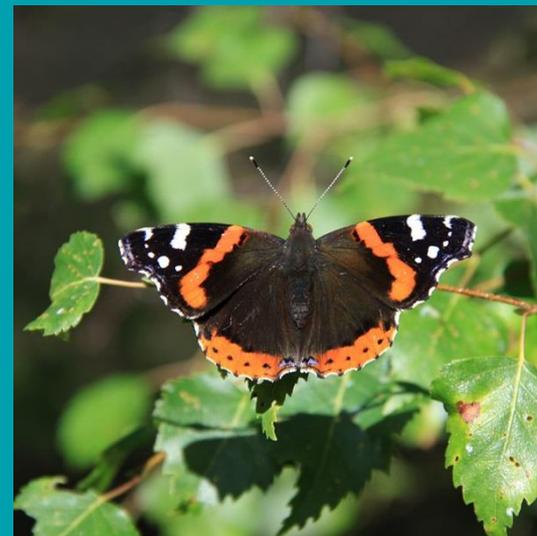


Basingstoke & Deane Borough Council

# Integrated Impact Assessment

Second Interim Report (Main  
Report - Final)



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## Report for

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## Document revisions

No.	Details	Date
1	Draft	May 2022
2	Final	May 2022

# Non-Technical Summary

## Introduction

Basingstoke and Deane Council (the Council) adopted the Basingstoke and Deane Local Plan 2011-2029 (ALP) in May 2016. The ALP covers the period 2011-2029. The Council is currently undertaking the Local Plan Update (LPU) to cover the period to 2039. This follows a decision by Council in May 2019 to review and update the ALP to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites. A number of the initial non-statutory stages of plan making have already been completed including an Issues and Options consultation in 2020 and the ongoing development of a detailed evidence base to guide decision making.

The Council has engaged Wood Group Ltd. (Wood) to undertake an Integrated Impact Assessment (IIA) of the LPU. The IIA will incorporate Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA).

The Regulation 18 consultation on the draft LPU will be the first statutory consultation and will provide all stakeholders with the opportunity to comment upon draft policies and proposals and help shape future changes. This is planned for the summer 2022. The Council is currently developing the policy framework and has taken a phased approach to presenting the planning policies to Council committees for Member consideration; draft strategic and development management policies covering issues including the environment, climate change and design were considered by Members in March and the remaining strategic policies relating to spatial growth will be presented to the committee in June. This Second Interim SA Report accompanies the strategic policies relating to strategic growth. All the policies will then be brought together for the Regulation 18 consultation on the draft LPU. Further statutory consultation will take place on Regulation 19 draft LPU in due course, prior to a full examination in public. This therefore remains an early stage in the LPU process with many opportunities to formally comment on the plan yet to come.

This report adopts the structure that will be used for later iterations of the report, providing the basis for future updates that will accompany draft versions of the Local Plan. This is a draft Report that will be updated in light of any changes prior to the next version being issued.

The First Interim SA Report provides information on the following, which will be incorporated in the full SA Report, and is therefore not repeated in this report:

- the policy context for the SA – including relevant documents that define sustainable development and the role of SA in the Local Plan making process;
- Key local documents:
  - ▶ the Council's vision and priorities set out in the Council Plan 2020-24; and
  - ▶ Horizon 2050.
- Neighbourhood Development Plans.

## The Local Plan Update

The [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) set out the regulatory requirements for developing and adopting a local plan. Before adoption, this involves preparing and consulting on what the local plan should contain (Regulation 18), producing a Publication Draft Local Plan (Regulation 19), submitting the local plan to the Secretary of State for Levelling Up, Housing and Communities (Regulation 22) and subjecting the local plan to public examination (Regulation 24).

This Second Interim Report (the report) focusses on the SA/SEA of the policies relating to spatial growth that are currently being issued to Council committees for Member comment and consideration. Later IIA Reports (for Regulation 18 and 19) will consider the draft LPU as a whole and include reporting on HIA, EqIA and HRA.

## Integrated Impact Assessment

The first interim SA Report includes background on the different elements of the IIA and how they relate to each other. It also explains the approach to the assessment, including a summary of the SA Framework.

## Key Findings from the Assessment

This report concludes that the draft LPU policies that are currently being issued to Council committees for Member comment and consideration, are anticipated to have significant positive effects across a number of the SA objectives, including:

- SA1 'Housing' because of the contribution that policies and associated sites will make to meeting housing need;
- SA2 'Health' because of the contribution that policies and associated sites will make to the provision of new health facilities;
- SA3 'Travel' because of the contribution that policies and associated sites will make to the provision of new transport infrastructure and opportunities for walking and cycling;
- SA5 'Resources' where policies and sites encourage the use of previously developed land and buildings;
- SA6 'Biodiversity;' where policies direct development to areas that are less sensitive in biodiversity terms; and
- SA14 'Services and Facilities,' where policies help deliver new infrastructure that will serve wider needs.

It also highlights potential negative effects associated with development, e.g. in relation to:

- SA5 'Resources' due the potential loss of Best and Most Versatile agricultural land;
- SA9 'Landscape' due to impacts on areas of high/medium sensitivity in landscape terms; and

- SA4 'Pollution' due to greenhouse gas emissions associated with development during both the construction and operational phases (in the context of the Council's commitment to achieving net zero carbon).

The SA Report accompanying the draft LPU will confirm the significance of these effects.

The assessment is draft and individual scores (particularly those associated with policies relating to sites) may be subject to change. This is partly because the assessment work undertaken by the Council is also being reviewed.

## Mitigation and Enhancement

A set of recommendations have been provided and are set out in **Tables 3.4 and 3.5** of the main report.

In terms of new allocations, the detailed site assessments undertaken by the Council are very helpful in identifying potential development considerations for each site and the suggestions for additions to relevant policies reflect those. A number of common themes emerged from the assessment of the policies for the sites (which was informed by the Council's earlier work), for example:

- Some of the original site assessments undertaken by the Council identify existing uses, e.g. commercial premises that might be a source of noise nuisance. In some instances, policies require development proposals to demonstrate how such this would be addressed but this is not always the case.
- The need for sites to include a management plan for biodiversity could be required for all sites.

Policies for those greenfield sites that would involve the loss of agricultural land could require the use of Soil Management Plans to prevent the loss of soil resources and optimise the use of topsoil and subsoils on site.

## Next Steps

This Interim Report (the report) focusses on the SA/SEA of the emerging policies that are currently being issued to Council committees for Member comment and consideration.

The intention is to undertake full IIA once the LPU is at a more advanced stage to support the regulation 18 consultation. The IIA will incorporate SA, SEA, HIA, EqlA and HRA. These elements of the IIA will be completed in draft form and also consulted on alongside later versions of the LPU. This will include all information available at that stage in relation to the consideration of reasonable alternatives and an outline of the reasons for selecting the preferred approach and rejecting others.

