> <li>iii) <u>Area C (Uptown): the area, which includes the Gresley Road triangle site, will be developed primarily for B1 uses but may include residential development and small scale complementary leisure, retail, restaurant, medical and educational use.</u></li> </ul>	<p>Non-residential viability testing for retail, office and hotel uses takes account of location type. No other viability implications identified.</p> <p>Possible implications around requirement for high quality design and sustainable design / on-site low carbon energy generation such as community heating. However no detailed plans available and may need to be considered on an individual basis as applications come in.</p>

EP3	Town, District and Local Centres	<p>Main town centre uses (such as retail, office, entertainment and leisure) will be permitted within the defined town, district and local centres provided that they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.</p> <p>The hierarchy of centres is:</p> <p><u>Town Centre</u> Basingstoke</p> <p><u>District Centres</u> Brighton Hill Chineham Overton Tadley Whitchurch</p> <p><u>Local Centres</u> Kingsclere</p> <p>New local and district centres may also come forward as part of larger developments set out in Policy SS3, where they are suitable in scale to the level of growth proposed.</p> <p>Development, including extensions to existing facilities, for main town centre uses outside of the defined centres will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a suitable and available centre or edge of centre location having demonstrated appropriate flexibility in the format and scale of development proposed. Development proposals within out of centre locations, such as retail parks, which improve their quality of design and connectivity will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.</p> <p>Development for main town centre uses, with a net floorspace exceeding 250sqm, in edge or out of centre locations will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.</p> <p><u>Basingstoke Town Centre</u></p> <p>In Basingstoke Town Centre, development will be expected to create a more accessible, well-connected and well-designed centre.</p> <p>Proposals for shops (A1 Use Class) are encouraged within the defined Primary and Secondary Shopping Frontages. Other retail uses (Use Classes A2-A5), will be permitted where:</p> <ul style="list-style-type: none"> <li>a) Individually or cumulatively they do not undermine the vitality, viability or character of the frontage; and</li> <li>b) They do not give rise to unacceptable environmental or public safety impacts.</li> </ul>	<p>Non-residential viability testing for retail, office and hotel uses takes account of location type. No other viability implications identified.</p>
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		<p>Proposals for the loss of retail uses (A1-A5) to non-retail uses in the defined Primary Shopping Frontage will not be permitted.</p> <p>Within the defined Secondary Shopping Frontage, proposals for other town centre uses will be permitted where the above criteria are met and the cultural and historic offer of the Frontage is supported.</p>																																																					
SS3	Greenfield Site Allocations	<p>In bringing forward development on the allocated sites listed below, it will be a requirement to ensure that the necessary infrastructure is provided at a rate and scale to meet the needs that arise from that development, in accordance with both the Infrastructure Delivery Plan and through conformity with the appropriate standards, as summarised in Appendix 4.</p> <p>Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application<sup>25</sup>. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Location</th> <th>Allocation</th> <th>Phasing</th> </tr> </thead> <tbody> <tr> <td>SS3.1</td> <td>Swing Swang, Basingstoke</td> <td>Approx 100 homes</td> <td><u>2017/18 – 2019/20</u></td> </tr> <tr> <td>SS3.2</td> <td>Kennel Farm, Basingstoke</td> <td>Approx 310 homes</td> <td><u>2016/17 – 2018/19</u></td> </tr> <tr> <td>SS3.3</td> <td>Razors Farm, Basingstoke</td> <td>Approx 420 homes</td> <td><u>2017/18 – 2022/23</u></td> </tr> <tr> <td>SS3.4</td> <td>North of Popley Fields, Basingstoke</td> <td>Approx 450 homes</td> <td><u>2015/16 – 2022/23</u></td> </tr> <tr> <td>SS3.5</td> <td>Overton Hill, Overton</td> <td>Approx 120 homes</td> <td><u>2016/17 – 2019/20</u></td> </tr> <tr> <td>SS3.6</td> <td>South of Bloswood Lane /Manor Farm Whitchurch</td> <td>Approx 150 homes</td> <td><u>2017/18– 2021/22</u></td> </tr> <tr> <td>SS3.7</td> <td>Redlands, adjacent to Basingstoke</td> <td>Approx <u>165</u> homes</td> <td><u>2017/18 – 2021/22</u></td> </tr> <tr> <td>SS3.8</td> <td>Upper Cufaude Farm</td> <td>Approx 390 homes</td> <td><u>2020/21 - 2025/26</u></td> </tr> <tr> <td>SS3.9</td> <td>East of Basingstoke, Basingstoke</td> <td>Approx 450 homes</td> <td><u>2018/19 – 2022/23</u></td> </tr> <tr> <td>SS3.10</td> <td>Manydown, Basingstoke</td> <td>Approx 3,400 homes</td> <td>2017/18 – 2028/29</td> </tr> <tr> <td>SS3.11</td> <td>Basingstoke Golf Course, Basingstoke</td> <td>Approx 1,000 homes</td> <td><u>2020/21 – 2027/28</u></td> </tr> <tr> <td><u>SS3.12</u></td> <td><u>Hounsome Fields, Basingstoke</u></td> <td><u>Approx 750 homes</u></td> <td><u>2017/18 – 2027/28</u></td> </tr> </tbody> </table>	Site Reference	Location	Allocation	Phasing	SS3.1	Swing Swang, Basingstoke	Approx 100 homes	<u>2017/18 – 2019/20</u>	SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	<u>2016/17 – 2018/19</u>	SS3.3	Razors Farm, Basingstoke	Approx 420 homes	<u>2017/18 – 2022/23</u>	SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	<u>2015/16 – 2022/23</u>	SS3.5	Overton Hill, Overton	Approx 120 homes	<u>2016/17 – 2019/20</u>	SS3.6	South of Bloswood Lane /Manor Farm Whitchurch	Approx 150 homes	<u>2017/18– 2021/22</u>	SS3.7	Redlands, adjacent to Basingstoke	Approx <u>165</u> homes	<u>2017/18 – 2021/22</u>	SS3.8	Upper Cufaude Farm	Approx 390 homes	<u>2020/21 - 2025/26</u>	SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	<u>2018/19 – 2022/23</u>	SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29	SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	<u>2020/21 – 2027/28</u>	<u>SS3.12</u>	<u>Hounsome Fields, Basingstoke</u>	<u>Approx 750 homes</u>	<u>2017/18 – 2027/28</u>	Scale and type of site has an impact on viability. Case studies used for viability testing represent the types of development in this policy.
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<u>SS3.12</u>	<u>Hounsome Fields, Basingstoke</u>	<u>Approx 750 homes</u>	<u>2017/18 – 2027/28</u>																																																				

