

**BASINGSTOKE AND DEANE  
BOROUGH ADOPTED LOCAL PLAN**

**1996 – 2011**

**Adopted July 2006**



<b>Contents</b>	<b>Page</b>
<b>Introduction</b>	1
<b>Vision and Overall Objectives</b>	3
<b>Consultation</b>	7
<b>Chapter 1:</b> Location of Development	9
<b>Chapter 2:</b> Environment	33
<b>Chapter 3:</b> Economy	47
<b>Chapter 4:</b> Social/Community	61
<b>Chapter 5:</b> Accessibility and Infrastructure	77
<b>Chapter 6:</b> Monitoring	97
 <b>Appendices:</b>	
<b>Appendix 1:</b> List of Action Plans and Supplementary Planning Guidance	95
<b>Appendix 2:</b> List of Council Documents and Development Briefs	97
<b>Appendix 3:</b> Tables Illustrating Components of Housing Supply	99
<b>Appendix 4:</b> Glossary	105
<b>Appendix 5:</b> Statement of Community Consultation and Engagement	115
<b>Appendix 6:</b> Nature Conservation Site Locations	119
 <b>Plans:</b>	
Index of Proposals Map and Inset Plans	147



## Introduction

- 0.1** This document is the Local Plan for the Borough of Basingstoke and Deane. It clearly sets out a vision for the future development of the Borough, the expected levels of development that will take place over the period to 2011, and a series of detailed policies to promote and control the impacts of new development.
- 0.2** The Local Plan is the key document for all who have an interest in the development and use of land within the Borough. Whether you are an existing or future resident, worker, employer, service provider or developer, the Plan identifies those areas that are expected to experience change over the coming decade and beyond.
- 0.3** The Plan has been prepared by the Borough Council, working in partnership with other service providers, including health, education, transport and social services. The Plan brings together the development needs and aspirations of the different service sectors in a co-ordinated manner. In this way, new development proposals can be identified to meet existing and future needs, for new housing, employment, health, education and community facilities.

### Diagram to Illustrate the Key Plans and Strategies Influencing the Local Plan

<b>National</b>	PPGs, PPSs, Circulars ect
<b>Regional</b>	Regional Economic Strategy (SEEDA) Regional Transport Strategy (SEERA) Regional Planning Guidance/Regional Spatial Strategy (SEERA)
<b>County</b>	Hampshire County Structure Plan (Review) – (Hants County Council, Portsmouth and Southampton City Councils) Minerals and Waste Local Plans – (Hants County Council, Portsmouth and Southampton City Councils) Local Transport Plan and Basingstoke Environmental Strategy for Transport – (Hants County Council and Basingstoke and Deane Borough Council)
<b>Borough</b>	Basingstoke and Deane Borough Local Plan (Basingstoke and Deane Borough Council) Borough Rural Strategy – (Basingstoke and Deane Borough Council) Community Strategy - (Local Strategic Partnership)

- 0.4** Although national guidance set out in Planning Policy Guidance notes (PPGs) Planning Policy Statements (PPSs) or Regional Planning Guidance is not duplicated in the policies of the Plan, the guidance sets the framework within which this Plan was developed. The key elements of this national guidance are set out in the background to each section. New policy guidance will be taken on board in future reviews of the Council's planning documents.
- 0.5** It is important that the Local Plan should be read as a whole, as the policies are designed to work in conjunction with each other, and with national, regional and strategic policies.
- 0.6** The Plan is intended to be more readable, understandable and flexible than previous plans. This means that it can take account of local circumstances and be more responsive to change. Greater use will be made of Supplementary Planning Documents (SPD) to set out detailed guidance. Action Plans will be prepared in partnership for areas of change and a list of these, and of existing Supplementary Planning Guidance (SPG), is set out in Appendix 1. Changes within and affecting the Borough which might lead to a need for amendments to policy will be carefully monitored. The Plan will be kept under continuous review through the Local Development Framework process with a full and regular revision of the main policies and proposals in response to development progress and emerging issues or guidance.
- 0.7** The Borough will undergo enormous changes through the lifetime of the Local Plan. Our challenge is to anticipate this, ensuring we have the flexibility to adapt to changing circumstances, and to harness change for the good of the Borough. As an indication of the level of change that can occur, the following list summarises the key changes affecting the quality of life of local residents over the lifetime of the last local plan (1991-2001):
- The population grew from 147,000 to 155,000, with the number of dwellings increasing to 62,500. 5,200 houses were built and the Council's housing stock was transferred to 2 housing associations.
  - Over 7,000 new jobs were created and unemployment fell from 4% in 1991 to 1% in 2001, although the rural economy continued to experience a decline.
  - The Anvil Concert Hall, Tadley Swimming Pool, the Fieldgate Centre in Kingsclere and Milestones Transport Museum opened.
  - Construction of Festival Place began and Station Link was developed.

- West Ham Leisure Park and Chineham District Centre were extended.
- Basingstoke crematorium opened.
- Retail parks were opened at Brighton Hill and Hatch Warren. Safeway, Town Centre West, opened.
- Ringway north was dualled, the A34 Newbury bypass opened and Town Centre West junction was configured. Traffic levels continued to grow.

## Vision and Overall Objectives for the Local Plan

- 0.8** We want to ensure that the Borough continues to grow and develop to provide facilities for residents, employees and the wider community, whilst continuing to protect and enhance its important natural assets and rich built and natural heritage.
- 0.9** Through a Local Strategic Partnership, the Borough Council works with key local organisations and service providers to prepare and review a Community Strategy. The Strategy, “Pride in Our Place” was published in July 2003 and its main priorities are; a safer community; a healthy community; a learning and creative Borough; an economically prosperous Borough; an environment that’s good to live in; and a Borough with strong communities. Work on the Community Strategy has been concurrent with the preparation of this Local Plan. The two complement and support each other in targeting and delivering real improvements to the quality of life within the Borough. The Community Strategy will set the overall principles, with the Local Plan then delivering the necessary land use and infrastructure changes and improvements.
- 0.10** Research carried out to develop the Community Strategy and Local Plan provides much of the justification for the policies set out in this document. In this way, the Local Plan can be based on local views, developing land use policies that reflect local opinions about the Borough and respond to important local issues. The Council can achieve much through the implementation of these policies, particularly by working with partner organisations to secure improvements to service delivery, facilities and new infrastructure provision.
- 0.11** The Local Plan has been developed with a set of objectives, which will help to deliver the aims and aspirations of the Community Strategy. Each policy in the Plan is linked to the achievement of these objectives which have been developed from other Council strategies and takes account of the feedback from consultation. They are underpinned by the Council’s duty to

improve economic, social and environmental well-being within the Borough.  
The key objective is

### **Objective 1**

***To improve the economic, social and environmental well being of residents, workers and visitors to the Borough and to optimise quality of life.***

**0.12** This overall objective will be achieved through the detailed policies and proposals in the Plan which collectively aim to deliver our vision for the future of the Borough. This vision can only be reached through facilitating appropriate levels of new sustainable development, protecting and enhancing the environment and working with partners to improve service delivery, building safe and thriving urban and rural communities that people wish to live and work in and enhancing local accessibility to facilities and services. Not all of this can be achieved through the Local Plan, but the Plan will specifically deliver the following key policy objectives:

### **Objective 2**

***The Council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities and are planned and provided in tandem with new housing and other development.***

**0.13** If quality of life within the Borough is to be optimised, it is important that development decisions take account of the longer term needs and aspirations of the Borough's communities. We will work with partners and the community through the Local Strategic Partnership to plan for the longer term, to provide certainty as to where development will take place and to ensure that the necessary infrastructure, services and facilities are co-ordinated and delivered alongside necessary new development. The timing of infrastructure provision is often critical, for example to ensure that new education, health and transport facilities are available for new residents. Close partnership working can co-ordinate infrastructure provision over which the Council may otherwise have no direct control.

### **Objective 3**

***The Plan will provide opportunities for decent homes, by identifying sustainable locations for up to an additional 8,203 new dwellings between 2005 and 2011. The Plan will also ensure that new residential development provides a mix of house types and sizes, particularly affordable and key worker housing.***

- 0.14** Through making best use of available sites and maximising the use of brownfield (or previously developed) land we can minimise the amount of new greenfield sites that must be developed. In this way, although the headline figure is for 8,203 additional dwellings by 2011, we have already granted permission for 5,000 of these dwellings and a further 2,000 are expected on other brownfield sites. New developments should make best use of the land and achieve high quality places to live based on densities appropriate to their surroundings. This objective will be achieved through the implementation of the specific development sites identified in this Plan, alongside the promotion of appropriate development and redevelopment of brownfield sites. We will monitor the rate at which new housing is developed and manage the release of new greenfield sites to ensure that no more greenfield land is developed than is absolutely necessary. In addition, Policies C2 to C5 set out the Council's approach to ensuring that appropriate types and sizes of dwellings are built that meet the needs of local residents.

### **Objective 4**

***The Plan promotes a strong and dynamic local economy to provide a range of jobs for local people mainly by identifying and protecting key employment locations and encouraging the regeneration of appropriate employment sites for employment use and the diversification of the rural economy.***

- 0.15** Alongside the provision of decent homes for Borough residents, the strength of the local economy is a key factor affecting quality of life. Although the Borough's economy is traditionally strong, there are always new employment opportunities to be taken and the Local Plan needs to be flexible to adapt to changing circumstances. The policies in this Plan encourage the regeneration of appropriate employment areas in Basingstoke Town and the other main settlements in the Borough for employment use. The importance of the rural economy is also recognised and appropriate diversification schemes will be supported.

## **Objective 5**

***The Plan will protect and enhance the Borough's natural and built environment for the enjoyment of all, promoting opportunities to secure the regeneration and renewal of the built and natural environments.***

- 0.16** The quality of the Borough's built and natural environment is one of its key assets. It is important that environmental quality is maintained and enhanced, and that opportunities are taken to secure improvements both through regeneration and new development schemes. The policies in this Plan seek to achieve social, economic and environmental benefits by identifying sustainable locations for new development and protecting the environment. The focus on regenerating so-called brownfield sites will deliver significant benefits from high quality new developments and the minimisation of the loss of greenfield sites and the agricultural land resource to new development. The Plan will also promote large and small scale opportunities to regenerate existing areas both within Basingstoke Town, including pockets of deprivation in suburban and fringe areas, and in the Borough's villages, particularly the larger settlements which act as important service centres for surrounding areas. Opportunities will also be taken to promote efficient use of energy and other resources.

## **Objective 6**

***Walking, cycling, the use of public transport and appropriate levels of car use will be promoted by ensuring that development is located in accessible locations, consistent with priorities in the Local Transport Plan. Furthermore, in both urban and rural areas, alternative modes of transport to the car will be promoted through the development of safe, accessible and attractive transport networks, including securing directly related improvements from new development schemes.***

- 0.17** Access to services and facilities is fundamental to an individual or community's quality of life and there are real differences between the urban and rural parts of the Borough, and within Basingstoke Town itself. The Plan seeks to ensure, consistent with the priorities of the Local Transport Plan, that new development is located in accessible locations and that it delivers specific and directly related improvements to the local transport network to encourage walking, cycling and the use of public transport. In addition, the Plan recognises that new transport related developments, including public transport infrastructure will be required and the Plan encourages its provision.

## **Objective 7**

***The Council will strive to ensure that it maximises community involvement and engagement in the planning system.***

**0.18** The following section sets out the Council's intentions in support of this objective in the form of a statement of community consultation and engagement. The Council intends to continue its extensive work undertaken to date and seek new and effective ways of engaging with the Borough's communities both in the preparation of the Local Plan and in subsequent development decisions. The Council will also encourage communities to produce Parish Plans and Village Design Statements (VDSs) in partnership with the Council and Countryside Agency.

## **Statement of Community Consultation and Engagement Consultation to Date**

**0.19** The Borough Council has carried out a wide ranging consultation on the Local Plan Review to try and maximise understanding of, and engagement in, the planning process. Parish Councils, neighbourhood and residents groups and the Local Strategic Partnership have had the opportunity for involvement from an early stage in the development of the Plan.

**0.20** At each stage of the Local Plan Review, including the consultation undertaken prior to the First Deposit Draft Local Plan being published, the Borough Council has used a variety of methods of securing public involvement. This has involved the following:

- maintaining and updating a database of all interested parties, who have been kept informed of the process at each stage;
- arranging a travelling exhibition of the Local Plan proposals which visited the main settlements in the Borough;
- the placing of all information on the Borough Council website and in public libraries;
- advertising each consultation on the Borough Council website and in public libraries;
- advertising each consultation, including the exhibition dates and venues, in the local press and the London Gazette, together with the required

public notices;

- the inclusion of a leaflet and article on the Local Plan in the Borough Council's magazine, which is delivered to every home in the Borough;
- widespread distribution of posters to key public locations; and
- attendance at a number of public meetings.

**0.21** The result of the consultation has been the receipt of a large number of representations in respect of the Local Plan Review. Full details of the process undertaken, and the number of representations received are set out in Appendix 5 of the Local Plan.

## Action Plans

**0.22** Action Plans are detailed policies and proposals for particular parts of the Borough. Examples include the North Basingstoke Action Plan and the Central Area Action Plan. Action Plans will be developed through partnership working. Partners will include the Local Strategic Partnership, Parish Councils, residents groups, developers and any appropriate local interest groups.

**0.23** Involvement from different sectors of the community will be actively sought as part of the Action Plan process. Schools and colleges will be encouraged to become involved in the development of the Action Plan at an early stage. 'Planning for Real' events will be held to develop the Plans, and these events will be widely advertised, using a range of media. Interactive means of participating such as the use of exhibition software will be explored. Mini exhibitions demonstrating the progress of the Plans will be held at appropriate locations.