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# 1. Introduction

## 1.1 Background

- 1.1.1 Basingstoke and Deane Council (the Council) adopted the Basingstoke and Deane Local Plan 2011-2029 (ALP) in May 2016. The ALP covers the period 2011-2029. The Council is currently undertaking the Local Plan Update (LPU) to cover the period to 2039. This follows a decision by Council in May 2019 to review and update the ALP to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites. A number of the initial non-statutory stages of plan making have already been completed including an Issues and Options consultation in 2020 and the ongoing development of a detailed evidence base to guide decision making.
- 1.1.2 The Council has engaged Wood Group Ltd. (Wood) to undertake an Integrated Impact Assessment (IIA) of the LPU. The IIA will incorporate Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA).
- 1.1.3 The Regulation 18 consultation on the draft LPU will be the first statutory consultation and will provide all stakeholders with the opportunity to comment upon draft policies and proposals and help shape future changes. This is planned for the summer 2022. The Council is currently developing the policy framework and has taken a phased approach to presenting the planning policies to council committees for Member consideration; draft strategic and development management policies covering issues including the environment, climate change and design were considered by Members in March and the remaining strategic policies relating to spatial growth will be presented to the committee in June. This Second Interim SA Report accompanies the strategic policies relating to strategic growth. All the policies will then be brought together for the Regulation 18 consultation on the draft LPU. Further statutory consultation will take place on Regulation 19 draft LPU in due course, prior to a full examination in public. This therefore remains an early stage in the LPU process with many opportunities to formally comment on the plan yet to come.
- 1.1.4 This Second Interim Report (the report) focusses on the SA/SEA of the policies relating to spatial growth that are currently being issued to Council committees for Member comment and consideration. Later IIA Reports (for Regulation 18 and 19) will consider the draft LPU as a whole and include reporting on HIA, EqIA and HRA.
- 1.1.5 This report adopts the structure that will be used for later iterations of the report, providing the basis for future updates that will accompany draft versions of the LPU. This is a draft Report that will be updated in light of any changes prior to the next version being issued.
- 1.1.6 The First Interim SA Report provides information on the following, which will be incorporated in the full SA Report, and is therefore not repeated in this report:

- the policy context for the SA – including relevant documents that define sustainable development and the role of SA in the Local Plan making process;
- Key local documents:
  - ▶ the Council's vision and priorities set out in the Council Plan 2020-24; and
  - ▶ Horizon 2050.
- Neighbourhood Development Plans.

## 1.2 Overview of the Policies under Consideration

- 1.2.1 This report considers the second batch of LPU policies and reasonable alternatives across the following topics:
- Strategic policies, including the scale and distribution of development, housing site delivery and the role of neighbourhood plans; and
  - Site specific policies.
- 1.2.2 This is an interim report to assist the Council with the development of policies which is not intended to be fully compliant with the SEA Regulations.
- 1.2.3 Later iterations of the SA will consider the following (including information relating to reasonable alternatives):
- the quantum of housing to be provided for in the plan period;
  - the quantum of employment land/floorspace to be provided for in the plan period;
  - the spatial strategy;
  - growth around Basingstoke;
  - growth at other Settlements;
  - options for housing sites and the reasons for selecting those for consideration and selecting preferred sites and rejecting others; and
  - proposed site allocations to be incorporated in the Local Plan.
- 1.2.4 Some information on these matters has been provided to members previously but it will need drawing together to accompany the Regulation 18 Local Plan and to ensure compliance with the SEA Regulations.

## 1.3 Scope of the Integrated Impact Assessment

- 1.3.1 The IIA will incorporate Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA). As noted in **Section 1.1** this Report focusses on the SA/SEA element of the IIA. Other elements of the IIA will be undertaken once the Regulation 18 draft Local Plan has been prepared. Each of these components are discussed in the first Interim SA Report.

## 1.4 Purpose of this Report

- 1.4.1 This report accompanies the draft strategic policies for the Regulation 18 LPU that are currently being considered by the Council, including draft policies relating to potential allocations.
- 1.4.2 The purpose of this report is to present the findings of the results of the SA/SEA of the policies that the Council is considering at this stage and includes the consideration of alternatives and the Council's reasons for selecting the preferred policy option.

## 1.5 Structure of this Report

- 1.5.1 This report is structured as follows:
- Non-Technical Summary - Provides a summary of the IIA Report including the findings of the appraisal of plan options;
  - **Section 1: Introduction** - Includes a summary of the current LPU document, and an overview of the report contents;
  - **Section 2: Approach to the SA** - sets out the approach taken to the different elements of the SA. Note that the first Interim SA Report includes material relating to the baseline environment and relevant plans and programmes, this is not repeated in this report;
  - **Section 3 Assessment Results**: presents the results of the assessment of the spatial policies and potential site allocations that are being considered by the Council. It also includes recommendations;
  - **Section 4** sets out conclusions and next steps; and
  - A separate volume of **appendices** contains more detailed information for the different elements of the SA, including detailed appraisal matrices.

## 2. Approach to the SA

### 2.1 Overview

2.1.1 This section provides an overview of the approach to undertaking each element of the SA. As noted in the introduction, given the stage that the LPU is at, it is not considered appropriate to undertake a full IIA for this phase of the LPU (the draft strategic spatial policies to be considered at committee in June 2022), but when this is completed this Report will be updated accordingly. The first Interim SA Report includes more background on other elements of the IIA, including the consideration of reasonable alternatives. This section focusses on the approach to the assessment that is relevant to the topics under consideration in this Report.

### 2.2 Method

2.2.1 The approach to the assessment is summarised below.

#### SA Framework

2.2.2 The SA Framework has been used to appraise the following elements of the LPU that the Council is currently considering:

- Strategic policies; and
- Policies for potential allocations.

2.2.3 The assessment of spatial policies has been informed by consideration of reasonable alternatives and these are discussed under each section, where relevant. Policies and associated options have been assessed against the SA Framework with a matrix produced for each section and each policy / option assessed individually within that matrix. **Table 2.1** shows the scoring system.

2.2.4 The matrices identify potential effects for each policy and whether or not they are considered significant; for each objective there is also an opportunity to record any suggested mitigation (or changes to policy) and any assumptions and uncertainties. A detailed appraisal matrix provided at **Appendix B to D**. The assessment of individual policies is based on professional judgement, having regard to the scope and content of the policy and likely outcomes that might arise from its implementation and their relevance and relationship to each of the objectives in the SA Framework. Whilst the matrices in the appendices record the potential effects (whether neutral, minor or significant, positive or negative), the focus of this report is on the identified likely significant effects. This is consistent with the SEA Regulations (12(2)), which is referred to in the first Interim SA Report.

2.2.5 The SA Framework used to appraise allocations and other potential sites includes additional criteria to guide the assessment and this is presented at **Appendix A**.

Table 2.1 Scoring System

++	Likely significant positive effect
+	Likely minor positive effect
-	Likely minor negative effect
--	Likely significant effect
+/-	Mixed minor positive effect and minor negative effect
0	Likely effect negligible
?	Likely effect uncertain
~	Not relevant

2.2.6 In terms of mitigation, the SEA Regulations require the report to set out:

*"The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme."*

2.2.7 This Report goes further by considering any potential for enhancing the performance of the policies and these are identified at **Section 3.7**. There is no requirement to specifically identify embedded mitigation as part of the report. To some extent this is considered as part of the assessment of policies against the SA Framework.

2.2.8 The approach to the SA for each of the elements of the LPU considered in this report are set out below.

### Assessing Strategic Policies

2.2.9 Strategic policies have been assessed against the SA objectives that comprise the SA Framework using the qualitative scoring system set out in **Table 2.1**. A detailed appraisal matrix is provided at **Appendix B**.

### Policies for sites carried forward from the ALP

2.2.10 Three sites that are proposed to be carried forward from the ALP are large sites where construction has commenced. The policies for these sites have been assessed but because construction has commenced on site the SA is at a higher level than that associated with sites that the Council is considering as new allocations (and where construction has not yet commenced). The policies have been assessed against the SA objectives that comprise the SA Framework using the qualitative scoring system set out in **Table 2.1**. A detailed appraisal matrix is provided at **Appendix C**.

### Appraising Site Specific Policies

2.2.11 The site assessment process is described in the Site Selection Report (September 2021) and this includes an initial assessment of sites undertaken by the Council.

2.2.12 The appraisal of policies associated with sites that are being considered for allocation are set out at Appendix Z of the Site Selection Report published in September 2021.