<sup>25</sup> Appendix 5 sets out the detailed requirements to be satisfied when preparing Masterplans and Development Briefs.

SS3.10	Manydown	<p>This <u>290</u> hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> <li>a) Provide for the phased delivery of approximately 3,400 dwellings;</li> <li>b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);</li> <li>c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, <u>healthcare facilities</u> and sports and leisure facilities including playing pitches <u>with an Infrastructure Delivery Strategy to demonstrate that the infrastructure requirements of the Manydown allocation have been comprehensively planned and will be met;</u></li> <li>d) Phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;</li> <li>e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;</li> <li>f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and</li> <li>g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;</li> <li>h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;</li> <li>i) Retain the separate identity and character of <u>Wootton St Lawrence and Oakley and restrict coalescence between the new development and these villages. The development will also retain the separate identity and character of Worting and Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary.</u></li> <li>j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;</li> <li>k) Avoid or mitigate the direct and indirect adverse impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site. Where this is proved not to be possible, mitigation and compensation for the loss will be required to ensure a net gain in biodiversity. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;</li> </ul>	<p>Viability testing takes into account the land budget implications and the infrastructure costs to be provided through s106.</p>
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No	Title	Policy requirements	Viability implications
		<p>l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400, and Pack Lane, <u>and the road through Wootton St Lawrence</u> with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;</p> <p>m) Include provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location <u>and design</u> of the road being determined through the master-planning process <u>to achieve the optimum balance between movement and place-shaping</u>. <u>Land shall be safeguarded for a potential future crossing of the railway</u></p> <p>n) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.</p> <p>o) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and <u>cycling</u> routes linked to existing external routes, the Public Rights of Way network <u>and the Strategic Cycle Network, with direct cycle access to the town centre and the provision of public transport from the outset</u>;</p> <p>p) Incorporate and/or promote renewable and low-carbon energy technologies;</p> <p>q) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;</p> <p>r) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>s) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning.</p> <p>t) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of <u>up to 300</u> units, unless workable transport mitigation measures can be demonstrated to support a higher yield.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.</p>	