## Major Developments

**0.24** Consultation on major developments will need to reflect any changes to the development control process, but would be likely to be similar to the consultation processes detailed above. Where major windfall development opportunities come forward, the developer will be expected, as part of the pre-application process, to undertake adequate consultation. This should ensure sound public understanding of what is proposed and proper opportunities for objections to be resolved or reduced and new ideas to be incorporated.

# Chapter 1: Location of Development

## Background

- 1.1** The Borough has developed over many centuries and continues to change, grow and adapt to meet people's changing needs. One of the key roles for the Local Plan is to identify where development will, and will not, be acceptable. Identifying a strategy for the future development of the Borough is much more than just ensuring that the most appropriate sites are identified for new housing development. The Plan must focus on making places for people to live and work in, ensuring ease of movement and access to jobs, education, health and other facilities. Although the location and planning of new communities is important, the regeneration and enhancement of existing towns and villages in the Borough is of equal or greater importance. The Local Plan must properly plan for and facilitate new development and enhancement in both existing and new communities.
- 1.2** Government guidance set out in PPG3 (Housing) provides very clear advice on how appropriate locations for new housing development should be assessed and identified. The guidance states that a search sequence should be followed:
- Starting with the re-use of land and buildings identified in an urban capacity study, thus promoting urban regeneration.;
  - Then through extensions to urban areas, to take advantage of good public transport links and access to existing jobs, schools, shopping and leisure facilities, and
  - Finally through development around key locations in good public transport corridors.

Similar guidance is put forward for identifying locations for all other types of development.

## Public Consultation

- 1.3** Responses to the consultations carried out for the Borough Council's Issues Report and Accommodating Development Papers showed strong support for the sequential approach to development. The majority of respondents to both papers stressed the need to maximise the use of brownfield sites before looking at any other development options:
- 91% of responses to the Accommodating Development Papers stated that maximising the use of brownfield sites was a preferred development strategy.
  - Redeveloping existing housing areas with a better mix of house sizes, tenures and other uses was also a very popular suggestion, with 85% considering redevelopment either appropriate or very appropriate.
- 1.4** This chapter includes the following policy areas:
- New housing and other development allocations
  - Location of housing development
  - Accommodation in the countryside

## Levels of New Development

### Policy D1

To provide for future development needs, this Plan:

- provides land for the development of between 12,060 and 14,060 dwellings between 1996 and 2011; and**
- encourages appropriate levels of employment, retail, education, health and community facilities in line with the other policies in the Plan**

- 1.5** This Local Plan makes provision for what are considered to be appropriate levels of new housing, employment and other development within the Borough to meet expected future needs. The Plan specifically identifies individual development sites which the Council is proposing, together with policies to ensure that the sites are developed in phases in accordance with the Council's development strategy.

## Meeting Housing Requirements to 2011

- 1.6** The Plan is required to reflect the housing figures set out in the Hampshire County Structure Plan. These are based on housing projections, which are prepared by the Government based on an assessment of household formation rates. The housing figures are not optional. Of the 14,060 dwelling requirement from the Structure Plan, 12,060 will definitely be required by 2011. The remaining 2,000 dwellings are held in reserve and will be released only in response to an annual monitoring of housing land supply and development rates to be undertaken jointly by the County and Districts. The procedure for releasing reserve sites is outlined in Hampshire County Council's Supplementary Planning Guidance on implementing Policy H4 of the Hampshire County Structure Plan (1996-2011). Land must be identified in the Local Plan for the whole 14,060 dwellings, with the Plan containing policies to phase or hold back the 2,000 reserve dwellings until they become required.
- 1.7** An Urban Capacity Study was first undertaken by the Council in 2000 to assess the potential of the Borough's existing urban areas to accommodate new development. This original study has been regularly reviewed and updated, with the most recent Position Statement being completed in September 2004. The situation will continue to be monitored as part of the wider annual monitoring of land supply. Through maximising urban capacity and brownfield sites, in addition to making the best use of existing planned housing allocations, the Council has managed to reduce the level of new greenfield housing development.

Table 1: Components of Housing Supply to 2011

Component	1996-2011
<b>Housing Requirement</b>	
Baseline Housing Requirement	12,060
Reserve requirement	Up to 2,000
Total requirement	Up to 14,060

Housing Supply	
Completions 1996-2005	5,857
Residual housing requirement 2005-2011	Up to 8,203
Outstanding commitments at April 2005	5,038
Brownfield potential (Schedule 2)	1,192
Part brownfield/part greenfield potential (Schedule 3)	390
Unidentified small sites total (@80 p/a) (Schedule 4)	480
TOTAL Supply	7,100
Residual Supply Required (total requirement – supply)	1,103
Greenfield sites previously allocated or within SPBs	985
Proposed new greenfield allocations	150

Note: A detailed explanation of these figures is provided in the schedules set out in Appendix 3 to this Plan.

- 1.8** Table 1 shows, however, that additional greenfield sites above the existing allocations from the previously Adopted Local Plan are required to be identified for the period to 2011, although not on the scale anticipated over recent years. The Council will monitor the rate at which sites come forward and highlight any developing shortfall. This information will be published in an annual monitoring report which, once agreed by Members, will be the mechanism for triggering the release of additional sites.
- 1.9** The supply of brownfield sites within the Borough is limited, due in part to the relatively recent expansion of Basingstoke Town through the Town Development Agreement. On the basis of the policies and proposals in this Plan it is estimated that approximately 40% of the dwellings required in the period 2002-2011 will be provided on brownfield sites. The Council will strive to maximise the potential from sustainable brownfield opportunities in order to increase this brownfield percentage over the Plan period.

## **Where Will the Different Forms of Development Take Place?**

- 1.10** Government guidance has been taken on board when developing the development strategy for the Plan. The guiding principle for new development, in line with the sequential approach set out in this guidance, is that it should be in locations that minimise the need for people to travel and have least impact on the environment. This means that, along with Basingstoke Town, the most appropriate locations for development in the Borough are considered to be Whitchurch and Overton each of which have railway stations, together with Tadley where new development can take advantage of existing levels of services. The sites identified by the Council aim to maximise the level of development on brownfield sites first, followed by development on appropriate greenfield sites. Many of these sites are allocations which have been carried forward from the previous Adopted Local Plan following re-examination in accordance with current guidance.
- 1.11** Aside from those locations, there may be a case for permitting development in other rural settlements either on land within settlement boundaries, or possibly on sustainable brownfield sites in the countryside. There may also be some development opportunities as small-scale extensions to the villages in response to “local need” for affordable or key worker housing which could be approved under Policy D8 of this Plan. Additionally, the Council may bring forward Action Plans to co-ordinate development proposals within those parts of the Borough where regeneration projects or other development proposals are planned. One example of this may be at Bishops Green where work is being undertaken to identify how the social, economic and environmental issues in the area can best be addressed. This may be through the planned regeneration of

the Bishops Green Estate, in which case the Council will prepare an Action Plan to identify the land use implications of the proposals.

- 1.12** The Plan also indicates that the allocation for employment development at Ardglen, Whitchurch should be carried forward from the previously Adopted Plan (this site having been the subject of a recent resolution to grant consent).
- 1.13** Finally the Plan identifies allocations of land for new infrastructure such as the new railway station at Chineham – also from the previously Adopted Plan.

## **Meeting Development Needs Beyond 2011**

- 1.14** This Plan extends to 2011 and forms part of the Local Development Framework (LDF) for Basingstoke and Deane. Work has commenced on other parts of the LDF including the Statement of Community Involvement and a number of Supplementary Planning Documents. The programme for the preparation of Local Development Documents is set out in a three year programme (the Local Development Scheme) which can be viewed in the planning area on the Council's website.
- 1.15** Under the transitional arrangements for the introduction of LDFs, this Plan will be automatically 'saved' for a period of three years from the date of its adoption. Where the Council wishes policies to remain in force beyond this three year period and they remain in compliance with the relevant criteria set out in Planning Policy Statement 12, the Secretary of State's agreement can be sought for their extension.
- 1.16** Over time the Local Development Documents in the LDF will replace the adopted policies in this Plan. These Documents will include a new Core Strategy that will set out a long term vision for the Borough in accordance with its regional and sub-regional roles defined in the South East Plan. The South East Plan will be the Regional Spatial Strategy for the South East. On its adoption it will replace both the current Regional Planning Guidance and the Hampshire Structure Plan. It will cover the period from 2006 to 2026 and it is presently anticipated that it will be adopted in the Spring of 2008. The Council will also produce a Site Allocations Development Plan Document as part of the LDF to set out how the Borough will accommodate the housing requirements arising from the South East Plan.

## Phasing of Residential Development to 2011

- 1.17** Sufficient provision has been identified through the components of supply outlined in Table 1 and the schedule of allocations set out in Policy D3 below to meet the Hampshire County Structure Plan housing requirement to 2011 in full, including the provision of the 2,000 reserve dwellings.

### Policy D2

**The Council will monitor annually the rate of housing completions and take-up of sites, including any additional brownfield opportunities that may arise, and will only release consent for greenfield housing sites listed in Policy D3 once it is satisfied that the site is required to meet the overall housing requirement within the Plan period. The order and rate of granting planning permission for the sites listed in Policy D3, including the need for the reserve housing requirement, will be determined in the light of annual monitoring reports. The Council will release sites to meet its strategic housing obligation and also to achieve the development of sustainable brownfield sites.**

- 1.18** In line with PPG3, the Policy will assist the Council in meeting its strategic housing obligation and the objective of developing sustainable brownfield sites before greenfield sites through enabling the release of sites to be appropriately managed. Annual monitoring reports will be used to establish progress against strategic housing requirements, and will be a mechanism for releasing sites where necessary. The reports will highlight difficulties that may be being experienced in the delivery of sites and will identify where positive intervention is necessary to overcome difficulties which are delaying such delivery. Relevant factors include infrastructure delays, underestimated lead-in times, ownership problems, marketing issues, lack of agreement over the approval of details or undertakings, problems with construction or the preferred pace of the developer. Such factors will assist in determining the order in which greenfield sites will be released.
- 1.19** An exception to the overall approach of brownfield first is proposed for some greenfield sites within the North Basingstoke Action Plan area where the proposed North of Popley / Popley Fields sites, together with the John Hunt School site, are considered to comprise a key regeneration and new development opportunity that will assist in delivering major social and environmental benefits within the North Basingstoke area. These developments will be completed over the lifetime of the Plan and the Council will need to grant consent for these schemes early in the Plan

period in order to ensure that the proposals can be fully implemented within the Plan period. The Council's Adopted North Basingstoke Action Plan is available from the Forward Planning Team upon request.

- 1.20** The Council will seek to maintain a dialogue with developers regarding when planning applications should be submitted and what conditions may be applied. The Council will also aim to agree a phasing schedule for suitable schemes.

## Schedule of Proposed Allocations

### Policy D3

The following allocations of land are proposed to meet the development needs of the Borough in the period up to 2011.

Site Ref	Location	Allocation	Scale of principal use
D3.1	Land north of Popley*	Mixed use, including residential, employment, new secondary school and associated open space, community and local centre uses.	950 units
D3.2	Popley Fields*	Residential and open space uses in conjunction with North of Popley development.	minimum of 750 units
D3.3	John Hunt of Everest School	Residential	400 units
D3.4	West Ham Lane	Residential	minimum of 50 units
D3.5	Aldermaston Road Triangle	Mixed use development, including possible residential, employment, health and community uses.	300 units
D3.6	Reading Road, Chineham – ex crematorium site	Residential	37 units
D3.7	Remainder of Taylor's Farm*	Residential	minimum of 120 units

Site Ref	Location	Allocation	Scale of principal use
D3.8	Old Kempshott Lane*	Residential	minimum of 290 units
D3.9	A339 Newbury Road, Trumpet Junction	Residential	Approx 130 units
D3.10	North of Churchill Way West – Former allotment site	Residential	Approx 300 units
D3.11	Land north of the former Park Prewett Hospital	Mixed use including residential, health and community uses.	Approx 750 units
D3.12	South View	Residential as part of a mixed use development.	Approx 300 units
D3.13	Carpenters Down, Popley	Fire Station	
D3.14	Cufaude Lane, Chineham*	Railway Station	
D3.15	Foxdown, Overton*	Residential	Approx 75 units
D3.16	Land between Mulfords Hill and Silchester Road, Tadley	Mixed use development including retail, residential and employment uses.	Approx 40 units
D3.17	Boundary Hall site, Tadley	Mixed residential, open space and employment use.	minimum of 100 units
D3.18	Evingar Road, Whitchurch	Residential	minimum of 30 units
D3.19	Park View, Whitchurch	Residential	minimum of 60 units
D3.20	Land north of railway line, Whitchurch	Station car park	
D3.21	Ardglen, Whitchurch*	Employment	

Note: Those sites marked \* are allocations carried forward from the 1991-2001 Local Plan.

## Site Allocations

**1.21** A Development Framework or Brief will be prepared for the proposed allocations set out in Policy D3. This will include detailed information on the following:

- The site constraints and opportunities
- The mix of uses to be provided on the site including information about housing density, tenure and mix.
- The phasing of development on the site
- Access to the site, including the need for any highway and public transport improvements to be provided as part of the scheme
- The infrastructure to be provided with the development
- Open space and community infrastructure (in line with Policy C1)

**1.22** The Frameworks or Briefs will provide a clear strategy for the future development of sites and will be prepared collaboratively by the Council, landowners and developers in consultation with the community, and adopted by the Council as Supplementary Planning Documents. Where circumstances do not allow for adoption as a Supplementary Planning Document, the Framework or Brief may form part of a planning application and subsequent permission following community consultation.