- 2.2.13 The work undertaken by the Council has been utilised to assess the policies relating to potential allocations. The policies have been assessed against the SA objectives that comprise the SA Framework using the qualitative scoring system set out in **Table 2.1**. A detailed appraisal matrix is provided at **Appendix D**.
- 2.2.14 The Council is in the process of reviewing and updating the site assessment to incorporate findings from any emerging evidence base studies and future versions of this report will take account of these updates.

### Cumulative, Synergistic and Secondary Effects

- 2.2.15 The SEA regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. It will be important to consider the cumulative sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes. At this stage, the assessment of potential for cumulative effects is limited but further work will be undertaken once the full LPU is available.

## 2.3 Working on the IIA

- 2.3.1 The IIA is an on-going and iterative process and will continue as the LPU develops up to adoption. This section sets out the approach to the work and outlines the assessment which has been undertaken to date.

### Who Undertook the IIA and When?

- 2.3.2 The Council prepared the SA Scoping Report which was the subject of consultation in 2020 and have updated the report in response to comments received. The Council undertook a number of initial appraisals considering spatial strategy options and reported the interim findings to councillors at committee meetings in September and December 2021.
- 2.3.3 Wood commenced work on the assessment stage commenced in November 2021 following an inception meeting on the 2<sup>nd</sup> of November 2021 to agree the methodology for the IIA, initial timetable and the approach to integrating the IIA and plan making.
- 2.3.4 The first Interim SA Report was provided to the Council in March 2022.
- 2.3.5 Wood has worked collaboratively with Council officers and this report incorporates material prepared by officers that Wood has commented on. This includes the SA of policies for potential allocation sites.

### Difficulties Encountered in Undertaking the Appraisal

- 2.3.6 The SEA Regulations (Schedule 2 paragraph 8) require a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how).
- 2.3.7 A relevant difficulty at this stage was identification of any variations in performance of alternative approaches against the SA objectives. Both the options and objectives are strategic in nature, making it difficult to necessarily differentiate between options. This is

a common issue with work of this nature and not unique to the LPU. Later iterations of this report will provide additional information about any other difficulties associated with the assessment. Uncertainties and assumptions identified at this stage are summarised below.

### Uncertainties

- The exact composition and design of future development proposals is unknown and would be subject to planning approval;
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers;
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the LPU, site specific proposals and viability;
- The exact scale of greenhouse gas emissions associated with LPU options will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period; and
- The exact scale of waste associated with the LPU options will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.

### Assumptions

- For policies relating to those sites with planning consent, it is assumed that socio-economic and environmental impacts have been duly considered as part of the planning application process;
- It is assumed that the Council will continue to liaise with infrastructure providers with regard to infrastructure requirements for future development;
- It is assumed that Environmental Statements will be submitted in support of planning applications for the development of the strategic sites considered in the SA Report and that appropriate mitigation measures will be identified and implemented;
- It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that areas of flood risk on site will be avoided and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk; and
- For the purposes of the assessment it is assumed that sites identified in the SA would come forward for development as anticipated in the relevant policy.

## 3. Assessment Results

### 3.1 Introduction

3.1.1 This section sets out the results of the assessment of the following:

- Appraisal of Strategic Policies; and
- Appraisal of Policies for potential allocations.

3.1.2 As noted above, later iterations of the SA will need to provide information on the reasons for selecting the options considered, the reason for selecting the preferred option and rejecting others.

### 3.2 Strategic Policies

#### Overview

3.2.1 The policies that are being considered by Council members in June cover the following topics:

- SS1 – Spatial Strategy;
- SS3 – Sites Allocated for Residential;
- SS4 – Ensuring a Deliverable Supply of Sites;
- SS5 – Neighbourhood Planning; and
- SS7 - Nuclear Installations.

3.2.2 The Council has undertaken a policy review for each of the above policies which considered the performance of the ALP policy alongside national policy, best practice, Council plans/programmes and the emerging evidence base.

3.2.3 The review of policy SS5 considered four approaches in terms of what types of development should count towards the targets set out in the policy:

1. Continue with current approach and count development that meets the current SS5 size and location thresholds (sites of 10 units or more within defined settlement policy boundaries (SPBs), sites of 5 units or more outside);
2. Count all new homes within settlements, but retain the threshold of 5 new dwellings outside but adjacent to settlements;
3. Count all new homes within or adjacent to settlements; or
4. Count all new homes in parishes.

3.2.4 Option 2 has been taken forward as the preferred approach. These different approaches are considered to be technical in nature and do not constitute reasonable alternatives for the purposes of the SEA Regulations. It is not therefore proposed to treat the approaches as such.

## Assessment of Effects

- 3.2.5 Appraisal matrices for the policies are provided at **Appendix B**. Significant effects associated with the policies are summarised below.
- 3.2.6 Policy SS1 supports development and redevelopment within settlement boundaries. The policy seeks to optimise the use of brownfield land and ensure that development takes place in sustainable locations and contributes to social, economic and environmental well-being. Significant positive effects are identified in relation to the following SA objectives: SA1 'Housing', SA2 'Health', SA3 'Travel,' SA5 'Resources', SA8 'Flooding' and SA12 'Economy.' In the case of SA9 'Landscape' a mixed score is identified, recognising that greenfield development will impact on landscape to some degree.
- 3.2.7 Policy SS3 ensures the allocated residential and mixed used developments over the plan period are led by master planning and design codes where they are of sufficient size and scale. Significant positive effects are identified in relation to the following SA objectives: SA1 'Housing', SA2 'Health', SA3 'Travel' and 'SA5 'Resources.
- 3.2.8 Policy SS4 would result in new housing by requiring a continued 5 year supply of housing throughout the lifetime of the plan, ensuring housing is built to meet the identified need. The policy also seeks to protect compromised and deteriorating waterbodies from the effects of development and improve water quality if needed. Significant positive effects are identified in relation to the following SA objectives: SA1 'Housing' and SA7 'Water.'
- 3.2.9 It is noted that Policy SS5 includes proposed levels of development for each settlement. The full SA will provide details of the options available in this respect and will need to provide an outline of the reasons for selecting the preferred level of development and rejecting others for each settlement.
- 3.2.10 Policy SS5 would result in the creation of new housing in the region's rural towns and large/medium and small villages. Significant positive effects are identified in relation to the following SA objectives: SA1 'Housing'.

- 3.2.11 Policy SS7 sets out criteria for development located within the consultation zones surrounding the two nuclear installations and be in accordance with their Off Site Nuclear Emergency Plan, ensuring the safety of any residents/workers etc that would use developments created within the consultation zones. Significant positive effects are identified in relation to SA2 'Health'.

### 3.3 Policies for Retained sites

- 3.3.1 Three sites that are proposed to be carried forward from the ALP are large sites where construction has commenced, details are provided in **Table 3.1**.

Table 3.1 Details for Policies relating to allocated sites from the ALP

Site name	ALP Policy No.	No. of homes	Site status
<b>Northern Manydown</b>	SS3.10	ALP allocates for 3,400 homes. Allocation of 4,000 being considered for the LPU	A large proportion of the site has received outline planning permission for up to 3,520 dwellings (17/00818/OUT). It is expected that the first homes will be delivered in 2024/25 and that delivery will continue through to at least 2034/35.  However, some of the land within the ALP allocation does not currently benefit from any planning permission.
<b>Basingstoke Golf Course</b>	SS3.11	1,000	Outline planning permission for 1,000 new dwellings (19/00971/OUT) and reserved matters consent for the first phase of 227 dwellings (21/01323/RES). Development is currently underway, with completions expected from 2022/23 to 2036/37.
<b>Hounsome Fields</b>	SS3.12	750	Outline planning permission for up to 750 new dwellings (15/04503/OUT) and reserved matters consent for a first phase of 363 units (21/01482/RES). Development is currently underway and the first homes were completed in 2021/22.