SS3.11	Basingstoke Golf Course	<p>This 44.5 hectare site lies to the south west of Basingstoke <u>and</u> will deliver a high quality <u>mixed-use</u> development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 1,000 dwellings;</li> <li>b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);</li> <li>c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, <u>and</u> sports facilities including playing pitches <u>with adequate land to meet the outdoor sports needs of both this site and the development on Hounsome Fields with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke have been comprehensively planned and will be met;</u></li> <li>d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;</li> <li>e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;</li> <li>f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</li> <li>g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, <u>ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);</u></li> <li>h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;</li> <li>i) Include measures to improve accessibility by non-car transport modes <u>including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network, and the Strategic Cycle Network, with direct access to the town centre, and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);</u></li> <li>i) i) <u>Ensure the provision of public transport from the outset.</u></li> <li>j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</li> <li>k) Avoid development and points of access in the small area of the site within flood zone 2</li> <li>l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green <u>infrastructure</u> network;</li> </ul>	<p>Viability testing takes into account the land budget implications and the infrastructure costs to be provided through s106.</p>
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No	Title	Policy requirements	Viability implications
		<p>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;</p> <p>n) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies.</p> <p><u>o) Ensure, through joint masterplanning, and joint infrastructure planning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.</u></p> <p>Development on site will deliver homes in the period <u>2020/21 to 2027/28</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.</p>	

SS3.12	Honsome Fields	<p><u>This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:</u></p> <p>a) <u>Make provision for approximately 750 dwellings;</u></p> <p>b) <u>In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates);</u></p> <p>c) <u>Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, indoor sports facilities a three form entry primary school, and early years facilities, with an Infrastructure Deliver Strategy to demonstrate that the needs of the development sites in south-west Basingstoke, including outdoor sports, have been comprehensively planned and will be met.</u></p> <p>d) <u>Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting, create an attractive gateway into Basingstoke, and minimise any visual impact;</u></p> <p>e) <u>Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;</u></p> <p>f) <u>Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;</u></p> <p>g) <u>Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;</u></p> <p>h) <u>Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</u></p> <p>i) <u>Provide all-purpose vehicular accesses from the Winchester Road (A30), ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);i</u></p> <p>j) <u>Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, and the Public Rights of Way network and the Strategic Cycle Network, with direct access to the town centre and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops and providing safe and convenient crossing points for the A30;</u></p>	<p>Viability testing takes into account the land budget implications and the infrastructure costs to be provided through s106.</p>
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No	Title	Policy requirements	Viability implications
		<p><u>j) i) Ensure the provision of public transport from the outset;</u></p> <p><u>k) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;</u></p> <p><u>l) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</u></p> <p><u>m) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;</u></p> <p><u>n) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;</u></p> <p><u>o) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;</u></p> <p><u>p) Incorporate and/or promote renewable and low carbon energy technologies;</u></p> <p><u>q) Ensure, through joint masterplanning and joint infrastructure planning that it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.</u></p> <p><u>Development on site will deliver homes in the period 2017/18 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</u></p>	