**1.23** Provision for the on and off site community infrastructure required as part of the development will be sought through developer contributions. More information on community infrastructure and this Council's approach to securing appropriate section 106 contributions is set out in Policy C1.

**1.24** The Council's proposals for the allocations in Policy D3 are summarised as follows.

### **D3.1 Land North of Popley, Basingstoke**

**1.25** This 55 hectare site is located immediately north of Popley Way and is bounded by the A340 to the west and Chineham Lane to the east. The site was allocated for residential development in the previously Adopted

Local Plan (1991-2001). This site forms a key part of the North Basingstoke Action Plan, central to the Council's development strategy, and includes the site for the replacement John Hunt of Everest School. A comprehensive scheme for the development of this site has been developed, together with D3.2 (Popley Fields), with the development principles set out in the North Popley Development Brief (adopted May 2000). This site could accommodate 950 residential units, a mixed use local centre, together with further employment land, the replacement secondary school with associated dual use facilities, further community facilities and extensive open space and new landscaping.

### **D3.2 Popley Fields, Basingstoke**

- 1.26** This 20 hectare site is an existing allocation for residential development in the Adopted Local Plan (1991-2001). The site is separated from the proposed North of Popley housing allocation by Chineham Lane, although the two sites should be developed comprehensively as part of the proposed North Basingstoke Action Plan to ensure that the phasing of development links with infrastructure and facility provision. The site could provide a minimum of 750 residential units, with open space provided at the north west part of the site adjoining Marnel Dell. The development principles for the site are set out in the North of Popley Development Brief which was adopted in May 2000.

### **D3.3 John Hunt of Everest School Site, Basingstoke**

- 1.27** This 9 hectare site is located to the south of Popley Way and is accessible to existing services and facilities within the Popley area. It is a part greenfield part brownfield site, currently in use by the John Hunt of Everest School. As part of this Plan and the North Basingstoke Action Plan it is proposed that a replacement purpose built school be provided within the North of Popley development (Policy D3.1). It is proposed that this site be redeveloped for 400 units with access from Popley Way and Shakespeare Road.

### **D3.4 West Ham Lane, Basingstoke**

- 1.28** This 1.3 hectare greenfield site is located between the railway line to the north and West Ham Lane to the south. The site is also accessible to the

facilities and services of Basingstoke Town and lies close to one of Basingstoke's main bus routes. The site is identified in the Council's Urban Capacity Study as having potential for 50 residential units.

### **D3.5 Aldermaston Road Triangle, Basingstoke**

**1.29** This 2.1 hectare site lies between the entrance to the North Hampshire hospital and the A340. It is an existing allocation in the previously Adopted Local Plan under Policy SH14 for car sales, servicing and filling station purposes. An application for a mixed use development (incorporating residential development and a number of leisure uses) was dismissed by the Secretary of State after a call in Inquiry in 2002. The site is proposed as a mixed use allocation to be developed comprehensively with the adjacent Park Prewett and North of Popley developments as part of the North Basingstoke Action Plan. The site has the potential to provide significant improvements to east-west movement through the Action Plan area, particularly by public transport and this potential is outlined in the Planning and Disposal Brief which was agreed for the site in June 2005. The site is identified as having potential for 300 units. This is based upon a high density scheme for flats occupying part of the site, reflecting the site's location and local market demand.

### **D3.6 Ex-crematorium Site, Reading Road, Chineham**

**1.30** This 1 hectare site is the remainder of a partially developed site within the residential area of Chineham. The site offers good accessibility to the nearby facilities at the District Centre, and is well served in terms of both existing and proposed public transport. The site is identified in the Council's Urban Capacity Study.

### **D3.7 Remainder of Taylor's Farm Site, Chineham**

**1.31** The site forms part of an existing allocation in the previously Adopted Local Plan (1991-2001). The larger part of the site already has the benefit of outline planning consent (BDB 40788), and development had commenced on site by March 2003. It is expected that the remainder of the site currently without the benefit of planning permission could provide a minimum of 120 residential units and that the site would be developed comprehensively with the adjacent land.

### **D3.8 Old Kempshott Lane, Basingstoke**

**1.32** This 13 hectare site is an existing allocation for residential development in the previously Adopted Local Plan (1991-2001). A planning appeal was heard in summer 2001 concerning the Council's refusal to allow planning permission for residential development on the site. The design and layout of this development should not preclude any future development of adjoining land to the south-west (although none is proposed in this Plan). The layout should facilitate future vehicular access to the adjoining land and the design of housing along the south-western boundary should be suitable as a permanent edge of built development and as part of any larger development either side of a green corridor. This should be considered in the overall context of the pre-planning of the proposed major development west of Basingstoke. The site can provide a minimum of 290 dwellings and associated infrastructure.

### **D3.9 A339 Newbury Road Trumpet Junction, Basingstoke**

**1.33** This 5.5 hectare site is an area of land originally set aside for the future road improvements at the A339 Newbury Road junction. However this site is now considered to be surplus to requirements by the Highways Agency. The site lies to the south of the Park Prewett housing development and will be designed to integrate well with the development on this site, which includes education facilities, community services and facilities and a public transport service. It is proposed that access to the site will be through the Park Village site and that the avenue of trees that demarcates the site's northern boundary will be protected and incorporated into the design of the site. The site was identified as having potential for residential development in the Council's Urban Capacity Study and it is estimated that approximately 3 hectares of the site is developable, providing 130 units as part of the development within the North Basingstoke Action Plan area.

### **D3.10 Former Allotment Site, North of Churchill Way West, Basingstoke**

**1.34** This 3 hectare greenfield site lies within the Basingstoke Settlement Policy Boundary and was formerly used as allotments. The central location of the site means that it is accessible to the shopping, community and leisure facilities of Basingstoke Town as well as to its public transport links. It is highlighted in the Council's Urban Capacity Study as having potential for

housing and a development brief will be prepared to provide further details. It is estimated that some 300 residential units could be provided. The Council has recently produced a twenty-year Draft Vision for Basingstoke Town Centre which, it is hoped will stimulate comment and further ideas. Within the Vision, this site is identified as part of a larger area which provides an opportunity to regenerate the Central Area and accommodate growth.

### **D3.11 Land North of the Former Park Prewett Hospital, Basingstoke**

**1.35** This 20 hectare former golf course lies to the north of the residential development of Park Village. The site is bounded to the north and east by a mature belt of trees, which forms a strong boundary to the adjacent golf course and wider countryside. The site forms part of the grounds of the old hospital and the development would be able to draw upon the existing and proposed infrastructure and facilities of the Park Village development within the North Basingstoke Action Plan area. Access would be achieved from the existing roads serving the Park Village site, which already has a strong public transport network linking to the town centre. It is proposed that the site will be developed comprehensively with the Park Village site and, in addition to approximately 750 residential units, there is potential for community and health related uses. Part of the housing could provide accommodation for key workers employed at the hospital.

### **D3.12 South View, Basingstoke**

**1.36** This 8 hectare site lies to the north of the Railway Station in Basingstoke. It lies in close proximity to the centre of Basingstoke and has the potential to take advantage of access to public transport and to the shops and services available in the town centre. The quality of pedestrian and cycle routes across the allocation to the station and the town centre need to be improved for the benefit of future residents of this site and existing residents to the north. The site is, however, difficult to access due to the enclosed nature of the area and constrained roads. A feasibility study is underway to determine the most appropriate way of gaining access to the site and the Council will work jointly with other landowners to bring forward the site for a mixed use development in the middle to second half of the Plan period. This brownfield site has been identified in the Council's Urban Capacity Study as having potential for approximately 300 residential units and other uses. Given the proximity to the station and the town centre, high density development is appropriate on those parts of the site to be

developed. The transition between such development and the conventional two storey housing to the north will require the careful spacing and design of the new buildings and a new landscape structure which strengthens the qualities of the existing open spaces to the north and east.

### **D3.13 Fire Station, Carpenters Down, Popley**

**1.37** This site at Carpenters Down was first identified for a fire station in the early 1970s to provide a second fire station for the Basingstoke area to enable Hampshire Fire and Rescue Service to meet its service obligations. The new fire station is intended to assist the existing station at West Ham, Basingstoke, in providing fire cover to the Basingstoke area. Its location in Popley has been chosen to ensure acceptable response times to recent and planned urban developments in this area and to the north of the town generally. A feasibility study has been produced which sets out access and infrastructure options for the site. This allocation forms part of the North Basingstoke Action Plan.

### **D3.14 Chineham Railway Station, Cufaude Lane**

**1.38** This 1.8 hectare site is an existing allocation in the previously Adopted Local Plan for a new railway station, with associated car parking. The allocation was made following the 1990 Hampshire Rail Improvement Study, commissioned by the County Council and the then British Rail, which recommended the development of a station serving the large residential developments and business parks at Chineham. This would provide access to and from Basingstoke and Reading. Work is continuing with Thames Trains and Railtrack to bring forward the station development at the earliest opportunity. The provision of the railway station at Chineham will contribute substantially to reducing car use within the local area and in the wider A33 corridor, resulting in widespread environmental benefits.

### **D3.15 Foxdown, Overton**

**1.39** This 2.4 hectare site is an existing allocation from the previously Adopted Local Plan (1991-2001), forming part of the 5.2 hectares of land originally allocated in the Overton Local Plan (1990). The site lies between Kingsclere Road and the existing housing at Copse Road and could

accommodate approximately 75 units to ensure the comprehensive development of the Foxdown site. A planning application was submitted for the development during 2003.

### **D3.16 Land between Mulfords Hill and Silchester Road, Tadley**

- 1.40** This 6 hectare site includes the library, supermarket and adjoining commercial and residential properties within an area bounded by Mulfords Hill and Silchester Road. The site has potential for mixed use development including retail, residential and employment uses. The Council will work with landowners to bring forward a development brief to identify development opportunities and agree the scale and mix of the development and to co-ordinate it. It is expected that an additional 40 dwellings could be provided through development within this site, although the Council intends to also secure the retention of employment uses within the site to secure much needed employment opportunities for Tadley residents.

### **D3.17 Boundary Hall Site, Tadley**

- 1.41** This 2.5 hectare brownfield site lies to the west of the A340 in Tadley. The site adjoins existing residential development on the north side of Tadley and comprises land formerly occupied by an MoD hostel (Boundary Hall), where all the buildings have now been demolished. A planning application for a Tesco foodstore on the site was withdrawn in 2002 before it could be considered at a public inquiry. It is considered that the site would be suitable for a mixed residential development of a minimum of 100 dwellings, with associated open space and landscaping, together with employment uses. A development brief for the site was adopted in December 1996 which identified potential access for the site from Almswood Road. However, all aspects of the 1996 development brief will need to be re-examined through the preparation of a new development brief for the site.

### **D3.18 Industrial Premises, Evingar Road, Whitchurch**

- 1.42** This 0.8 hectare site is currently in employment use although the site is considered to have potential for residential development. The Council has recently resolved to grant consent for additional employment land in Whitchurch (subject to the completion of a legal agreement) and the loss of

this small site to housing is considered acceptable. The site offers the opportunity to provide new residential development within Whitchurch's built up area in reasonable proximity to the station and local facilities. The site has been highlighted in the Council's Urban Capacity Study as a potential housing site for approximately 30 units and it is considered that the site may also provide an opportunity to secure a secondary access point into the Ardglan employment allocation (D3.21). Development of this site should ensure that there is a safe and convenient access between Evingar Road and the employment allocation D3.21 for pedestrians and cyclists. The detailed proposals for the site will be the subject of a development brief.

### **D3.19 Park View, Whitchurch**

- 1.43** This 2 hectare site lies in close proximity to the services and facilities available in Whitchurch and has the potential to provide a residential development of a minimum of 60 dwellings to meet the needs of local residents. Access to the site can be secured from Well's Lane. The development brief for the site will need to address the need to provide a comprehensive landscaping scheme given the site's location within the North Wessex Downs Area of Outstanding Natural Beauty. The site is part brownfield and part greenfield. It is proposed that the site be developed comprehensively because of its sensitive location

### **D3.20 Land North of Railway Line, Whitchurch**

- 1.44** This 1 hectare site lies to the north of the railway line, east of Newbury Road, Whitchurch. The site lies within the North Wessex Downs Area of Outstanding Natural Beauty and is bounded to the north by the line of the proposed new access road to the new employment allocation at Ardglan (D3.21). The site is proposed as a new station car park to provide additional parking capacity at the busy Whitchurch station and access to the site is proposed from the new access road proposed under Policy D3.21. The details of the proposals, including access from the site to the station, details of landscaping and lighting and security measures will be set out in a development brief for the site.

### D3.21 Ardglen, Whitchurch

**1.45** This 4.9 hectare site is an existing allocation from the previously Adopted Local Plan (1991-2001). The site is situated north of Ardglen Road in Whitchurch, adjacent to the existing employment area. The Council has resolved to grant outline planning permission (subject to the completion of legal agreements) for development on the site for 16,000 square metres for B1, B2 and B8 purposes, with a new access road passing through the railway tunnel to join with the Newbury Road and emergency access from Bloswood Lane. Depending on the outcomes of the development brief process, the allocation of land at Evingar Road under Policy D3.18 has the potential to provide alternative secondary access for this site.