- 3.3.2 The appraisal of the site specific policies is set out in **Appendix C** and summarised below.
- 3.3.3 The policies will help safeguard these previously allocated sites for housing and a significant positive effect is identified in relation to SA1 'Housing.' Policy SS3.10 and SS3.11 will have significant positive effects on SA13 'Education', as they will provide facilities that could help wider needs.
- 3.3.4 All of the sites will deliver facilities that will benefit the wider area to some degree, for example Northern Manydown makes provision for a new country park. Significant positive effects are identified in relation to SA2 'Healthy communities' and SA14 'Access to services.'

- 3.3.5 As it is proposed to increase the capacity of the Northern Manydown site from 3,400 to 4,000 dwellings it is recommended that this site is subjected to a detailed assessment by the Council in the same way that the Land East of Basingstoke has been treated.
- 3.3.6 The policies require a net gain in biodiversity but could also reference the need for management plans (which would be consistent with the approach to newly allocated sites discussed below). The policies could highlight the need to consider potential impacts on air quality arising from development, if this would be feasible. Similarly, the policies could be amended to encourage the re-use of soils on site. It is appreciated that such modifications to policy may not be possible given the planning status of the sites.
- 3.3.7 These are all allocated sites where the principle of development has been established and construction commenced. Policies include criteria relating to landscape (SA9), cultural heritage (SA10) and settlement character (SA11) but some impacts on these factors is inevitable given the scale of development associated with the allocations.

### 3.4 Site specific policies for new allocations

#### Overview

- 3.4.1 Draft policies relating to potential new allocations, where construction has yet to commence, have been assessed against the SA Framework. This includes any extensions to allocations carried over from the ALP (such as OLD001 East of Basingstoke).
- 3.4.2 The SA of policies utilises the earlier assessment work undertaken by the Council. In some instances, the number of homes proposed to be allocated at the sites is lower than that originally assessed, which was based on the capacity of the site submitted by site promoters and identified in the SHELAA. The number of homes originally assessed, and the number proposed to be allocated are set out in **Table 3.2**. This is relevant because it means that some of the issues flagged during the original assessment, e.g. in relation to open space requirements, may be addressed by the reduced number of homes proposed to be allocated (although this needs confirming in each instance) and will be reflected in the final SA.

Table 3.2 Home numbers considered by site

Site name	Site Reference (from SHELAA)	Number of homes originally assessed	Number of homes included in draft policy
Land off Ashwood Way	BAS032	18	18
Land South of Great Western Cottages	BAS049	18	16
16 Southern Road	BAS050	9	9
Land West of Upper Cufaude Farm	BRAM011	500	240
Southern Manydown	OAK001	5,000	2,100

Site name	Site Reference (from SHELAA)	Number of homes originally assessed	Number of homes included in draft policy
Land East of Basingstoke	OLD001	900, including 450 already allocated in current Local Plan.	900, including 450 already allocated in current Local Plan.
Land at Lodge Farm	OLD002	900	600
Land adjacent to Weybrook Golf Course Rooksdown	RO001	38	30
Land at Sherfield Hill Farm	SOL008	Option 1 – 400 Option 2 - 200	No options, 300
Redlands Lodge	SOL011	20	16
Land West of Marnel Park	SSJ004	300	240
Popham Airfield	STE001	3,000	3,000
Skates Lane, Tadley	TAD016	300	300
Weybrook Park Golf Course	SSJ011	220	220

## Assessment of effects

3.4.3 Significant effects associated with the site-specific policies, where construction has yet to commence, are summarised below and in **Table 3.3**. Detailed matrices are provided at **Appendix D**. The assessment is draft and individual scores may be subject to change. This is partly because the assessment work undertaken by the Council is also being reviewed, scoring may change and the scoring between the two elements (potential impact and potential impact taking into account LPU policy requirements) needs to be consistent. The structure of this section is more detailed, relative to earlier sections, reflecting the approach to the earlier SA of site options undertaken by the Council, with commentary provided against each criteria in those instances where the SA objective has more than one criterion.

### SA1: Housing -Delivery

3.4.4 The site specific policies for the following sites have been scored as having a significant positive effect against this objective because they would provide a significant amount of housing: BRAM011, OAK001, OLD001, OLD002, SOL008, SSJ004, SSJ011, STE001 and TAD016.

### SA2: Health – Health Facility Capacity

3.4.5 The site specific policy for OAK001 is scored as having a significant positive effect against this criterion as it would provide a hospital that would serve the wider community. The site specific policies of BRAM011 and TAD016 both scored a minor negative due to the strain they would place on surrounding health facilities, which already have capacity issues.

### SA2: Health – Open/Green Space

- 3.4.6 The site specific policy for OAK001 is scored as having a significant positive effect against this criterion as it would create a Neighbourhood Park of 10ha in size for use by the wider communities of the region.

### SA2: Health – Regeneration Implications

- 3.4.7 No significant positive or negative effects were identified against this criterion.

### SA3: Travel – Accessibility

- 3.4.8 The following site specific policies scored a significant positive effect against this criterion as they would ensure the delivery of developments that would be interconnected with neighbouring development and therefore ensure accessibility to available services/facilities: BAS032, BAS049 and BAS050.

### SA3: Travel – Potential for Improved Transport Infrastructure

- 3.4.9 The sites of OAK001 and OLD001 scored as having a significant positive effect against this criterion because they would deliver park and ride facilities that could improve transport choice in the wider area.

### SA3: Travel – Highways Access

- 3.4.10 No significant or negative effects were identified against this criterion.

### SA3: Travel – Highway Capacity

- 3.4.11 The site specific policy for RO001 is scored as having a minor negative effect against this criterion due to its potential effects on the A339 Crossroads.
- 3.4.12 The site specific policy for SOL011 is also scored as having a minor negative effect due to its potential effects upon the A33 and the Taylor's Farm roundabout.

### SA4: Reduce Pollution – Air Quality

- 3.4.13 The effects resulting from the following site specific policies are identified as being uncertain because the policies relating to the sites do not contain a criteria to address potential impacts on local air quality: BAS032, BAS049, BRAM011, OAK001, SOL008, SOL011, SSJ004, SSJ011, STE001 AND TAD016.

### SA4: Reduce Pollution – Compatibility with neighbouring uses

- 3.4.14 The site specific policy for site BAS050 is scored as having a significant positive effect on this criterion due to it likely relocating a current commercial bad neighbour use. The policy for site SSJ004 also scored a significant positive effect due to the sites compatibility with its surroundings.

- 3.4.15 The site specific policies for the following sites scored as uncertain against this criterion due to it being difficult to identify how suitable development of the sites for homes would be achieved without measures in place to mitigate potential effects from neighbouring uses: BAS049, BRAM011, OLD001, SSJ011 and TAD016.

#### SA4: Reduce pollution - Ground conditions

- 3.4.16 The site specific policies for the following sites scored as having a significant positive effect on this criterion due to the sites not being at risk from contaminated land: OLD001, RO001 and SOL011.

#### SA4: Reduce pollution – Noise

- 3.4.17 The site specific policies for sites RO001 and SSJ004 scored a significant positive against this criterion due to both of the sites not being affected by any known significant noise issues.