SS3.9	East of Basingstoke	<p>This <u>67.8</u> hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 450 dwellings;</li> <li>b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);</li> <li>c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and a <u>two</u> form entry primary school, if required by the Local Education Authority<sup>26</sup>;</li> <li>d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;</li> <li>e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;</li> <li>f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;</li> <li>g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;</li> <li>h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;</li> <li>i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and the Strategic Cycle Network with direct cycle access to the town centre and the provision of public transport from the outset</u>;</li> <li>j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;</li> <li>k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;</li> <li>l) Avoid or mitigate direct and indirect adverse impacts on key species and habitats including adjacent ancient woodland Sites of Importance for Nature Conservation, Petty's Brook and natural flood zones.</li> </ul>	<p>Viability testing takes into account the land budget implications and the infrastructure costs to be provided through s106.</p>
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No	Title	Policy requirements	Viability implications
		<p>This will be achieved through adequate buffering of natural features and habitats and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</p> <p>m) Ensure that renewable <u>and low carbon</u> energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;</p> <p>n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;</p> <p>p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.</p> <p>Development of this site will deliver homes and infrastructure in the period <u>2018/19 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.</p>	

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<sup>26</sup> The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.

No	Title	Policy requirements	Viability implications
SS3.4	North of Popley Fields, Basingstoke	<p>This <u>25.6</u> hectare site lies to the north of Basingstoke and will deliver a high quality development that will:</p> <p>a) Make provision for approximately 450 dwellings;</p> <p>b) Include the provision of social and physical infrastructure including a community centre;</p> <p>c) Have a design and layout which respects its location on the edge of town and the adjoining countryside, ensuring that the height, layout and form of development is appropriate to the higher ground on the northern part of the site and that effective and substantial visual screening is provided between the site and Sherborne St. John;</p> <p>d) Ensure that the site links to the existing built up area to enable community cohesion;</p> <p>e) Avoid and mitigate direct and indirect adverse impacts on key species and habitats, including the great crested newt populations, water <u>courses and</u> Carpenters Down Wood, Spier's Copse and Popley Ponds Sites of Importance for Nature Conservation, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</p> <p>f) Conserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;</p> <p>g) Include measures to mitigate the impact of development on the primary and local road network including the A340 and A33 corridors;</p> <p>h) Include measures to improve accessibility by non-car modes transport modes <u>including the provision of internal walking and cycling routes linked to existing external routes and the Strategic Cycle Network with direct cycle access to the</u> Town Centre and the ability to service the site by public transport;</p> <p>i) Incorporate measures to maintain the Public Rights of Way through the site;</p> <p>j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;</p> <p>k) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>l) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;</p> <p>m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>Development on this site will deliver homes in the period <u>2015/16 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>

SS3.3	Razors Farm	<p>This <u>19.7 hectare</u> site to the north east of Basingstoke will deliver a high quality development that will:</p> <ol style="list-style-type: none"> <li>a) Make provision for approximately 420 dwellings;</li> <li>b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;</li> <li>c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;</li> <li>d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;</li> <li>e) Conserve the architectural and historic significance of heritage assets in the area including Razor’s Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;</li> <li>f) Provide a layout which addresses the potential isolation of the site from existing communities through direct pedestrian, cycle and public transport links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaude Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;</li> <li>g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;</li> <li>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the Sites of Importance for Nature Conservation and nearby water courses, through adequate buffering natural features and drainage ditches and through on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity. Opportunities to retain and enhance habitat connectivity will be taken;</li> <li>i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;</li> <li>j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and the Strategic Cycle Network with direct access to the Town Centre</u> and the ability to service the site by public transport;</li> <li>k) Include appropriate green space/green infrastructure provision in line with the council’s adopted standards including green links to Cufaude Lane and a central green space focussed around the Razor’s Farm listed buildings connected to green links within the development and to existing developments;</li> <li>l) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</li> <li>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;</li> <li>n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;</li> </ol>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>
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No	Title	Policy requirements	Viability implications
		<p>o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;</p> <p>p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;</p> <p>q) Ensure that it provides for a comprehensive development with the Upper Cufaude Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.</p> <p>Development on this site will deliver homes in the period <u>2017/18 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	