## Sub-Division and Loss of Dwellings

### Policy D4

**The sub-division of residential dwellings will be permitted provided that there is no adverse impact on the character of the area and the amenities of the occupiers of adjoining properties.**

**Except where development proposals can be shown to result in an overall planning benefit, permission will not be granted for development, redevelopment or change of use which would result in an overall depletion of the existing dwelling stock.**

**1.46** Development proposals that will result in the loss of existing dwellings and consequently increase demand for new development to replace them will be resisted. Proposals for conversion will be considered with regard to the Council's Housing Needs surveys and in particular, the demand for smaller units of accommodation.

**1.47** Conversion of properties from a greater to a lesser number of units may not require planning permission. Where planning permission is required, it will be resisted in accordance with the Council's aim to retain and provide small units of accommodation.

**1.48** In appropriate circumstances the sub-division of houses into self-contained flats can make a contribution in the housing market, providing satisfactory accommodation to meet the needs of small households and lower income

groups. However, the impact of any proposal needs to be considered against the impact that such conversions may have on the character of the area and the amenities of neighbouring occupiers. In particular, adequate parking should be provided without causing harm to the character of the locality through the dominance of forecourt parking, and development should not result in substantially increased noise and disturbance to the detriment of the occupiers of neighbouring properties and the surrounding area. Adequate amenity space should be provided for the residents. With regard to the subdivision of dwellings within the countryside, consideration will be given to the sustainability implications of any proposal, in particular, the potential for increased journeys by car.

## Residential and Other Development within Settlements

### Policy D5

**Residential and other development and redevelopment proposals which contribute to social, economic and environmental well-being will be permitted within the Settlement Policy Boundaries of the following settlements:**

<b>Ashford Hill</b>	<b>Overton</b>
<b>Basingstoke Town and Chineham</b>	<b>Preston Candover</b>
<b>Bramley</b>	<b>Sherfield on Loddon</b>
<b>Burghclere</b>	<b>St. Mary Bourne</b>
<b>Cliddesden</b>	<b>Sherborne St John</b>
<b>Dummer</b>	<b>Tadley/ Baughurst/ Pamber Heath</b>
<b>Kingsclere</b>	<b>Upton Grey</b>
<b>North Waltham</b>	<b>Whitchurch</b>
<b>Oakley</b>	<b>Woolton Hill</b>
<b>Old Basing</b>	

- 1.49** These settlements have been identified as it is considered that there is potential to accommodate additional development within their boundaries without encroachment into open countryside or resulting in other environmentally unacceptable consequences. In some settlements this potential may be significant (e.g. Basingstoke), in others this may be very limited. Settlement Policy Boundaries, which are shown on the proposals map and inset maps, delineate the extent of the area to which Policy D5 applies. The purpose of the boundary is to define the break between the

countryside, where the protection policies of this Plan apply, and the built up areas of settlements. The Policy also seeks to preserve the separate identity of villages and to prevent coalescence. The boundaries are therefore drawn primarily based on an assessment of character and are not intended to be village boundaries that include all land or buildings within a settlement. Areas outside of Settlement Policy Boundaries are countryside for the purposes of this Plan.

- 1.50** Residential development under Policy D5 may take the form of small-scale development, infill, redevelopment and regeneration opportunities, conversions or subdivisions, and windfall development. Regeneration schemes i.e. those which seek to reverse economic, social and physical decline (see Appendix 4), will help to regenerate existing rundown or vacant sites and contribute towards the vitality of local communities. Such development will come forward on so called brownfield or previously developed sites. It is expected that small-site development (less than 10 dwellings) on these sites will generate a net increase of approximately 80 dwellings per annum during the Plan period. The rate of completions will be monitored annually as part of the general review of the Borough's Urban Capacity Study and housing land supply.
- 1.51** Although the Borough is relatively prosperous, pockets of deprivation exist, both within Basingstoke Town and in certain rural settlements. Regeneration schemes can provide wide community benefits and lead to more effective use of land, in addition to improving the physical appearance and quality of the employment and housing stock. This approach will contribute towards the achievement of an 'urban renaissance' which is a key theme of Regional Planning Guidance. Action Plans will be prepared for areas that have been highlighted as potential areas for improvement.

## **New Residential Accommodation in the Countryside**

### **Policy D6**

**Within the countryside, residential development will only be permitted where it:**

- i. is a one-for-one replacement of an existing dwelling which has been continuously occupied and is not the result of a temporary or series of temporary permissions and the building is not derelict or no longer in existence (other than in cases of accidental destruction such as fire); or**

ii. results from the conversion of an existing building in a sustainable location and where employment, commercial or community use of the building has been considered first but proven to be inappropriate or unviable; or

iii. involves residential development on sites which comply with policies D7, D8 or D9 of this Plan.

**1.52** Whilst the Plan restricts new housing development in the countryside, the Borough Council accepts that exceptional circumstances can apply. In assessing these applications, particular regard will be had to whether the site lies in a sustainable location (as defined in the Plan's glossary) and if the proposal will protect and maintain the rural and landscape character of the locality.

**1.53** Replacement dwellings should not significantly change the siting, scale, setting and character of the existing dwelling in order to protect the rural character of the area and ensure that there remains a variety of dwelling sizes in the countryside to provide for a range of housing needs. However, it is recognised that there may be instances where some positive environmental benefit may be achieved by relocation to an adjacent or nearby position. The original dwelling should then be demolished before the new dwelling is occupied.

**1.54** In accordance with PPS7, first preference for the conversion of rural buildings should be for commercial or community re-use and only where those uses can be shown to be inappropriate or unviable will residential use be considered. Only proposals in sustainable locations will be accepted under this policy.

## Essential Residential Accommodation in the Countryside

### Policy D7

Agricultural, forestry and other occupational dwellings will be permitted in the countryside provided it is demonstrated that the nature and demands of the work make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work, and not in a nearby town or village. Proposals will be thoroughly scrutinised in accordance with Annex A to Planning Policy Statement 7: Sustainable Development in Rural Areas.

- 1.55** Isolated new houses in the countryside require special justification for planning permission to be granted. In order to avoid sporadic development in the countryside any new development should be limited to cases of proven and essential need. All opportunities for the re-use of existing buildings should be shown to have been explored before any new build will be permitted.
- 1.56** There are circumstances when new accommodation is required in connection with certain operations within the countryside where it is necessary for agricultural, forestry and certain other full-time workers' dwellings to be provided in order for such workers to be able to live at or in the immediate vicinity of their place of work. Whether this is essential will depend upon the needs of the enterprise concerned and not the personal circumstances of the individuals involved. Both permanent and temporary dwellings should only be allowed provided they meet the tests set out in Annex A of PPS7: Sustainable development in Rural Areas. In particular, applications will be scrutinised thoroughly with the aim of detecting attempts to abuse the Policy. For example, it must be established that the proposals are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time.
- 1.57** The types of dwellings covered by this policy include agricultural dwellings for full time workers or those primarily employed in agriculture, forestry dwellings, horticultural holdings, and other occupational dwellings associated with rural based enterprises including equestrian uses, farm diversification enterprises, rural tourism and schools. Other establishments where the need for a permanent on-site presence justifies a new dwelling should be recognised including those connected with providing an essential public service or care to others. The Policy does not apply to affordable or key worker housing for workers not essential to the operation of an establishment. The initial establishment of new enterprises in the countryside should not require the provision of additional residential accommodation.
- 1.58** The Council may use planning conditions and/or a legal agreement to ensure that any new dwelling is occupied by the relevant workers and their dependents.
- 1.59** Some types of schools in the countryside require staff to be on the premises at all times to ensure the proper supervision of pupils. Whilst in many instances supervisory staff can be accommodated within the school buildings or a nearby settlement, there may be circumstances where there is genuine need for additional residential buildings.

## Rural Exceptions

### Policy D8

As an exception to the general protection of the countryside adjacent to rural settlements, planning permission will be granted for development which the Council is satisfied will meet a genuine local need such as affordable housing, health, education, a similar community need or to provide small-scale employment premises. Development proposals should complement the character of the rural settlement and the character of the surrounding landscape and not be harmful to the rural environment.

The provision of affordable housing on rural exception sites will be permitted only where the following criteria are met:

- i. the housing will provide affordable accommodation and will be managed to ensure that it remains available for so long as there remains a need for it to those not otherwise able to compete in the private housing market; and
- ii. the site does not exceed 0.4 hectare except in the larger settlements of Baughurst, Bramley, Kingsclere, Oakley, Overton, Pamber Heath, Tadley and Whitchurch where, in general, a site should not exceed 0.8 hectare.

- 1.60** Development adjacent to rural settlements may be appropriate on land where such development would not normally be permitted as an 'exception' policy, provided there is an identified need which cannot be otherwise met. This will include small-scale affordable housing, employment and community facilities such as village halls and cemeteries.

## Rural Brownfield Sites

### Policy D9

As an exception to normal planning policies on development in the countryside, proposals for the use of brownfield sites in sustainable locations outside Settlement Policy Boundaries for the development of employment, tourism uses, local facilities or housing will only be permitted where they otherwise comply with relevant policies in the Local Plan.

**Where the proposal would involve the loss of any existing or potential employment on the site:**

- i. a thorough assessment of the implications of the loss of any existing or potential employment on the site should be undertaken, including any cumulative impact with committed schemes; and**
- ii. the site should be marketed for appropriate employment generating uses for at least 12 months.**

**Additionally, for residential proposals, opportunities to include a mix of uses on the site, including employment, must be fully explored. An element of affordable housing will be sought on the same basis as set out in Policy C2 and a housing mix as required in Policy C3.**

**1.61** There are many examples of brownfield sites within the Borough that either adjoin a Settlement Policy Boundary or that are within the open countryside. For the purposes of this Plan, brownfield sites are those sites that meet the definition of previously developed land set out in PPG3: Housing. Notwithstanding this definition, this Policy does not relate to the redevelopment of residential properties and their curtilages, where other policies in the Plan (notably D6) will apply. Not all brownfield sites will be suitable for development or redevelopment proposals, particularly where they are in unsustainable locations, that is, locations which, for new housing, are not easily accessible to employment, education, retail and other facilities by a choice of attractive means of transport other than the private car. For other uses the primary consideration is whether the site is easily accessible by a choice of attractive means of transport other than the private car. This Policy sets a framework for considering development proposals, which balances the objectives of PPG3 (Housing) and PPS7 (Sustainable Development in Rural Areas).

**1.62** If all of the possible rural brownfield sites were eventually redeveloped for housing, there would be considerable implications in terms of loss of employment in the countryside and the consequent amount of new house building. The above Policy seeks to balance those considerations and to provide the basis for acceptable schemes to be approved.

## Chapter 2: Environment

**2.1** The quality of the Borough's built and natural environment is one of its greatest assets, contributing towards quality of life and social, economic and environmental well-being. The policies of this Plan aim to protect environmental assets and meet the Borough's social and economic needs. The policies aim to protect the environment, both in general terms, and also specific man made or natural features. They also aim to secure a high standard of design. Any new development should respect and enhance environmental quality. Development proposals should be located and designed to minimise adverse environmental impacts and maximise opportunities for environmental enhancement.

**2.2** The policies set out below seek to ensure that new development meets the following objectives:

- Important environmental features are protected from inappropriate forms of development
- The rural environment enjoys protection for its own sake
- Opportunities for appropriate environmentally friendly forms of development are encouraged

### Public Consultation

**2.3** Results from research carried out as part of the preparation of the Borough's Community Strategy shows the importance that local residents attach to environmental issues:

- 89% of respondents felt that protecting and enhancing the quality of the landscape and trees, woodlands and wildlife habitat was either important or very important. This was the second most important issue identified by the survey.
- 85% felt that creating and enhancing existing open spaces and making them accessible to all was either important or very important.
- 78% of respondents felt that improving the attractiveness and quality of our built environment was either important or very important.

**2.4** The environment was also a key issue raised by respondents to the Local Plan Issues Report – for example protecting and enhancing environmental assets and environmental quality were considered to be important issues that the Local Plan should address. Other environmental issues raised included:

- The need to reduce pollution
- Increase recycling
- The quality of design
- The need for environmental improvements
- Protection of villages and the countryside
- Protection of the rivers and river valleys.

**2.5** This chapter of the Plan reflects these views and where possible translates them into land use proposals. Topics included are:

- Development control
- The built environment including conservation areas and listed buildings
- Environmental protection including recycling and renewable energy

## **The Built Environment**

**2.6** Maintaining and enhancing the quality of the built environment is important as it is home to the vast majority of the Borough's residents and is also the place where they work and shop. A high quality of design is essential and the Council has published a range of SPG which set out more information on the design context for new development – for example, the Countryside Design Summary, Designing for Accessibility and Urban Design Guidance for Residential Development. An SPD covering Design and Sustainability will be produced as part of the Local Development Framework.

**2.7** Many of the older settlements in the Borough are identified as Conservation Areas, recognising that they have an historic or architectural character that should be protected. Detailed guidance for Conservation Areas, and for historic buildings is also set out in SPG.

## Development Control

### Policy E1

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

- 2.8** In order to meet its overall aims and objectives it is vital that the Council ensures that a high quality of new development is achieved. Securing high quality developments, irrespective of size, location or proposed use, plays

an important role in improving quality of life within the Borough, contributing towards an attractive environment, successful economy and community well-being.