#### SA5: Minimise resource use - Sustainable design

- 3.4.18 It is noted that the scoring for this objective within the Site Assessment Report was not consistent with the SA Framework as set out in the Scoping Report (as the SA Framework scoring only allows significant positive effects and does not include minor positive effects). It is recommended that the SA Framework is updated to allow for a minor positive effect in those instances where some provision for renewable energy could be made on site.
- 3.4.19 The treatment of sites in the Site Assessment Report also needs to be reviewed to ensure consistency and equal treatment of sites, for example should provision of a solar farm constitute a significant positive effect (as opposed to a minor one, which is currently the case)? A significant positive effect would be consistent with those sites that could accommodate district heating. The approach taken in this report is to mirror the scoring in the Site Assessment Report.
- 3.4.20 There is some uncertainty as to the scope for renewable energy provision on all sites at this stage.
- 3.4.21 Site OAK001 scored as having a significant positive effect on this criterion, in the original Site Assessment Report due to the potential for district heating across parts of the site. This approach to scoring has been reflected in the assessment of this site policy. The viability of district heating is being investigated by the Council and has not been referenced in the policy for the site. At this stage, the potential for a significant positive effect is identified (with some uncertainty). If district heating is feasible this could be made explicit in the policy. The scoring for the policy against this criterion will need amending once the potential for district heating is clarified.

#### SA5: Minimise resource use – Previously Developed Land

- 3.4.22 The site specific policies for the following sites scored as having a significant positive effect on this criterion as they would re-use previously developed land: BAS032 and BAS050.

- 3.4.23 The site specific policies for the following sites scored as having a minor negative effect on this criterion due to loss of greenfield/undeveloped land: BRAM011, OAK001, OLD001, OLD002, RO001, SOL008, SSJ004, SSJ011 and TAD016.

#### SA5: Minimise resource use – Most appropriate use of the site

- 3.4.24 The site specific policies for the following sites scored as having a significant positive effect on this criterion as housing represented an appropriate use of the site: BAS049, BRAM011, OAK001, OLD001, OLD002, RO001, SOL008, SOL011, SSJ004, STE001 and TAD016.

#### SA5: Minimise resource use – Agricultural Land

- 3.4.25 The site specific policies for the following sites scored as having a significant positive effect on this criterion due to them not being located upon agricultural land: BAS032, BAS049 and BAS050.
- 3.4.26 The policy for site OAK001 scored as having a minor negative effect on this criterion due to it involving the loss of high quality (grade 2) land.

#### SA5: Minimise resource use – Minerals

- 3.4.27 The site specific policies for the following sites scored as having a significant positive effect on this criterion as they would avoid the loss of mineral resources: BAS032, BAS049, BAS050, BRAM011, OAK001, OLD001, RO001, SOL008, SOL011, SSJ011 and STE001.
- 3.4.28 The policy for site OLD002 scored as having a minor negative effect on this criterion due to it being in a Mineral Consultancy Area for sharp sand and gravel and Hampshire County Council advised that mineral concerns should be an identified constraint for the site.

#### SA6: Conserve Biodiversity – Biodiversity

- 3.4.29 The site specific policies for the following sites scored as having a significant positive effect on this criterion due to their location in relation to existing biodiversity assets: BAS032, BAS050, RO001, SOL008 and SSJ011. All sites would need to achieve biodiversity net gain.

#### SA7: Water resources - Water quality Loddon

- 3.4.30 The site specific policies for the following sites scored as having an uncertain effect on this criterion due to a potential for an increase in phosphate concentrations in the River Loddon and the likelihood of this happening is unknown given the small scale nature of the sites and mitigating policies: BAS032, BAS049 and BAS050.
- 3.4.31 The policy for site OLD001 scored a minor negative effect against this criterion due to it having the potential to increase phosphate concentrations in the River Loddon.

#### SA7: Water resources - Water quality Test/Itchen

- 3.4.32 No significant or negative effects were identified.

### SA7: Water resources - Water Pollution

- 3.4.33 The site specific policies for the following sites scored as having a significant positive effect on this criterion because they are not located within a Source Protection Zone and would be unlikely to pollute a water source: BAS049, BAS050, BRAM011, OLD001, OLD002, SOL008, SOL011 and SSJ004.

### SA7: Water resources - Water supply

- 3.4.34 No significant positive or negative effects were identified against this criterion.

### SA7: Water resources - Waste water

- 3.4.35 The policy for site STE001 scored as having an unknown effect on this objective due to uncertainty existing around the capacity of the Whitchurch WwTW to accommodate development.

### SA8: Reduce flooding - Flood risk

- 3.4.36 No significant positive or negative effects were identified against this criterion.

### SA9: Landscape - Landscape character

- 3.4.37 The site specific policies for the following sites scored a significant positive effect on this criterion because the policies allocate land in locations with low landscape sensitivity and likely contribution to local landscape character: BAS032, BAS049 and BAS050.
- 3.4.38 The policy for site STE001 scored as having a minor negative effect on this criterion due to the size of the site and it being partly within areas of medium and medium/high landscape sensitivity.

### SA10: Protect Heritage Assets - Heritage

- 3.4.39 No significant or negative effects were identified against this criterion.

### SA10: Protect Heritage Assets - Archaeology

- 3.4.40 The policy for site BAS032 scored as having a significant positive effect on this criterion due to its location in an area with no known archaeological constraints.

### SA11: Settlement Character

- 3.4.41 The site specific policies for the following sites scored as having a significant positive effect on this criterion due to their development relating well to the existing settlement in terms of its form, scale and/or character: BAS032, BAS049, BAS050, OLD001 and SOL011.
- 3.4.42 The site specific policies for the following sites scored as having a minor negative effect on this criterion due to the sites likely resulting in developments that do not relate well with existing settlements in terms of their form, scale and/or character: BRAM011, OLD002, RO001, SOL008, SSJ004 and SSJ011.

- 3.4.43 The policy for site TAD016 scored as having a significant negative effect on this criterion due to the relationship of the site with the settlement of Tadley.

#### SA11: Settlement Character - Suitability for new settlement

- 3.4.44 No significant positive or negative effects were identified.
- 3.4.45 The site specific policy for Site STE001 was the only site to be scored against this criterion. It scored as having a positive effect on this objective as the policy includes a requirement for a Masterplan for the site to include a Vision for a Garden Village with its own identity and character, strongly informed by its rural Hampshire location. Development will also be in accordance with Design Codes for individual phases which will be adopted as Supplementary Planning Documents prior to the grant of a full planning permission or the first reserved matters within that phase.

#### SA11: Settlement Character - Coalescence

- 3.4.46 The site specific policies for the following sites scored as having a significant positive effect against this criterion because development would not lead to the coalescence of settlements: BAS032, BAS049, BAS050, OLD001, RO001, SOL011 and STE001.
- 3.4.47 The site specific policies for sites SOL008 and SSJ011 scored as having a minor negative effect on this criterion due to their relationship to nearby villages or hamlets (hamlet of Church End and Sherborne St John respectively).

#### SA12: Economic growth - Impact on the economy

- 3.4.48 The policy for site BAS050 scored as having a minor negative effect on this criterion as the site is currently in employment use.

#### SA13: Improve education – Education

- 3.4.49 The policy for site BRAM011 scored as having a minor negative effect on this criterion due to existing capacity constraints in relevant schools, with little ability for the schools to expand.

#### SA14: Community - Facilities and services

- 3.4.50 The policy for site OAK001 scored as having a significant positive effect on this criterion due to it resulting in the creation of community facilities that could meet wider needs.
- 3.4.51 The policy for site TAD016 scored as having a minor negative effect on this criterion due to it being located away from existing community facilities, with the closest facilities being located 30-40 minutes' walk away in the settlement of Tadley. The site is also not large enough to support its own community facilities. The policy tries to mitigate the effect by requiring proposals to demonstrate that safe and convenient access to facilities and services can be achieved and that active travel links to Tadley are provided but the site remains some distance from the settlement.