SS3.8	Upper Cufaude Farm	<p>This <u>26.3</u> hectare site lies immediately to the north of the Razor's Farm allocation (Policy SS3.3) and will only be released for development after, or in conjunction with, the development of the Razor's Farm site. The site will deliver a high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 390 dwellings;</li> <li>b) Include the provision of social and physical infrastructure including a community centre and a two form entry primary school if required by the Local Education Authority<sup>27</sup>;</li> <li>c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;</li> <li>d) Comprise a layout and design of development that <u>retains</u> the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a <u>well-designed and robust buffer, which reflects the existing landscape character</u> on the western and northern sides of the site from the outset;</li> <li>d) i) <u>Keep the area hatched green on the inset map free of development and roads, providing only additional landscape and appropriate open space measures to ensure sufficient mitigation of the development on the surrounding area;</u></li> <li>e) Provide appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, providing links to the green network including that provided at Razor's Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;</li> <li>e) i) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including mature hedgerows and water courses, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</li> <li>f) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor</li> <li>g) Include measures to improve accessibility by non-car transport modes, <u>including the provision of internal walking and cycling routes, linked to existing external routes, the Public Rights of Way Network and the Strategic Cycle Network, with direct cycle access to the Town Centre, and</u> including the ability to service the site by public transport. It will also be necessary to provide access to the potential Chineham Railway Station and Cufaude Lane, in conjunction with the development at Razors Farm.</li> <li>h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;</li> <li>i) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</li> <li>j) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</li> <li>k) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.</li> </ul>	<p>Viability testing takes into account the land budget implications and the infrastructure costs to be provided through s106.</p>
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No	Title	Policy requirements	Viability implications
		Development on this site will deliver homes in the period <u>2020/21 to 2025/26</u> , in accordance with the requirement to maintain a five year supply of deliverable housing sites.	

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<sup>27</sup> The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.

No	Title	Policy requirements	Viability implications
SS3.2	Kennel Farm	<p>This <u>11.7</u> hectare site lies to the south west of Basingstoke to the west of the A30. The site will deliver high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 310 dwellings;</li> <li>b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;</li> <li>c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;</li> </ul> <p>d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment).;</p> <p>d) Include measures to improve accessibility by non-car modes, the ability to service the site by public transport and ensuring connection of the site with the existing cycle and pedestrian routes, <u>including</u> the Public Rights of Way network <u>and the Strategic Cycle Network with direct cycle access to the town centre</u>. This will include improving the pedestrian / crossing facilities across the adjacent section of the A30, to enable access to services to the east, and the provision of a link to the east;</p> <p>e) Include appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, including the amenity of the footpath along the western site boundary;</p> <p>f) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>g) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;</p> <p>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent and nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity;</p> <p>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies.</p> <p>Development on this site will deliver homes in the period <u>2016/17 to 2018/19</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>

No	Title	Policy requirements	Viability implications
SS3.6	South of Bloswood Lane	<p>This 12.5ha site lies to the west of the town of Whitchurch and will deliver a high quality comprehensive development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for the comprehensive delivery of approximately 150 dwellings;</li> <li>b) Have a design and layout of high quality and a character which respects locally distinctive features of Whitchurch and its location on the edge of the town;</li> <li>c) Respond positively to the North Wessex Downs Area of Outstanding Natural Beauty and special landscape characteristics of the area, providing an appropriate edge to the town;</li> <li>d) Conserve the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings;</li> <li>e) Include measures to mitigate the impact of development on the local road network including improvements to the junctions within the Town Centre and to Bloswood Lane and Bell Street;</li> <li>f) Include measures to improve accessibility by non-car transport modes, particularly to the centre of Whitchurch and the railway station and ensure the ability to service the site by public transport;</li> <li>g) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of existing Public Rights of Way through the site;</li> <li>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity, including safeguarding parts of the site for locally valued natural green space and boundary vegetation with adequate buffers;</li> <li>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</li> <li>j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A34 dual carriageway;</li> <li>k) Include appropriate green space / green infrastructure provision to meet local needs, in line with the council's adopted standards Provide for the careful management of any important archaeological remains;</li> <li>l) Provide a connection to the sewerage system of the nearest point of adequate capacity.</li> </ul> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20 <u>2015/16 to 2021/22</u>, in accordance with the requirement to maintain a five year supply of deliverable housing.</p>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>