- 2.9** A design-led approach will ensure that every development proposal, whatever its scale, responds positively to its context and site and reinforces local distinctiveness. It is recommended that design concepts are discussed at the pre-application stage, and a Design Statement should accompany, at the outset, planning applications for all new buildings. This should indicate how the proposals respond to the context and the design principles that have been employed. Good design can help to promote and secure sustainable forms of development. It can prevent unneighbourly development, which can result in loss of light, overshadowing, overlooking or other harm to amenities.
- 2.10** This plan includes proposals to promote more sustainable patterns of development, through the promotion of mixed development and through encouragement for higher densities in proximity to local amenities and public transport. New housing development should make efficient use of land in line with PPG3 (Housing), which encourages development to be of a density of between 30 and 50 dwellings per hectare. The design of individual developments and buildings also influences sustainability. Early in the design process, consideration should be given to ways in which building designs can minimise energy consumption and lead to a reduction in greenhouse gas emissions. The Council has produced Supplementary Planning Guidance on Sustainable Design and Construction which was adopted in July 2004 and is producing an SPD on Design and Sustainability.
- 2.11** Good planning and design can contribute to reducing the opportunities for crime to occur, and reduce people's fear of crime. The design and layout of new development must therefore take account of public health, crime prevention and community safety. Public art can enhance and add value to developments, contributing to all aspects of design. Incorporated into any publicly accessible or visible space, public art can contribute towards the quality and design of a development, creating local distinctiveness. It can play an important role in improving the legibility of the public realm and also the general visual quality of the environment as a whole. For these reasons the Borough Council will seek the provision of public art in appropriate development schemes, particularly where it would enhance public spaces or buildings which surround those spaces.
- 2.12** To supplement guidance contained in "Places, Streets and Movement", the "Urban Design Compendium" and "Better Places to Live", the Borough Council has prepared SPG for specific types of development. They will be

updated as necessary, to keep abreast of changed conditions or circumstances (such as new Government guidance) and the Council will prepare new Supplementary Planning Documents (SPDs) as and when required. The current list of guidance is set out in Appendix 1. Additionally local distinctiveness in the built environment is identified in Village Design Statements and Conservation Area Appraisals.

## **Buildings of Historic or Architectural Interest**

### **Policy E2**

**Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:**

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.**
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted**
- iii. Developments within the curtilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.**

**Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.**

- 2.13** The Government is required to compile or approve Lists of Buildings of Special Architectural or Historic Interest, and the Borough has around 1,700 buildings which are nationally recognised by such lists.
- 2.14** The Council has adopted Supplementary Planning Guidance which amplifies the above guidance to encourage the maintenance and preservation of listed buildings. This includes advice on alterations and extensions, conversions, demolition, setting and enabling development with respect to listed buildings. Planning applications likely to affect the setting of a listed building should be full applications so that the implications can be properly assessed. A list of buildings of local historic or architectural interest will be compiled during 2006/7. This will be done using the criteria set out in the Council's adopted Supplementary Planning Guidance on Buildings of Local Interest which also provides guidance on the

protection, demolition, alteration and extension of these buildings.

## Areas of Architectural or Historic Interest

### Policy E3

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.

**2.15** Areas that are of 'special architectural or historic interest' are designated as Conservation Areas and their character and/or appearance shall be preserved or enhanced. The Council has so far designated 44 Conservation Areas. The Council has a duty to review these Conservation Areas and consider whether new designations or amendments to existing boundaries are needed.

**2.16** The Borough Council has adopted Supplementary Planning Guidance to amplify the above guidance in order to preserve or enhance the character or appearance of Conservation Areas. This includes guidance on new development, demolition, shops and shopfronts, and advertisements within Conservation Areas. Conservation Area Appraisals have been published for every Conservation Area in the Borough. These define and appraise those qualities and features that contribute to, or detract from, the special interest of the area and will be used when considering planning applications.

**2.17** The Borough Council will require proposals for development within a Conservation Area to be submitted in the form of a fully detailed

application, and to show the relationship of any new development with adjacent buildings.

## Ancient Monuments / Archaeology

### Policy E4

Development proposals should be located and designed so as to avoid disturbance or other adverse effects on nationally important archaeological sites and monuments, whether scheduled or not, and their settings. Proposals should seek to preserve the archaeological remains in situ.

Development proposals which would have an adverse effect on remains of local archaeological value will be permitted only if the importance of the development outweighs the value of the remains.

Where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme approved prior to the development commencing.

Proposals should seek to enhance the setting of visible archaeological remains.

In areas where there is evidence that archaeological remains may exist, but where the extent and importance of these remains is unknown, developers will be required to arrange an archaeological field assessment prior to the determination of a planning application.

- 2.18** Archaeological remains are a finite and non-renewable resource that represents an irreplaceable record of former times. These remains are fragile and vulnerable to damage or loss due to the pressures of development. Remains of national importance are scheduled as Ancient Monuments by the Government on the advice of English Heritage. The criteria for scheduling are so stringent that large numbers of nationally important archaeological sites will remain unscheduled.
- 2.19** The Plan area contains a number of major archaeological sites from a range of periods, some of which are of international importance. However, only a small number of the archaeological sites in the Plan area are protected as Scheduled Ancient Monuments and it is only those which are shown on the Proposals Maps and the Inset Maps. The definitive boundaries of these

sites can be acquired from English Heritage. All the other sites have no statutory protection and must rely on the sympathetic application of planning and management policies for their survival and protection.

- 2.20** Where preservation in situ is not possible or feasible, archaeological investigation and recording may be an acceptable alternative. Planning conditions and/or a planning S106 obligation may be used to ensure that the applicant makes satisfactory provision for archaeological investigation and recording prior to the commencement of development.

## Historic Parks and Gardens

### Policy E5

**Development which adversely affects sites on English Heritage's Register of Historic Parks will not be permitted**

- 2.21** English Heritage maintain The Register of Parks and Gardens of Special Historic Interest in England. The Borough of Basingstoke and Deane contains many parks and gardens which are included within these Registers, two of which are Grade I, of highest importance nationally (Hackwood Park and Highclere Park).
- 2.22** Historic parks and gardens make an important contribution to the local character and amenity of an area. They are individual and specific to a locality, and have association with local people.
- 2.23** In considering planning applications for development that would affect historic parks or gardens (including their setting) , the Council will take account of the historic interest of the site. Any such application should therefore be accompanied by an historic landscape survey and assessment.

## The Natural Environment

- 2.24** The vast majority of the Borough is rural. The rural area includes part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB), an area of landscape which is of national importance.
- 2.25** There are also important wildlife, ecological and nature conservation sites in the Borough. Many of these are subject to national and local designations such as Sites of Special Scientific Interest (SSSIs) and Sites of Importance

for Nature Conservation (SINCs). The Borough Council works in partnership with other agencies to aid appropriate management for nature conservation and secure appropriate conservation and enhancement of the landscape and ecology in the Borough.

## Landscape Character

### Policy E6

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. the particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment; and
- ii. visual amenity and scenic quality; and
- iii. the setting of a settlement, including important views to, across and out of settlements; and
- iv. the local character of buildings and settlements, including important open areas; and
- v. trees, hedgerows, water features and other landscape elements and features; and
- vi. historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

- 2.26** Where overriding economic or social interests outweigh the need for environmental maintenance or improvement, conditions and/or planning obligations will, as appropriate, be used to minimise the damage and to provide compensatory measures, on and/or off site.
- 2.27** A comprehensive landscape assessment of the Borough was undertaken in 2000 to see how best to recognise and respect its great diversity of landscape character. This has been adopted as SPG. This document describes the landscape, classifying it into 20 distinct Character Areas, summarising the key characteristics, qualities and issues associated with each area.
- 2.28** Other relevant documents include the Countryside Design Summary and Village Design Statements that the Borough has published as Supplementary Planning Guidance. Further information on landscape character and on guidance for landscape management priorities can be found in various strategies e.g. for the Forest of Eversley, 'The Hampshire Landscape: A Strategy for the Future', a Landscape Assessment and a Management Plan for the North Wessex Downs AONB.

## Nature/Biodiversity Conservation

### Policy E7

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type or harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate, planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure or their function as 'stepping stones', are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation

or protection applying to the site, habitat or species concerned. Where the public interest in favour of a proposal is deemed to outweigh harm to biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the local plan boundary, must also be considered.

- 2.29** In assessing the impact of development on the integrity of linkages between designated sites and key habitats, regard will be given to whether proposals will increase fragmentation or isolation of the sites and habitats or introduce barriers to species movement between them.
- 2.30** Statutory nature conservation sites of national significance are those designated as Sites of Special Scientific Interest (SSSI).
- 2.31** Locally significant sites include Local Nature Reserves (LNRs), declared under Section 21 of the National Parks and Access to the Countryside Act 1949, and non-statutory Sites of Importance for Nature Conservation (SINC), which are identified by the Hampshire Biodiversity Information Centre, on behalf of Basingstoke and Deane Borough Council and other partner organisations, using the criteria set out in Appendix 6.
- 2.32** Nature conservation sites of national or local significance (i.e. SSSIs, SINC and LNRs) may be designated for geological or geomorphological, as well as wildlife, interests.
- 2.33** Details of nature conservation site locations and sources of further information are provided at Appendix 6.
- 2.34** Protected species, in the context of this policy, mean those given statutory protection for nature conservation reasons. Specifically, this means those species given protection under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Protection of Badgers Act 1992.
- 2.35** Priority species are those Species of Principle Importance in England, listed by DEFRA under the provisions of Section 74 of the Countryside and Rights of Way Act 2000, and those identified as Priority Species by the Hampshire Biodiversity Partnership. Both lists are reproduced at Appendix 6.

- 2.36** Key habitats, in the context of this policy, include: ancient semi-natural woodlands (and plantations on ancient woodland sites); lowland pasture woodland/parkland; ancient and/or species-rich hedgerows; unimproved neutral grassland/fen; calcareous grassland; floodplain grazing marsh; lowland heath/bog/acid grassland; fen/carr/marsh/swamp/reedbed; standing open water; chalk rivers; and canals. Descriptions of these habitat types are reproduced at Appendix 6.
- 2.37** Local Biodiversity Action Plans relevant to this policy include Species Action Plans, Habitat Action Plans and Topic Action Plans produced by the Hampshire Biodiversity Partnership. A list of current plans and details of where they may be obtained are provided at Appendix 6.
- 2.38** Features of the landscape that are of importance for the migration, dispersal and genetic exchange of wild species may include, but are not limited to, hedgerows, linear tree belts / shelter belts, green lanes/drove roads, river corridors and floodplains, canals, and ponds.

## Water Environment

### Policy E8

Development will not be permitted if it would increase the number of people or property at high risk of flooding, or be likely to increase the risk or severity of flooding elsewhere. Proposals will be assessed according to the sequential risk-based approach set out in Table 1 of PPG25. Those areas believed to be at high risk are defined on the Proposals Maps as floodplains; applications within such areas must be accompanied by a flood risk assessment.

Development will not be permitted if it would increase the risk of flooding elsewhere, as a result of changing the surface water run-off, unless that risk can be overcome through measures to be implemented by the developer.

Developments likely to increase surface water run-off should incorporate sustainable urban drainage systems (SUDS). Developers will be required to ensure that arrangements are in place for the long term management and maintenance of the SUDS.

Development will not be permitted if it would affect the water environment and, as a consequence hydrology and thus adversely impact upon the biodiversity of an area either locally or at a distance.

**Development will not be permitted if it would adversely impact upon groundwater quality.**

- 2.39** The water environment within the Borough is of a high quality. The Borough lies on the watershed between the River Test and River Loddon catchments. The River Loddon is a high quality watercourse and is subject to a range of environmental objectives including the EU Freshwater Fish Directive and is an EU designated salmonid river.
- 2.40** Changes to the water environment encompassed by the Policy include the effect of land use and development on rainwater interception, drainage and surface water run-off, changes to water tables and water levels of wetland habitats, the flow rate and turbidity of rivers and streams and the volume and frequency of floodplain inundation, as well as the overall effect on water quality.
- 2.41** The chalk major aquifer underlies much of the Borough and is vulnerable to contamination. The Council, in consultation with the Environment Agency, will need to be satisfied that the risk of development proposals has been evaluated and adequate protection measures put in place.
- 2.42** The Agency's Groundwater Source Protection Zones I, II and III are shown on the Proposals Map. Further information on the definition of the Zones and groundwater protection is found in the Environment Agency's Policy and Practice for the Protection of Groundwater (1998).
- 2.43** The Proposals Map shows floodplains based on the indicative floodplain maps of the Environment Agency for land with an annual probability of flooding of 1% or greater, but the actual flood risk affecting any specific site and the consequence of flooding for a proposed development will need to be established by a flood risk assessment undertaken by the applicant and submitted when the application is made. Guidance on the requirements for undertaking a flood risk assessment is set out in PPG25 Appendix F.
- 2.44** SUDS are described in PPG25 Appendix E and their benefits in controlling pollution are referred to in PPS23 Annex 1. Developers will be expected to adhere to best practice in the design, implementation and maintenance of SUDS, currently set out in the Interim Code of Best Practice for Sustainable Drainage Systems ([www.ciria.org.uk/suds/icop](http://www.ciria.org.uk/suds/icop)) and the relation publications to which the code refers.