Table 3.3 Summary of Results for Policies relating to allocated sites

	SA1: Housing - Deliverability	SA2: Health - Health facility capacity	SA2: Health - Open/green space	SA2: Health - Regeneration implications	SA3 Travel - Accessibility	SA3 Travel - Potential for improved	SA3 Travel - Highways access	SA3 Travel - Highway capacity	SA4: Reduce pollution - Air quality	SA4: Reduce pollution - Compatibility with	SA4: Reduce pollution - Ground conditions	SA4: Reduce pollution - Noise	SA5: Minimise resource use - Sustainable	SA5: Minimise resource use - Previously	SA5: Minimise resource use - Most	SA5: Minimise resource use - Agricultural	SA5: Minimise resource use - Minerals	SA6: Conserve biodiversity - Biodiversity	SA7: Water resources - Water quality	SA7: Water resources - Water quality	SA7: Water resources - Water pollution	SA7: Water resources - Water supply	SA7: Water resources - Waste water	SA8: Reduce flooding - Flood risk	SA9: Landscape - Landscape character	SA10: Protect Heritage Assets - Heritage	SA10: Protect Heritage Assets -	SA11: Settlement character - settlement	SA11: Settlement Character - new	SA11: Settlement Character - Coalescence	SA12: Economic growth - Impact on the	SA13: Improve education - Education	SA14: Community - Facilities and services
BAS032 Land off Ashwood Way: 18 Homes	+	+	?	+	+	+	+	+	?	+	+	+	+	+	0	+	+	+	?	0	0	0	+	+	+	+	+	+	+	+	+	+	
BAS049 Land south of Great Western Cottages: 16 Homes	+	+	+	0	+	+	0	+	?	?	+	+	+	0	+	+	+	+	?	0	+	0	+	+	+	0	+	+	+	0	+	+	
BAS050 16 Southern Road: 9 Homes	+	+	+	0	+	0	0	+	+	+	0	+	+	+	0	+	+	+	?	0	+	0	+	+	+	+	+	+	+	-	+	+	
BRAM011 Land West of Upper Cufaude Farm: 240 Homes	+	-	0	0	0	0	0	?	?	+	+	+	-	+	+	0	+	0	+	+	0	+	0	0	0	0	-	?	0	0	-	0	
OAK001 Southern Manydown: 2,100 Homes	+	+	+	0	+	+	+	+	?	+	+	+	+	-	+	-	+	+	+	0	0	0	0	+	-	0	0	0	?	0	+	+	+
OLD001 Land East of Basingstoke: 900 Homes	+	+	+	0	+	+	+	+	0	?	+	+	+	-	+	0	+	+	-	0	+	0	+	+	+	+	+	?	+	+	+	+	
OLD002 Land at Lodge Farm: 600 Homes	+	+	+	0	+	+	0	0	0	+	+	+	+	-	+	0	-	+	+	0	+	0	+	+	0	0	+	-	?	0	+	+	+

	SA1: Housing - Deliverability	SA2: Health - Health facility capacity	SA2: Health - Open/green space	SA2: Health - Regeneration implications	SA3 Travel - Accessibility	SA3 Travel - Potential for improved	SA3 Travel - Highways access	SA3 Travel - Highway capacity	SA4: Reduce pollution - Air quality	SA4: Reduce pollution -Compatibility with	SA4: Reduce pollution - Ground conditions	SA4: Reduce pollution - Noise	SA5: Minimise resource use - Sustainable	SA5: Minimise resource use - Previously	SA5: Minimise resource use - Most	SA5: Minimise resource use - Agricultural	SA5: Minimise resource use - Minerals	SA6: Conserve biodiversity - Biodiversity	SA7: Water resources -Water quality	SA7: Water resources - Water quality	SA7: Water resources - Water pollution	SA7: Water resources - Water supply	SA7: Water resources -Waste water	SA8: Reduce flooding - Flood risk	SA9: Landscape - Landscape character	SA10: Protect Heritage Assets - Heritage	SA10: Protect Heritage Assets -	SA11: Settlement character - settlement	SA11: Settlement Character - new	SA11: Settlement Character - Coalescence	SA12: Economic growth - Impact on the	SA13: Improve education - Education	SA14: Community - Facilities and services
RO001 Land adjacent to Weybrook Golf Course Rooksdown: 30 Homes	+	+	0	0	0	0	0	-	+	+	+	+	+	+	0	+	+	+	0	0	0	+	+	0	+	+	-	?	+	0	+	0	
SOL008 Land at Sherfield Hill Farm: 300 Homes	+	+	+	0	0	+	0	0	?	+	+	0	+	-	+	+	+	+	0	+	+	+	+	0	0	+	-	?	-	0	0	0	
SOL011Redlands Lodge: 16 Homes	+	+	0	0	+	0	0	-	?	+	+	+	+	+	0	+	+	-	0	+	+	+	+	+	+	+	+	?	+	0	+	0	
SSJ004 Land West of Marnel Park: 240 Homes	+	0	+	0	0	0	0	0	?	+	0	+	+	-	+	0	+	+	0	+	+	+	+	0	0	+	-	?	0	0	0	0	
SSJ011 Weybrook Park Golf Course: 220 Homes	+	+	+	0	0	0	0	0	?	?	+	+	+	-	+	+	+	+	0	0	0	+	+	0	+	0	-	?	-	0	0	0	
STE001 Popham Airfield: 3,000 Homes	+	+	+	0	+	+	0	0	?	+	0	0	+	0	+	+	+	+	+	0	0	?	+	-	+	0	?	+	+	+	+	+	
TAD016 Skates Lane, Tadley: 300 Homes	+	-	0	0	0	0	0	0	?	?	+	0	+	-	+	0	+	+	0	+	0	+	+	0	+	0	-	?	0	0	0	-	



## 3.5 Recommendations (including Mitigation)

### Overview

3.5.1 It is clear from the material provided by the Council to Wood that a great deal of thought has gone into the spatial strategy, the role of settlements in accommodating growth and appraisal of site options to update policies in the ALP and the need for new policies. Detailed consideration has also been given by the Council to compliance with the revised NPPF. Consequently, the recommendations arising from the IIA at this stage are limited and detailed in nature, however additional recommendations may arise once the Local Plan is compiled and assessed as a whole. The Council is not required to accept a recommendation but will be asked to provide a response to each of them. Subsequent iterations of the IIA Report will include a compilation of recommendations and the Council's responses. This will help to document how the IIA has then influenced the evolution of the Local Plan at each stage of preparation. Recommendations identified to date are summarised in **Table 3.4** below. More detailed recommendations in relation to the development requirements for site specific policies are then discussed and are presented in **Table 3.5**.

**Table 3.4** Recommendations relating to allocations carried forward from the ALP.

ALP Policies	Recommendation
SS3.10 – SS3.12	The policies require a net gain in biodiversity but could also reference the need for management plans (which would be consistent with the approach to newly allocated sites discussed below).
SS3.10 – SS3.12	The policies could highlight the need to consider potential impacts on air quality arising from development, if this would be feasible.
SS3.10 – SS3.12	The policies could be amended to encourage the re-use of soils on site.

### Development Requirements for Allocated Sites

3.5.2 The LPU includes detailed policies for each proposed allocation. This approach is welcomed as it will help all interested parties understand the factors that will need to be considered when specific site proposals are prepared. The SA of individual policies, informed by the earlier SA of the site identified some opportunities to add development considerations that are specific to the site. This approach would help ensure that any potential negative effects can be avoided or mitigated at the planning application stage. **Table 3.5** identifies recommendations relating to specific allocations.

3.5.3 A number of common themes emerged, for example:

- Some of the original site assessments undertaken by the Council identify existing uses, e.g. commercial premises that might be a source of noise nuisance. In some instances

policies require development proposals to demonstrate how such this would be addressed but this is not always the case;

- The need for sites to include a management plan for biodiversity;
- The need for Travel Plans is highlighted in some instances but not all.