No	Title	Policy requirements	Viability implications
SS3.7	Redlands	<p>This <u>9.4</u> hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:</p> <p>a) Make provision for the delivery of approximately <u>165</u> dwellings;</p> <p>b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;</p> <p>c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);</p> <p>c i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and Strategic Cycle Network with direct access to the town centre</u> and the ability to service the site by public transport;</p> <p>d) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including remnant parkland trees, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity;</p> <p>e) Ensure that renewable <u>and low carbon</u> energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;</p> <p>f) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;</p> <p>g) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy.</p> <p>h) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.</p> <p>Development of this site will deliver homes and infrastructure in the period <u>2017/18 to 2020/2021</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>

No	Title	Policy requirements	Viability implications
SS3.5	Overton Hill	<p>This <u>8.7 hectare</u> site is located towards the north east of the village of Overton and will deliver a high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 120 dwellings;</li> <li>b) Respect the locally distinctive features of Overton and its location on the edge of the village;</li> <li>c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of trees to form an internal landscape structure;</li> <li>d) Conserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;</li> <li>e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impact to ensure a net gain in biodiversity. In particular the adjacent River Test Site of Special Scientific Interest and associated habitat should be conserved and enhanced through the provision of an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;</li> <li>f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;</li> <li>g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and <u>ensure</u> the ability to service the site by public transport;</li> <li>h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;</li> <li>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</li> <li>j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;</li> <li>k) Provide a connection to the sewerage system of the nearest point of adequate capacity.</li> </ul> <p>Development on this site will deliver homes in the period <u>to 2019/20</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	<p>Noted that not all of the site is developable but assumed land value adjusted accordingly. No viability implications identified.</p>

No	Title	Policy requirements	Viability implications
SS3.1	Swing Swang Lane, Basingstoke	<p>This <u>4.5</u> hectare site lies to the east of Basingstoke and will deliver high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 100 dwellings;</li> <li>b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;</li> <li>c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;</li> <li>d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;</li> <li>e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes, <u>including the Public Rights of Way Network and the Strategic Cycle Network with direct cycle access to Eastrop Park, Basing View and the Town Centre.</u> Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;</li> <li>f) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;</li> <li>g) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen and Wood SINC, by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity;</li> <li>h) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</li> <li>i) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;</li> <li>j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</li> <li>k) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.</li> </ul> <p>Development on this site will deliver homes in the period <u>2017/18 to 2019/20</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	<p>Viability implications arise from:</p> <ul style="list-style-type: none"> <li>• Land take for community use and green space.</li> <li>• Community provision provided through s106.</li> <li>• Opening up costs and direct transport infrastructure costs will arise as a cost to development.</li> </ul>

No	Title	Policy requirements	Viability implications
SS4	Ensuring a Supply of Deliverable Sites	<p>The delivery of residential development will be managed to ensure a five year supply of sites can be maintained over the plan period, with priority being given to development on appropriate brownfield sites. In principle, development will come forward in accordance with the phasing set out in Policy SS3. A review of the Local Plan will be triggered if a future supply cannot be demonstrated.</p> <p>To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in individual elements band status of the borough's water bodies, <u>development proposals in affected areas will have to demonstrate that they would not</u> exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting planning permissions.</p>	SUDs a normal development cost but potential viability implications around water quality should further intervention be required.
SS10	Chineham Railway Station	This 1.8 hectare site lies to the North West of Chineham and is reserved for the development of a new passenger railway station and associated car parking.	No viability implications identified.
SS11	Whitchurch Railway Station Car Park	<p>This 1 hectare site, which lies to the north of the railway line at Whitchurch is allocated for the development of a new passenger railway station car park. Proposals for a new rail station car park will be permitted provided that:</p> <ul style="list-style-type: none"> <li>a) Vehicle access to the site can be secured from Newbury Road;</li> <li>b) Access between the railway station and car park site can be secured; and</li> <li>c) The site is comprehensively landscaped given its location within the North Wessex Downs Area of Outstanding Natural Beauty.</li> </ul>	No viability implications identified