# Chapter 3: Economy

## Background

- 3.1** The Borough has a strong and diverse economy with a range of employment opportunities, which have resulted in a very low rate of unemployment (1.9% at December 2004). The healthy economy is one of the key factors that enhances the quality of life for Borough residents. However, the buoyancy of the local economy can bring its own problems in the form of a shortage of premises and staff recruitment difficulties.
- 3.2** One of the key aims of the Local Plan is to ensure that the best use is made of existing sites and buildings to meet the current and future employment needs of the Borough. This will enable the local economy to flourish, providing a sufficient range of opportunities for local residents and contributing to the future sustainable growth of the regional and national economy. At the same time the Local Plan will seek to avoid the need for commuting, either into or out of the Borough, and to avoid the overheating of the local economy. The Plan should also anticipate a changing workplace and the growing influence of technology in all that we do. Research shows that homeworking, self-employment and e-commerce will play an increasing role in the economy.
- 3.3** The Borough's economic policy direction comes from national (PPG4 and PPS6), regional (RPG9 produced by the South East England Regional Assembly and the Regional Economic Strategy (RES) produced by the South East England Development Agency) and strategic sources (the Hampshire County Structure Plan). Over the next 10-15 years these encourage the following:
- A mixed economy
  - A range of sizes and types of units to encourage future economic growth
  - The active encouragement of the growth of hi-tech businesses, enterprise hubs and clustering
  - The identification of a hierarchy of retail centres in the Borough and the definition of the boundaries of these centres
  - A sequential approach to the selection of sites for new retail development

- The maintenance and enhancement of the vitality and viability of the shopping centres in the Borough.
- 3.4** In a regional context, the Borough of Basingstoke and Deane has been recognised as having links with other parts of the region outside Hampshire. RPG9 recognises Basingstoke as part of the ‘Western Policy Area’ where pressures exist in terms of labour market issues, housing and property markets. Within this area, the Borough is recognised as being part of the Thames Valley sub-region. This is also the case for the emerging South East Plan, which identifies part of the Borough as being within the Western Corridor and Blackwater Valley sub-region. The Regional Economic Strategy also advocates a sub-regional approach to addressing economic issues. The guidance set out within the RES and the RPG provides support for the approach already taken by this Borough Council, forming linkages as appropriate both within Hampshire (particularly the districts in Northern Hampshire) and outside Hampshire with the Thames Valley and the Blackwater Valley authorities. To help facilitate these linkages, this Council has become a member of the Thames Valley Economic Partnership.
- 3.5** The policies contained in this chapter reflect the guidance set out above, and, where appropriate, interpret it to reflect local circumstances. To help understand the factors affecting the need for economic development in the Borough, consultants were commissioned to help establish future policy direction and inform land releases on retail and employment issues. These resulted in a Retail and Leisure Study (published August 2000), and a subsequently updated Retail Study (November 2004) and an Employment Land Issues Study (published July 2001), which was also subsequently updated (March 2004). The findings of these studies are not repeated here, but are reflected in the policies set out below.

## Public Consultation

- 80% of respondents to the Borough Council’s Community Strategy consultation felt that working to ensure a range of local job opportunities for all those who want to work was either important or very important.
- The importance of a strong local economy was also raised as an issue by a number of respondents to the Local Plan Issues Report, particularly with regard to supporting local business and proving the need for any additional employment land before allocating it. Other economic issues raised by respondents were:
  - Maintaining a strong rural economy

- Redeveloping employment land for housing
- Providing premises for local firms.

**3.6** The responses to these consultations are reflected where possible in the land use policies set out below. This chapter contains policies on the following topics:

- Employment
- Retail and leisure
- Tourism

## Employment

### Employment Areas

#### Policy EC1

Employment development and redevelopment proposals will be permitted within the boundaries of the Employment Areas defined on Inset Maps 1, 2 and 13.

#### Policy EC2

Proposals to re-use land within the defined Employment Areas identified on Inset Maps 1, 2 and 13 for alternative uses will be permitted where it can be demonstrated that this would provide an ancillary use to the main employment use; or

- would not harm the operation of the local economy and the availability of employment land; and
- would not prejudice or conflict with the operation of adjacent employment sites; and
- would not reduce employment opportunities to the extent that additional car-based commuting would result.

For residential proposals, it will be necessary to demonstrate that:

- the site is easily accessible to employment, education, retail,

**community and other facilities by a choice of attractive means of transport other than the private car; and**

**v. opportunities to include a mix of uses, including employment on the site have been fully explored.**

**3.7** It is necessary to provide a framework within which proposals for alternative uses within employment areas can be considered. The criteria within Policy EC2 provide the basis for considering through the development control process whether proposals are acceptable, having regard to economic, sustainability and environmental considerations.

**3.8** Applicants should submit an economic assessment as part of any application. This should include information about loss of employment, loss of floorspace and the impact on the number of years supply up to 2011. More details on the policy criteria and the evidence required will be set out within a guidance note.

## **Office and Hi-Tech Employment Uses**

### **Policy EC3**

**Proposals for office and high-tech use will be permitted on the following sites. Development for employment uses outside B1(a) and B1(b) of the schedule to the use classes order will not be permitted at these locations unless the proposal is to meet the needs of an existing occupier/employer or exceptional circumstances can be demonstrated:**

- i. Beggarwood Lane**
- ii. Hampshire International Business Park**
- iii. Chineham Business Park**
- iv. Viables Business Park**
- v. Basing View**

**Proposals to re-use these employment sites for alternative uses will be subject to Policy EC2.**

- 3.9** New opportunities, including appropriate ancillary uses at the above locations will be progressed through Action Plans.
- 3.10** The Employment Issues Study concluded that there is considerable potential within the Basingstoke economy to target particular sectors whilst maintaining a mixed economy. This scope is largely due to Basingstoke's locational advantages such as strategic access close to the Blackwater Valley and the Thames Valley.
- 3.11** The sector identified as having the most potential is Information Communications Technology (ICT), which despite the downturn in the early 2000's is still considered an appropriate long-term direction for specialist growth. Promoting hi-tech initiatives at all the locations set out above would assist in providing a range of accommodation for local businesses. It is recognised that these employment areas already include uses outside B1(a) and B1(b) and the policy would permit development to meet the needs of existing employers / occupiers. In addition, the Policy recognises that there may be exceptional circumstances where other employment uses may be justified, where alternative uses may be permitted, subject to the requirements of Policy EC2.

## Loss of Local Employment Opportunities

### Policy EC4

**The loss of sites in employment use, including employment allocations within settlements outside of Basingstoke Town to other uses will not be permitted unless:**

- i. a marketing exercise for a period of 12 months concludes that there is no realistic demand for the site; or**
- ii. an appropriate level of alternative provision already exists in the settlement or can be provided in an acceptable alternative location; and**
- iii. the relevant criteria contained in Policy EC2 can be satisfied.**

- 3.12** Businesses can provide important local employment opportunities and can reduce the need for out-commuting to jobs. Additional pressure has been placed on existing employment sites in rural areas given the Government agenda of favouring the redevelopment of brownfield sites such as those

previously within employment use for residential development over the development of greenfield sites. The Borough Council will seek to protect both urban and rural employment sites from alternative uses through the implementation of Policy EC4. Where proposals are received to change the use of an employment site to an alternative use, the Borough Council will seek evidence that the site has been marketed for the employment use.

## Live/Work Units

### Policy EC5

**Live Work Units will be permitted on suitable sites in the Borough. These will be most appropriately located:**

- i. on existing employment sites that are situated outside of the designated employment areas; or**
- ii. on employment sites that adjoin residential areas; or**
- iii. on new sites that adjoin employment areas; or**
- iv. in residential areas.**

**The work area must usually be suitable for a full range of B1 uses and the Borough Council will apply conditions and seek to enter into legal agreements to ensure that the work areas are retained as employment uses in perpetuity.**

**3.13** Live work units can provide valuable accommodation for start-up businesses in that housing and business facilities are combined in one unit, enabling cost savings. Live work units can have sustainability benefits such as reducing the need to travel, diversifying the economic base, increasing vitality and improving security.

**3.14** Live work units are increasingly proposed by developers in an attempt to offset any opposition from the Borough Council to residential schemes that involve the loss of employment sites. Where a scheme is proposed that would result in a net loss of employment, applicants will be asked to provide appropriate marketing information to prove that there is not a demand for employment land on the site. The applicant should also undertake an assessment of the implications of any loss of employment in the location.

## The Rural Economy

- 3.15** Declining agricultural employment and a reduction in local job opportunities are two key issues facing rural areas. In response to this, the Borough Rural Strategy supports the need to sustain existing and encourage appropriate new rural businesses – if possible through the conversion of rural buildings for industrial and business development
- 3.16** The shift away from food production to a multi-purpose countryside must be managed in a way that retains the character of the rural area whilst maintaining a thriving countryside. Increasingly, agricultural businesses wish to diversify into new areas by converting or re-using existing farm buildings for non-agricultural purposes, such as workshop uses, offices, and various forms of leisure and tourism. This issue is recognised in the Borough Rural Strategy which sets out a number of actions that will be taken to aid farmers wishing to diversify. The Borough Council supports the use of Whole Farm Plans in providing supporting justification for development proposals.

## The Re-Use of Buildings in the Countryside

### Policy EC6

**Proposals for the re-use of buildings in the countryside will be permitted provided that:**

- i. They reuse or sympathetically adapt a suitable building; and**
- ii. Commercial or community re-use (where re-use is not proposed for these purposes) is shown not to be possible; and**
- iii. The site is in a sustainable location.**

- 3.17** Although proposals will be encouraged where they enable access by public transport, walking and cycling, proposals should not be rejected where they give rise to only modest additional daily vehicle movements, in comparison to other uses that are permitted on a site, and where the impact on minor roads is not significant.

## Farm Diversification

### Policy EC7

Development which forms part of a farm diversification scheme will be permitted provided:

- i. It benefits the economy of the rural area of which it is part; and
- ii. The buildings are appropriate in scale, form, impact, character and siting to their rural location. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings; and
- iii. It does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character.

**3.18** Changing trends in the agricultural industry have led increasingly to farmers looking into different ways of supplementing their farm incomes through some form of diversification. The objective of diversification is to allow the primary agricultural unit to be retained whilst being supported by other forms of income.

**3.19** Further guidance on diversification issues and potentially suitable uses will be outlined in a Supplementary Planning Document on Farm Diversification to be adopted by the Council.

## Tourism

### Rural Tourism

#### Policy EC8

Proposals for tourism development within the countryside that improves or extends the range of tourist facilities, including tourist accommodation will be permitted, provided that this:

- i. would result from the conversion of a suitable rural building; or
- ii. forms part of a farm diversification scheme; or

**iii. is an extension to existing facilities, of a scale appropriate to its location.**

**Applications for small scale camping and touring caravan sites will be subject to the above criteria and additionally need to show that:**

- i. There is a proven need for this type of development; and**
- ii. They can be sited unobtrusively and landscaped to minimise their impact.**

**3.20** The tourism industry is important to the economic success of the Borough, safeguarding existing and generating new jobs and contributing towards a living countryside. The significance of tourism and the key areas of local concern are set out in a tourism strategy prepared by the North Hampshire Joint Tourism Committee. Further information is outlined in tourism strategies produced by Hampshire County Council, the South East England Tourist Board and the Regional Spatial Planning Strategy for Tourism (published by SEERA). The development of tourism must, however, be sensitive to the environment in which it lies and not reduce the attractiveness of the countryside or negatively affect the amenity of local residents.

## **Retail Development**

**3.21** The Borough is generally well served with shops and a significant amount of the total retail floor space has been constructed over the last 30 years to serve the increased population resulting from rapid large-scale housing development. However, residents in the Borough have easy access by road and rail to regional shopping centres outside the Borough such as Reading, Southampton, Guildford and London. To ensure future competitiveness, a large proportion of Basingstoke Town Centre has been redeveloped to considerably enhance the existing retail and leisure provision. Festival Place opened in October 2002.

## **Definition of the Retail Hierarchy**

**3.22** PPS6 states that a range and hierarchy of centres, from city centre, through town centre, district centre to local centre should be defined in Local Plans. The definitions of these and their location within this Borough are set out overleaf, and reflect the advice in PPS6. The boundaries of all the town

centres, district centres and local centres are defined on the proposals map.

**Table 2: The Borough's Retail Hierarchy**

Type of Location	Definition	Location in the Borough
Town Centre	Provide a broad range of facilities and services and act as a focus for both the community and for public transport. The size of centre will influence the range of activities and its function. The scale of development possible and the opportunities available will differ from place to place.	Basingstoke
District Centre	Groups of shops, separate from the town centre, containing at least one supermarket and non-retail uses such as banks, building societies and restaurants.	Whitchurch, Overton Tadley, Brighton Hill and Chineham
Local Centres*	Local centres are small groupings usually comprising a newsagent, a general grocery store, a sub-post office and occasionally a pharmacy, hairdresser and other small shops of a local nature. Other facilities could include a hot-food takeaway and launderette.	Kingsclere
Local Parades	These provide walk-in access for all residential areas for day-to-day convenience goods shopping needs, complimenting facilities in the defined centres and free-standing foodstores. They are generally defined as groupings of three or more Class A1 units.	All over the Borough
Out of Centre Locations	A location that is clearly separate from a town centre, but not necessarily outside the urban area.	Hatch Warren Retail park, Brighton Hill Retail Park, retail warehouses along Winchester Road

\* New local centres may come forward as part of some of the larger development allocations set out in policy D3.

## Retail and Commercial Leisure

### Policy EC9

Proposals for retail and commercial leisure uses will be determined in accordance with the current policy and advice in PPS6 and its associated documents.

**3.23** Government guidance considers that certain key uses should be located in town centres, in order to promote vitality and viability. Such uses include:

- Retail;
- Leisure, entertainment facilities and intensive sports and recreation (e.g. cinema, health and fitness); and
- Arts and leisure

Accordingly, Policy EC9 will apply in determining planning applications associated with these uses, where this involves:

- New development;
- Redevelopment of existing facilities;
- Extensions to existing facilities;
- Changes of use involving development;
- Renewal of extant planning permissions; and
- Applications to vary or remove existing conditions which would have the effect of creating additional floorspace.