3.5.4 It is recommended that a consistency check is undertaken for all sites.

3.5.5 Two further general recommendations are made that relate to the site specific policies:

- Some site policies reference the need for Gypsy and Traveller pitches to be accommodated but do not specify the number of pitches to be provided. It is recommended that the number of pitches that would be required on each site is specified to provide clarity and to ensure that all relevant sites will, collectively, contribute to meeting the identified need. It is appreciated that the number of pitches required is currently under review and this information will be added once the evidence base studies have concluded.
- Policies for those greenfield sites that would involve the loss of agricultural land could require the use of Soil Management Plans to prevent the loss of soil resources and optimise the use of topsoil and subsoils on site.

Table 3.5 Recommendations for Site Specific Policies

Site Name	Site Reference	Suggested additions/amendments to criteria arising from the SA of the Policy
Land off Ashwood Way	BAS032	<ul style="list-style-type: none"> <li>The site assessment noted that as this is a small site (18 homes), the potential for new transport infrastructure is limited. The site assessment identified that the development of the site could include the creation of secure long and short-stay cycle parking facilities and EV charging facilities. The policy could be updated to reflect this opportunity.</li> <li>The site assessment identified a need for the development of the site to include suitable turning facilities in order to ensure it would not compromise the Ashwood Way Roundabout. Such requirements could be incorporated into the policy.</li> <li>The policy is silent on the management of sewage (on and off site), foul water, other utilities and drainage. The policy could be updated to incorporate criteria for these elements, this approach would be consistent with that taken for other sites.</li> <li>The site is within Source Protection Zone 2, the policy could highlight this and the need to ensure that adequate mitigation is put in place.</li> <li>The site assessment highlighted that the site is within an area of potential groundwater flooding, with parts of the site at low risk of surface water flooding. The policy could be expanded to specifically mention a need to address these flooding issues through the use of SuDS and other flood management techniques.</li> </ul>
Land south of Great Western Cottages	BAS049	<ul style="list-style-type: none"> <li>The policy could be updated to reflect a need to remediate any contaminated land on site that had been caused by the neighbouring railway and land historically used as a coal yard.</li> <li>The site assessment identified that the policy could be updated to require a provision to specifically upgrade/improve Basingstoke Footpath No. 2 in order to ensure this footpath is not compromised.</li> <li>Though the site is small, the policy could be updated to specifically and clearly require the improvement or local highways and improve how the site would be accessed once developed.</li> <li>The policy could be expanded, it highlights the need to address noise from the nearby railway station but the site assessment also highlighted concerns about the proximity to multi-storey car parks. The need to consider proximity to these could be highlighted in the policy, consistent with the agent of change principle.</li> </ul>
16 Southern Road	BAS050	<ul style="list-style-type: none"> <li>The site assessment identified a need for the creation of a layby to better access the site and preserve the safety of Southern Road. The policy could highlight the need for such a facility.</li> <li>The site is currently in use as a Tyre and Exhaust centre. Consider the need for proposals to demonstrate if/how the relocation of the business will be achieved.</li> <li>The site is highlighted as potentially contaminated due to its former use as a builder's yard and now as a car repair garage. The need to consider and address any contamination could be identified in the policy.</li> <li>The sites archaeological potential could be included in the policy as a development consideration.</li> </ul>

Site Name	Site Reference	Suggested additions/amendments to criteria arising from the SA of the Policy
Land West of Upper Cufaude Farm	BRAM011	<ul style="list-style-type: none"> <li>The site assessment identified potential capacity issues in relation to existing health facilities. The policy could be updated to include a recommendation for developer contributions to support local health facilities to enable them to better manage the potential effects from the development.</li> <li>The policy does require the potential effects on the site from the neighbouring business park and Ministry of Defence land due to their potential noise effects. The policy could further be expanded to incorporate other potential effects e.g. noise and odour.</li> <li>The policy could be updated to provide a specific reference to the provision of on-site community facilities as identified in the site appraisal, with the preferred location of such facilities instead being located on the nearby Upper Cufaude Farm site in order to achieve better community cohesion and the efficient use of any facilities created.</li> <li>The site assessment identified that a number of historic environment green infrastructure opportunities located on site and the policy could be expanded to require the development of such opportunities associated with these non-designated heritage assets as advised by English Heritage.</li> <li>The policy could highlight the potential need for developer contributions towards school places and community facilities.</li> </ul>
Southern Manydown	OAK001	<ul style="list-style-type: none"> <li>The site assessment identified that several potentially contaminated areas existed on this site due to its long-term agricultural use and the site lying adjacent to a railway line. The policy could highlight this as a development consideration.</li> <li>The policy could highlight the need to include district heating where feasible.</li> <li>The site assessment identified that the site is located within Source Protection Zones 2 and 3. The policy could therefore identify this as a development consideration.</li> <li>The site assessment identified that due to the location and size of the site, there is potential for there to be substantive undiscovered archaeological sites to be found from the development of the site. The policy does provide protection to archaeological assets but could include specific reference to the protection of non-designated heritage assets and the need to mitigate potential effects on them.</li> </ul>
Land East of Basingstoke	OLD001	<ul style="list-style-type: none"> <li>The site has generally been used for agricultural purposes. These historic uses have been identified as having the potential to have contaminated the land of the site. The need to address site contamination could be incorporated into the policy.</li> <li></li> </ul>
Land at Lodge Farm	OLD002	<ul style="list-style-type: none"> <li>The site assessment identified that the development of the site could result in cumulative effects on local air quality due to an increase in traffic. The policy could therefore be updated to include a provision for the sites air quality related traffic effects to be monitored and mitigated as needed.</li> <li>The site assessment identified that there is a disused sewage works and infilled pit on the southern parcel of land associated with this site. The site has also generally been used for agricultural purposes. These historic uses have been identified as having the potential to have contaminated the land of the site. The need to address site contamination could be incorporated into the policy.</li> </ul>

Site Name	Site Reference	Suggested additions/amendments to criteria arising from the SA of the Policy
		<ul style="list-style-type: none"> <li>The policy could identify the need for prior extraction of minerals and this should be taken into account in terms of the delivery of homes on site.</li> <li>The policy does provide protection to archaeological assets but could include specific reference to the protection of non-designated heritage assets and the need to mitigate potential effects on them.</li> <li>The policy could highlight the need for contributions towards secondary school places.</li> </ul>
Land adjacent to Weybrook Golf Course Rooksdown	RO001	<ul style="list-style-type: none"> <li>The policy could identify the need for developer contributions towards health facilities.</li> <li>It is not clear if the reduced site capacity (from 38 to 30 dwellings) will enable all open space requirements to be met on site. The policy could be updated to require contributions towards the provision of off-site open/play spaces if necessary.</li> <li>Consideration should be given to update the policy to specifically require the upgrading/improvement of Rooksdown Lane and to incorporate formal turning facilities/passing places.</li> <li>In view of the concerns about the suitability of the wider highway network, consider if the policy should contain additional criteria, e.g. measures to address safety at A339 Crossroads.</li> <li>The site assessment identified that historically parts of the site had buildings upon it and the site has generally been used for agricultural purposes. The need to address site contamination could be incorporated into the policy.</li> <li>Consistent with other policies, the policy could also require provision of on-site sustainable drainage systems, if feasible.</li> <li>The site is located with Source Protection Zone 3, with a small part of it being located within Source Protection Zone 2. The policy could make specific reference for a need to protect these Source Protection Zones to ensure they are not polluted by the development of the site.</li> <li>The site assessment notes that the site has a record of two internal sewer floods and four records of external sewer flooding. The site has also been identified as being at risk of groundwater flooding. The policy could therefore be updated to specifically mention addressing flood risk, especially from groundwater flooding. This would also work to aid in the protection of identified Source Protection Zones the site lies within.</li> </ul>
Land at Sherfield Hill Farm	SOL008	<ul style="list-style-type: none"> <li>The policy could be updated to require developer contributions for the expansion of existing health facilities.</li> <li>The policy could include a criteria on transport and air quality.</li> <li>The need to address site contamination could be incorporated into the policy.</li> <li>The policy could highlight the need to consider non-designated heritage assets.</li> <li>The policy could highlight the need for developer contributions towards education facilities.</li> </ul>
Redlands Lodge	SOL011	<ul style="list-style-type: none"> <li>The need for developer contributions towards off-site facilities could be highlighted.</li> <li>The need to demonstrate no adverse impacts on the wider highway network could be highlighted.</li> <li>The policy could include a criteria on transport and air quality.</li> <li>The policy could also require a Travel Plan that ties in with those for neighbouring allocations.</li> </ul>