No	Title	Policy requirements	Viability implications
EP4	Rural Economy	<p>To support the rural economy, development proposals for economic uses in the countryside will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Are on previously developed land; or</li> <li>b) Are for a change of use or conversion of a suitable permanent building; or</li> <li>c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted <u>or replaced</u>; or</li> <li>d) Enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise.</li> </ul> <p><u>d) i) Are for a small-scale new business, provided it is not in an isolated location.</u></p> <p>All development proposals must be <u>well designed and</u> of a use and scale that is appropriate to the site and location when considering:</p> <ul style="list-style-type: none"> <li>e) landscape, heritage and environmental impacts;</li> <li>f) the accessibility of the site;</li> <li>g) the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character; and</li> <li>h) the need for residential accommodation on site.</li> </ul> <p>Development proposals that result in an increase in HGVs on C and U roads, or a significant increase in other traffic on C and U roads will generally not be permitted.</p>	No viability implications identified.

CN9	Transport	<p><u>The council will work in partnership to promote a safe, efficient and convenient transport system which will:</u></p> <ul style="list-style-type: none"> <li><u>i) Build on the borough’s strategic location, through improvements to strategic road and rail connections to the wider area;</u></li> <li><u>ii) Promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift; _</u></li> <li><u>iii) Improve access to Basingstoke town centre and rail station by all modes of transport and ensure good integration between transport modes;</u></li> <li><u>iv) Manage congestion and provide for consistent journey times; and</u></li> <li><u>v) Promote and improve safety, security and healthy lifestyles.</u></li> </ul> <p>Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to service and support the transition to a low carbon future.</p> <p>Development proposals will be permitted that:</p> <ul style="list-style-type: none"> <li>a) Integrate into existing movement networks;</li> <li>b) Provide safe, suitable and convenient access for all potential users;</li> <li>c) Provide an on-site movement layout compatible for all potential users with appropriate parking and servicing provision; and</li> <li>d) Do not result in inappropriate traffic generation or compromise highway safety.</li> </ul> <p>Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan<sup>28</sup>.</p> <p>Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users<sup>29</sup>.</p> <p>Development will be permitted where it:</p> <ul style="list-style-type: none"> <li>e) Does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks;</li> <li>f) Mitigates impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;</li> <li>g) Protects and where possible enhance access to public rights of way;</li> <li>h) Provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted Parking Standards;</li> <li>i) Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD; and</li> </ul>	No viability implications identified.
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No	Title	Policy requirements	Viability implications
		j) Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites.	
EP5	Rural Tourism	<p>Proposals for tourism development in the countryside (including guest accommodation and visitor facilities) will be permitted where:</p> <p>a) It utilises an existing suitable building through change of use or conversion without the need for substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted; <u>or</u></p> <p>b) Any extension or new building forms part of an existing facility and is of a scale appropriate to its location; <u>and</u></p> <p>c) The scale of development is appropriate when considering the impacts on the local highway network.</p> <p>Proposals for camping and touring caravan sites will be permitted where:</p> <p>d) There is a proven need for the facility; and</p> <p>e) They are sympathetic to the character and visual quality of the area concerned and any visual intrusion can be mitigated.</p>	No viability implications identified.

<sup>28</sup> Refer to guidance of Transport Assessment; Department for Transport, March 2007.

<sup>29</sup> Department for Transport Manual for Streets, and Hampshire County Council Companion Document to Manual for Streets.