**3.24** The revised retail study (November 2004) concluded that it is likely that spending on comparison goods will continue to grow, although not at the levels of the last few years. The study considered that up to 2011 such needs should be met through the intensification of turnover of existing shops – for which significant potential already exists through the purpose-built floorspace that has been introduced to the system in recent years. Close monitoring of the trends up to 2011 will take place.

**3.25** However, the retail study also indicated a reduction in the level of trade

retention for DIY / hardware shops due to increased competition elsewhere. There is evidence of a probable quantitative need for this provision. The Council will investigate this further by considering specific proposals against PPS6 advice. Up to 2011, the study identified a need for additional convenience floorspace equivalent to a single large supermarket.

**3.26** Future policy for the Top of the Town area in Basingstoke Town Centre will be developed through the approved Framework for the area, the aim of which is to develop a viable mixed-use area. The area has a well-established character, which distinguishes it from the rest of the town centre. Major changes within the town centre such as the Festival Place development have raised awareness of the importance of maintaining and enhancing the special character of the Top of the Town. Top of the Town is a major resource for the town as a whole, both for the businesses and services which it accommodates and as a reminder of Basingstoke's heritage.

**3.27** In terms of developments for leisure uses, reference should be made to the Council's Leisure Needs Analysis (2002).

## **A3, A4 and A5: Food and Drink**

### **Policy EC10**

**Within town, district and local centres of the Borough, proposals for A3 Restaurant and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaway Uses (including the change of use of existing units) will be permitted, providing that they do not individually or cumulatively with recently permitted or developed schemes, undermine the vitality or viability of the centre or give rise to unacceptable environmental or public safety problems.**

**3.28** A3, A4 and A5 uses play an important role in meeting the shopping and leisure needs of Borough visitors, and in providing a night time economy. Encouraging a diverse range of town centre uses is a key aspect of maintaining a vital and viable town centre.

**3.29** The Council will adopt a flexible approach towards proposals for classes A3, A4 and A5 uses, subject to environmental and public safety concerns which include the effect of noise, odours and disturbance on neighbouring residents and properties. Consideration will also need to be given to the desirability of protecting A1 retail units within town, district and local centres

so as to promote vitality and viability. Policy EC10 will also be used as the basis for the consideration of A3, A4 and A5 proposals within neighbourhood shopping parades.

## Hotels

### Policy EC11

Proposals for new hotels, conference facilities and other serviced accommodation will be assessed against the sequential approach to development set out in PPS6. Preferred locations will be on town centre sites, followed by edge of centre sites, district and local centres and only then out of centre sites in locations that are accessible by a choice of means of transport. The loss of hotels, especially those at the budget end of the market, or their conversion to alternative uses such as residential, will be resisted unless it can be demonstrated that the hotel use is no longer viable or appropriate for its location.

- 3.30** Hotels, conference facilities and other serviced accommodation play an important role in the local economy by attracting staying visitors, creating jobs, enhancing the image of destinations and representing important business infrastructure.



# Chapter 4: Social/Community

## Background

**4.1** Building communities as places in which everyone from all cultural backgrounds can live, work and spend leisure time is a key issue for this Plan to address. The Plan aims to ensure that all residents have appropriate access to a network of well located sustainable, high quality homes, facilities and opportunities. This will be achieved through the following:

- Protecting and enhancing essential services and facilities of value or potential value to the community
- Providing for a mix of house sizes, tenures and types
- Enabling the provision of appropriate new facilities and services in suitable locations
- Ensuring that lost facilities and services are replaced with a qualitative gain to the local community in an equally accessible location
- Helping to create a healthy and safe environment
- Allowing for appropriate education provision

**4.2** Borough residents and visitors have a clear need for accessible, high quality and well-managed leisure, education, social and community facilities, and open spaces. The Local Plan will seek to ensure that there is adequate provision of facilities, including open space to meet local demand. The Council works in partnership to secure provision of facilities. Developer contributions (Policy C1) are an important means of ensuring that the necessary local facilities are provided to meet the needs of new residents or workers. The protection and enhancement of such facilities contributes to the Council's policy agenda of promoting social inclusion, healthy living and well-being.

## Public Consultation

- 70% of respondents to the Borough's Community Strategy research felt that promoting a sense of community was either important or very important.

- 93% of respondents wanted access to good quality health care in the local area. This was the most important issue identified by the Community Strategy research
- 78% of respondents said that providing safe facilities where young people will want to spend their leisure time was either important or very important
- 71% of all respondents said that the provision of quality and affordable housing that reflects the changing needs of local residents throughout their lives was either important or very important
- The concept of life-long learning and easy access to adult education in your local neighbourhood was considered either important or very important by 75% of respondents.

**4.3** The provision of a range of improved facilities and community improvements was also a key issue for a number of the respondents to the Local Plan Issues Report. These included:

- The need for traffic calming measures
- The need for new facilities
- The need for housing to be provided for all age groups and incomes.

**4.4** These views are reflected in the land use policies set out below. This section of the Plan contains policies on:

- Developer contributions
- Health and community
- The development of suitable facilities and services
- Open space

## Section 106 Contributions

### Policy C1

**Development will be permitted only where there are, or will be, adequate infrastructure and community facilities. Where provision is inadequate,**

**developers will be required to provide the infrastructure and community facilities necessary to allow the development to proceed. The Council will negotiate to secure planning obligations to ensure that such infrastructure and facilities are provided in time to meet the needs arising from the development.**

**4.5** Government advice establishing the context for planning obligations is set out in Circular 05/2005. Further guidance on planning obligations is set out in the Council's Interim Guidance note entitled 'Section 106 Planning Obligations and Community Infrastructure'. To help achieve the aims of this plan and the Community Strategy, it is vital for the Council to work in partnership with other agencies, public, private and voluntary and clearly plan for and secure the necessary physical and social infrastructure and open space provision at the earliest opportunity in parallel with new development. This infrastructure includes education, health and sports facilities, public transport services etc, together with other uses such as employment, retail, sport and recreation.

**4.6** Where justified in accordance with Policy C1, provision will be sought for:

- Travel and transport infrastructure
- Affordable housing, including provision for key workers
- Community buildings and facilities, including community development workers
- Leisure, recreation, open space and sports barns
- Accommodation for education and library services
- Accommodation for health and social care
- Fire and emergency services facilities
- Waste management and recycling
- Public utilities
- Environmental protection and enhancement
- Community safety including Secured by Design

- Town and neighbourhood centre facilities and environmental enhancements
  - Art in the community
  - ICT infrastructure including broadband capability
- 4.7** In the interest of comprehensive development, the Borough Council will seek the necessary collective provision of new infrastructure from development proposals and the phasing of development to ensure the satisfactory achievement of the objectives of the Plan. Further guidance on these requirements will be set out in specific Development Briefs or Action Plans.

## Meeting Housing Need

- 4.8** The Council's Housing Needs Assessment (2001), and subsequent Survey updates in 2003 and 2004, have been used to guide housing policies within this plan, and to prepare Supplementary Planning Guidance.
- 4.9** This has shown that it is necessary to increase the rate at which new affordable stock is provided due to the combined effects of:
- continuing losses through sales of dwellings to existing tenants under 'Right to Buy' legislation,
  - an increasing number of households 'in need' on a Housing Need Register that is required to accept a wider spectrum of applicants, and
  - sustained increases in the number of homeless households, which the Council has a duty to house, reinforce the argument for increasing the rate at which new affordable stock is provided.
- 4.10** The 2001 Housing Needs Assessment was updated in 2004 to reflect the latest available data on income and house prices across the Borough. It confirms that there will be an affordable housing shortfall of 514 units a year. This level of demand is well over double the number of units likely to be able to be delivered resulting in growing levels of unmet need each year. The Council's Housing Strategy (2002-2007) has a target to provide a minimum of 250 additional affordable dwellings per year. Accordingly the Borough Council will negotiate for affordable housing provision on appropriate sites through Policy C2.
- 4.11** The difficulties in attracting and retaining key staff have become an increasingly significant issue in London and the South East, particularly for

public sector employees. In recognition of these difficulties national and regional planning policy guidance specifies the need for local planning authorities to provide an element of affordable housing for key workers. Measures to increase the supply of accommodation for key workers will have important and significant benefits for the continued prosperity of the local economy.

- 4.12** The Council considers key worker housing to be one element of the wider housing need. For the purposes of Policy C2, the precise amount and type of general needs affordable housing and key worker housing will be subject to negotiation with the developer and will be dependent upon the level of housing need at the time of the planning application, the location of the site, site constraints and prevailing market conditions. The Council will only accept key worker housing under this policy where it provides accommodation for key workers in accordance with the Council's definition set out in the Glossary and where measures can be secured to ensure that the housing remains for key workers for as long as there is a need for it.

## Affordable Housing

### Policy C2

The Council will negotiate provision of an element of affordable housing on all the housing sites above the thresholds set out below, taking into account the circumstances of each site (including the viability of development); the particular need for affordable housing in that locality and in the Borough; the practicality of delivering the affordable housing (including funding); and the achievement of other planning objectives.

The level of affordable housing provision may vary depending on the specifics of the site; however, the Council's intended starting point for negotiations will be 40%.

- within the settlement policy boundary of Basingstoke town, the minimum threshold is 25 dwellings, or 1.0 hectare;
- within settlements of at least 3,000 population outside Basingstoke town area, the minimum threshold is 15 dwellings, or 0.5 hectare;
- within settlements with fewer than 3,000 population, the minimum threshold is 7 dwellings, or 0.2 hectare.

Planning conditions will be imposed or a legal agreement sought to ensure

**that the affordable housing provided remains affordable for so long as there remains a need for it.**

- 4.13** To encourage the provision of dwellings for local households, whose incomes are insufficient to enable them to afford adequate accommodation in the private housing market, the Borough Council will aim, through negotiations with developers, to reduce the number of households in need of subsidized affordable housing. The Council's SPG on Affordable Housing provides more information on the need for this type of housing in the Borough. This SPG will be replaced by the emerging SPD on Affordable Housing.
- 4.14** It is essential to ensure that the benefits of affordable housing provided in accordance with this policy are available to successive occupiers. Applicants will need to demonstrate robust mechanisms to ensure that this is achieved. The control of affordable housing by a Registered Social Landlord (RSL) will ensure the proper long term management of the affordable housing. If an RSL is not to be involved, then detailed mechanisms for the control of occupancy of the affordable housing will need to be set out in planning conditions or a legal agreement.
- 4.15** In 2001, David Couttie Associates carried out a Borough-wide Housing Needs Assessment. The report indicated that it would be necessary to increase the affordable housing programme just to maintain the Housing Need Register at its present level. The Housing Needs of the Borough will continue to be monitored at regular intervals. The Council's Housing Strategy (2004-2007) has a target to provide a minimum of 250 additional social rented dwellings per year.
- 4.16** The 2004 Borough-wide Housing Needs Assessment recommended the following definition of affordable housing which has been accepted for the purposes of this policy: affordable housing is that provided, with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes. The types of affordable housing which comply with this definition are: units for rent from a Registered Social Landlord (RSL); shared ownership with grant; shared equity where land value is retained to provide housing for sale at below market levels and where this discount can be maintained; and discounted market rented housing. Subsidy includes not only public funding, but also the provision of serviced land by developers for free or at a discount.

**4.17** Given the scale of housing need identified in the 2001 Housing Needs Assessment (reiterated in the 2004 update), and the lack of suitable potential sites with a capacity of at least 25 dwellings (or at least 1 hectare) outside Basingstoke Town, the Borough Council considers it necessary to maximise the opportunities for the provision of additional affordable housing through the imposition of the lower thresholds referred to in Policy C2 above. Those settlements outside Basingstoke with a population of at least 3,000 and to which the 15 dwellings or 0.5 hectare threshold will apply are identified as:

- Bramley
- Kingsclere
- Oakley
- Old Basing
- Overton
- Tadley / Baughurst / Pamber Heath
- Whitchurch

**4.18** The negotiation of affordable housing on smaller sites (minimum 0.2 hectares) will enable the provision of some affordable housing in smaller villages and rural areas to meet local needs and contribute to the creation of balanced and sustainable developments and communities.

## Housing Mix

### Policy C3

**New housing development should aim to create mixed and inclusive communities, taking into account the scale of the development, the location of the site and housing needs. There should be a mix of dwellings both in the development overall and within the open market housing provided, including a substantial proportion of 1 and 2 bedroom units. A proportion of new dwellings should be designed to lifetime mobility standards.**

**Planning permission for residential development will only be permitted provided that between 30% and 50% of market dwellings provided on site are small units (1 & 2 bedrooms) with the highest proportion sought on sites**

**in or adjoining the centres of settlements with a good or a reasonable range of services and public transport opportunities, namely Basingstoke, Tadley, Whitchurch and Overton.**

**The Council will encourage developers to include a proportion of homes to be designed to Lifetime Mobility Standards, with the objective of achieving an overall 15% of all news homes in the Borough to this standard.**

- 4.19** A balanced mix of dwelling types and sizes is essential in order to provide local people with the opportunity to rent or buy an affordable dwelling, and the ability to move to a dwelling which better meets the needs of the current stage in their life-cycle without having to leave the area. It is also important for a variety of housing types and sizes to be provided to help achieve balanced and sustainable communities.
- 4.20** Lifetime mobility standards have been developed to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. These standards exceed the requirements of the Building Regulations. Overall, 15% of the population have mobility difficulties; homes designed to lifetime standards would cater for their needs as both residents and visitors. Increasing the number of lifetime homes will increase the opportunities for people to find a home that meets their needs or not to have to move if their circumstances change. The Council will encourage developers to include a proportion of homes designed to this standard.
- 4.21** The plan aims to ensure that the local housing stock provides for changing household formation patterns and requirements. In order to establish an appropriate range of dwelling types and sizes tailored to increase local housing choice and opportunity both within the local neighbourhood and within the Borough as a whole, the Council will continue to assess the Housing Needs of the Borough. The Borough-wide Housing Needs Survey (2001) by David Couttie Associates identified the need to address the mismatch between the local housing stock and changing household formation patterns and requirements, in particular providing smaller units of accommodation to meet the growing number of smaller households. In order to ensure that the majority of small dwellings will provide basic and therefore relatively inexpensive accommodation, the Borough Council will aim to achieve a standard of 80% of the small dwellings (maximum of two bedrooms) on any development having a gross floor area not exceeding 70 square metres.