Site Name	Site Reference	Suggested additions/amendments to criteria arising from the SA of the Policy
		<ul style="list-style-type: none"> <li>The policy could include specific reference to the protection of non-designated heritage assets and the need to mitigate potential effects on them.</li> </ul>
Land West of Marnel Park	SSJ004	<ul style="list-style-type: none"> <li>The policy could highlight the need for contribution to off-site health and education facilities or clarify the term 'community facilities.'</li> <li>The policy could clarify if gas monitoring and suitable protection measures is required prior to development, and if so, how long that would be required for, due to the former domestic landfill close to the site.</li> <li>The policy could clarify the requirement for sewage and foul water to be suitably managed on and off-site.</li> </ul>
Popham Airfield	STE001	<ul style="list-style-type: none"> <li>The policy could clarify the nature of the health facility required, e.g. will it meet need arising from the development or the wider area.</li> <li>The policy could include a criteria on transport and air quality.</li> <li>The site lies within a Source Protection Zone 3 and the policy could be updated to highlight this, with a need for proposals to ensure they would not result in the pollution of local groundwaters that could compromise this zone.</li> <li>The site assessment identified that the site is used as an airfield and has a history of agricultural use. These uses could have resulted in contaminated land and the policy could identify this as a development consideration.</li> <li>Clarify if contributions towards secondary school provision would be required.</li> </ul>
Skates Lane, Tadley	TAD016	<ul style="list-style-type: none"> <li>The policy could be updated to ensure proposals for the site adequately consider and mitigate the effects of the currently operational plant hire business neighbouring the site, especially in terms of its potential noise effects.</li> <li>The site assessment identified that any proposals to develop the site should contain a Mineral Resource Assessment. This requirement could be added to the policy to ensure the requirement is clearly communicated to potential developers and that mineral resources are suitably protected.</li> </ul>
Weybrook Park Golf Course	SSJ011	<ul style="list-style-type: none"> <li>Clarify if developer contributions towards health facilities will be required.</li> <li>The policy could include a criteria on transport and air quality.</li> <li>The criteria in the policy relating to noise from traffic could be expanded to include existing car repair premises.</li> <li>The policy could highlight the need to consider non-designated heritage assets.</li> <li>The site assessment identified that although contaminated land on site is unlikely, the site has a history of agricultural use, and an infilled chalk pit lies close to the site. The policy could be expanded to identify the need to investigate the presence of contamination and remediate it if necessary.</li> <li>A small portion of the site is located within a Source Protection Zone 3 and the policy could identify this as a development consideration.</li> </ul>

## 4. Conclusions and Next Steps

### 4.1 Introduction

4.1.1 This section briefly summarises the key conclusions from the report and sets out the next steps.

### 4.2 Key Conclusions Emerging from the Appraisal and Plan Making Process

4.2.1 This report is focussed on draft strategic policies and potential allocations due to be presented to councillors at committee in June 2022 across the following topics:

- Strategic policies, including the scale and distribution of development, housing site delivery and the role of neighbourhood plans;
- Site specific policies.

4.2.2 This is an interim report to assist the Council with the development of policies which is not intended to be fully compliant with the SEA Regulations.

4.2.3 This report concludes that the draft LPU policies that are currently being issued to Council committees for Member comment and consideration, are anticipated to have significant positive effects across a number of the SA objectives, including:

- SA1 'Housing' because of the contribution that policies and associated sites will make to meeting housing need;
- SA2 'Health' because of the contribution that policies and associated sites will make to the provision of new health facilities;
- SA3 'Travel' because of the contribution that policies and associated sites will make to the provision of new transport infrastructure and opportunities for walking and cycling;
- SA5 'Resources' where policies and sites encourage the use of previously developed land and buildings;
- SA6 'Biodiversity;' where policies direct development to areas that are less sensitive in biodiversity terms; and
- SA14 'Services and Facilities,' where policies help deliver new infrastructure that will serve wider needs.

4.2.4 It also highlights potential negative effects associated with development, e.g. in relation to:

- SA5 'Resources' due the potential loss of Best and Most Versatile agricultural land;
- SA9 'Landscape' due to impacts on areas of high/medium sensitivity in landscape terms; and

- SA4 'Pollution' due to greenhouse gas emissions associated with development during both the construction and operational phases (in the context of the Council's commitment to achieving net zero carbon).

4.2.5 The SA Report accompanying the draft LPU will confirm the significance of these effects. The assessment is draft and individual scores (particularly those associated with policies relating to sites) may be subject to change. This is partly because the assessment work undertaken by the Council is also being reviewed.

## 4.3 Recommendations

4.3.1 A series of recommendations have been provided and are set out in **Tables 3.4** and **3.5**.

4.3.2 Northern Manydown is a site that is allocated in the ALP and construction has commenced on part of the site, however the Council is considering increasing the capacity of the site from 3,400 homes to 4,000 homes. It is recommended that this site is subjected to a detailed assessment by the Council in the same way that the Land East of Basingstoke has been treated.

4.3.3 The detailed site assessments undertaken by the Council are very helpful in identifying potential development considerations for each site and the suggestions for additions to relevant policies reflect these assessments.

4.3.4 A number of common themes emerged from the assessment of the policies for the sites (which was informed by the Council's earlier work), for example:

- Some of the original site assessments undertaken by the Council identify existing uses, e.g. commercial premises that might be a source of noise nuisance. In some instances policies require development proposals to demonstrate how such this would be addressed but this is not always the case; and
- The need for sites to include a management plan for biodiversity could be required for all sites.

4.3.5 It is recommended that a consistency check is undertaken for all sites. In particular the approach to the scoring for renewable energy provision needs to be reviewed to ensure consistency across different forms of renewable energy (e.g. solar and district heating).

4.3.6 Two further general recommendations are made that relate to the site specific policies:

- Some site policies reference the need for Gypsy and Traveller Pitches to be accommodated but do not specify the number of pitches to be provided. It is recommended that the number of pitches that would be required on each site is specified to provide clarity and to ensure that all relevant sites will, collectively, contribute to meeting the identified need. It is appreciated that the number of pitches required is currently under review and this information will be included once the evidence base studies have concluded.
- Policies for those greenfield sites that would involve the loss of agricultural land could require the use of Soil Management Plans to prevent the loss of soil resources and optimise the use of topsoil and subsoils on site.

## 4.4 Next Steps

- 4.4.1 This Interim Report (the report) focusses on the SA/SEA of the emerging policies that are currently being issued to Council committees for Member comment and consideration.
- 4.4.2 The intention is to undertake a full IIA once the LPU is at a more advanced stage to support the regulation 18 consultation. The IIA will incorporate Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA). These elements of the IIA will be completed in draft form and also consulted on alongside later versions of the LPU. This will include all information available at that stage in relation to the consideration of reasonable alternatives and an outline of the reasons for selecting the preferred approach and rejecting others.

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