## Housing for the Elderly and those with Special Needs

### Policy C4

Proposals for residential development specifically designed and suitable in type and location to meet the needs of the elderly and people with special needs, including care or nursing homes and other housing to meet the needs of the Health Service Community Care departments, will be permitted within the defined settlements. Proposals outside of the defined settlements will exceptionally be permitted in response to local need.

- 4.22** The population of the Borough is ageing, with the net increase concentrated entirely within the population aged 45 and over. This is expected to increase by more than 25% between 1996 and 2011. The population aged 80 or over is expected to increase by 29% in the same period (1300 people). Consequently, there is a need to address the care and support needs of this section of the community. The number of care and nursing homes has significantly reduced since the mid 1990s as a result of rising land values and the conversion costs associated with recently introduced standards for such homes. This is a particular concern locally, given the shortage of such accommodation and the ageing of the local population.

## Gypsy Sites/Travelling Showpeople

### Policy C5

Provision of formal accommodation for gypsies will be permitted provided that:

- i. The site is capable of being provided with the appropriate essential services and is within a reasonable distance of community and other facilities; and
- ii. The site will not adversely affect the amenity of adjoining users where the site is capable of including an element of business activity.
- iii. There is an identified need for the development.

Permanent sites for travelling show people will be considered as

**exceptions to other Local Plan policies. Applicants will be requested to demonstrate to the satisfaction of the Borough Council that, in addition to the above, there are no environmental effects or conflicts with public health, safety and the provision of public services.**

- 4.23** There are three main types of gypsy site that may be provided (permanent, temporary and transit), each accounting for different lengths of stay and each requiring different levels of facilities in situ. The Council recognises the particular needs and requirements of gypsy families and will work with the County Council to keep under review the needs of gypsies in the plan area. Accordingly, a Housing Needs Survey of Gypsies and Travellers is currently being undertaken. As a result of any needs identified the Borough Council will review the adequacy of Policy C5 above. The Council will give favourable consideration to proposals in locations which minimise the impact on the surrounding environment whilst meeting the needs of gypsy families. Many gypsies prefer to run their businesses from the site on which their caravans are stationed and it is often this business activity which is the source of conflict with existing communities. Where sites are permitted that include an element of business use, the Borough Council may impose restrictions on the nature of that activity to minimise disturbance from the movement of vehicles and equipment and other operations on the site.
- 4.24** Travelling showpeople are self-employed persons who travel the country operating fairground and circus equipment throughout the summer. During the winter months they require secure permanent sites on which to live as well as to store and refurbish their equipment. The nature of their requirements cannot be easily classified into an existing land use category. Possible appropriate sites may be those already subject to non-conforming industrial or open storage type uses. They also need to have good vehicular access and to be conveniently located for schools and community facilities. As a result, sites in the open countryside are not usually appropriate.

## **The Protection, Development and Enhancement of Facilities, Services and Open Space**

- 4.25** Local and neighbourhood facilities such as shops, community and leisure facilities, play an important role in meeting the needs of local communities, reducing the need to travel, enhancing community spirit and promoting social inclusion. These centres are an important part of a community and can provide a focus for new/improved facilities to serve a local area.

- 4.26** Careful planning reduces the need to travel, by mixing different uses in existing and new developments. The Plan aims to provide local job opportunities, shops and health facilities as an integral part of new housing developments, and introduce these facilities into existing housing and employment areas.
- 4.27** The Open Space Audit, completed in September 2000 concluded that there is not an ‘oversupply’ of open space within Basingstoke Town and the Borough’s larger settlements which could be lost to other forms of development. It is considered, however, that a proactive approach to the possible reuse of areas of open space could be adopted in certain circumstances, possibly as a part of a regeneration approach to existing housing areas, where suitable replacement areas could be found.

## **Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries**

### **Policy C6**

**As an exception to policies protecting a site for a specific land use, proposals for essential education, health, social services or other community use, affordable or key worker housing, will be permitted on sites within the defined Settlement Policy Boundaries that would not normally be considered suitable for such development, only where:**

- i. There is an identified need for the development; and**
- ii. The proposal cannot be accommodated on other more suitable and available sites**

- 4.28** The Borough Council recognises the development pressure that exists on urban land within the Borough. Equally, it is recognised that these uses cannot always be accommodated within the terms of normal planning policies. Therefore, and in the same way as policy D8 enables essential proposals to be built in the countryside in exceptional circumstances, the Plan should allow for similar proposals to be permitted within urban areas on land where policies would not normally allow development to take place. These proposals could either be extensions to existing facilities or new build. In addition to enabling better quality educational and training provision to develop in the Borough, the above policy will allow suitable existing facilities to exploit their potential to become centres for service provision.

**4.29** Within the Plan area certain premises and facilities are available for evening/ weekend use by the local community, leading to a more efficient use of resources. The Council will continue to promote the joint use of education facilities with Hampshire County Council and local schools.

## **The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Spaces**

### **Policy C7**

Proposals for the redevelopment, replacement or improvement of existing leisure and community facilities or public open space and private open space, will be permitted provided that:

- i. The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii. The Council accepts that there is no need for the existing facilities either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii. The proposed development will be of sufficient benefit to the community to outweigh the detriment caused by the loss of the existing facility or open space; or
- iv. Development proposals will improve facilities ancillary to its use

Where considered necessary, proposals involving the loss of recreational facilities or open space (as described above) should be accompanied by a detailed assessment of the current supply of facilities, their quality and an assessment of need.

**4.30** Land uses covered by this policy include;

- Parks and gardens
- Natural and semi-natural urban greenspaces, - including woodland parks and nature conservation areas

- Green corridors
- Outdoor sports facilities
- Amenity greenspace
- Provision for children and teenagers
- Allotments, community gardens and city farms
- Cemeteries
- Accessible countryside in urban fringe areas
- Civic spaces
- Built leisure facilities including:
  - Swimming pools
  - Indoor sports halls
  - Leisure centres
  - Indoor bowls centres
  - Indoor tennis courts
  - Ice rinks
  - Community centres
  - Community Schools
  - Village halls
  - Arts facilities

**4.31** Smaller areas of open space, including landscaping strips/open areas that contribute towards the visual amenity of an area are also protected by the policy. The Borough Council will require any replacement facilities or open spaces to be available to the local community before the existing facilities are redeveloped or within a specific time period agreed by the Council. Where necessary, the Council will use planning conditions or s106 agreements to safeguard the interests of local residents or land uses in the vicinity of new or improved sports facilities or open spaces. Matters to be covered could include frequency and times of use and measures to minimise environmental impacts from traffic, noise and light pollution.

**4.32** Allotments provide a valuable leisure resource and the Council is committed to the protection and provision of a sufficient number of sites to meet current and future demand. The retention of allotments is covered in Policy C7.

## Protection of Essential Services

### Policy C8

The Council will not grant planning permission for development which would result in the loss of essential local services and facilities which are considered to be important to the local community, including local shops, post offices, public houses and nursing/care homes unless:

- i. there is adequate alternative local provision; or
- ii. it is demonstrated that it is no longer practical or desirable to retain them; or
- iii. it is a part of changes by a public service provider which will improve the overall quality or accessibility of public services in the Borough.

**4.33** Local services such as shops, pubs, post offices, village schools, fire stations, health centres, libraries, childcare facilities, rural petrol stations, village and church halls, and nursing and residential care homes continue to close at a steady rate. This affects the local economy and leads to greater social exclusion for certain members of the community. This is particularly an issue in the Borough's rural areas where it is likely that if a service closes there will not be a comparable facility nearby. Such issues are recognised in the Borough Rural Strategy, which offers assistance both in terms of guidance and financial support (copies of which are available from the Council offices). The Plan will seek to reinforce this support and protect facilities from re-development or change of use unless it is no longer practical to retain them. The policy cannot, however, prevent local services from ceasing to operate nor can it ensure that a particular service continues to be provided from a particular site. Applicants may be requested to provide evidence on financial viability of the results of marketing exercises, in support of their applications for alternative uses on sites protected by this Policy.

## New Leisure Facilities or Open Spaces

### Policy C9

**Proposals for new leisure facilities or open spaces will be permitted**

provided that they are in accordance with the current standards adopted by the Borough Council, and:

- i. Their proposed location is acceptable and their proposed design and construction will be of high quality and conform to accepted standards of good practice; and
- ii. Any foreseeable adverse impacts on neighbouring land uses, amenity or wildlife can be ameliorated or managed in such a way as to make them acceptable.

Details of the leisure and open space standards adopted by the Council can be found within the Interim Planning Guidance entitled 'Section 106 Planning Obligations and Community Infrastructure'.

Provision of on-site, or a contribution to the provision off-site, of any new or enhanced leisure facilities or open spaces required to meet the reasonable needs of the residents of their developments will be sought from housing developers by the Borough Council. Unless a local surplus of open space has been identified in a comprehensive assessment, new open space will be sought on the basis of 2.8ha per 1,000 population.

**4.34** Leisure development, which includes facilities for community development activity, is a major pressure for land-use. Such developments should be appropriately located, in accordance with the overall principles of sustainable development. Leisure development can have many economic benefits and can contribute to the vitality and viability of the Borough. Together with attractive areas of open space, they can also significantly improve people's quality of life. Commercial leisure developments will be considered in accordance with Policy EC9.

**4.35** The Plan seeks to ensure that new developments either include sufficient community and other infrastructure on site, or contribute towards off-site provision, to meet the needs of the new residents. Whilst it will secure land for new facilities and contributions towards their provision, the Council as landowner and service provider has a further role to play which may include providing capital funds towards new schemes.

**4.36** The integration of services to create 'mini hubs' of local facilities will also be encouraged. It is envisaged that existing community facilities will combine several functions in the future and form a vital focus for social and recreational activities.

## A Hierarchy Based Approach to Meeting Leisure Needs

**4.37** The basic principle underlying the Council's proposed provision standards is a leisure facilities hierarchy, reflecting the advice outlined in PPG17 Companion Guide 'Assessing Needs and Opportunities'. The hierarchy consists of:

- Facilities of Borough-wide significance: these are strategically important facilities which attract users from throughout the Borough and possibly also wider afield e.g. premier parks and the Aquadrome.
- Facilities of District significance: these are facilities which attract a significant proportion of their users from particular parts of the Borough e.g., from at least two wards or parishes. Examples include community schools, sports facilities and neighbourhood parks.
- Facilities of neighbourhood significance: these are relatively small local facilities which attract almost all of their users from a small area of the Borough such as a particular ward or parish. Examples include kickabout or play areas.

**4.38** The Council will seek to negotiate financial contributions towards the enhancement of existing facilities in accordance with this hierarchy where the location and scope of facilities make a significant contribution to meeting the needs of the proposed development. Further details on the hierarchy, the current methodology for calculating infrastructure costs and information on commuted sums is detailed within the Council's Interim Planning Guidance entitled 'Section 106 Planning Obligations and Community Infrastructure.'

**4.39** In order to establish a range of facilities which meet the recreational needs of Borough residents, a standard for open space provision of 2.8ha per 1,000 population will be used. The composition of this standard is outlined in the Council's Interim Planning Guidance entitled Section 106 Planning Obligations and Community Infrastructure. The 2.8ha per 1000 population standard has been derived from a combination of Hampshire County Council open space standards, English Nature Standards for Accessible Natural Greenspace, the Basingstoke Parks Strategy and an assessment of local use. Further details can be found within the Council's Open Space Audit.

# Chapter 5: Accessibility and Infrastructure

## Background

**5.1** Transport Policy forms a key part of the Plan and has been developed to reflect the role of the Borough Council in locating new development and in the provision of transport infrastructure. This is achieved through joint working with Hampshire County Council (the County Council is the Local Highways and Passenger Transport Authority with responsibility for the majority of transportation and highways proposals in the area). The Borough Council will continue to work closely with HCC to support existing strategies and guidance in aiming to:

- Support an integrated approach to transport which reduces dependence on the car and improves alternatives including public transport, cycling and walking
- Improve safety and security for all travellers and reduce the harmful effects of traffic and transport, particularly pollution
- Protect and promote the Borough's position as an attractive location for business and investment.
- Improve and promote safe walking and cycling networks to meet functional and recreational needs

**5.2** Historic travel demands in Basingstoke have primarily been met by providing good car-based access to all parts of the town, including the provision of car parking spaces. Although this has helped Basingstoke to avoid many of the traffic problems common to settlements of a similar size, a number of problems now exist. These include high car ownership and usage in some areas, social exclusion for those who do not have access to the car, the creation of unsafe travel conditions for vulnerable road users, the isolation of rural areas of the Borough where public transport is scarce, environmental problems and also the perception that Basingstoke is a car-based town.

**5.3** The past approach of focusing on the growth and enhancement of the road network has now given way to the development of a more balanced and integrated approach. This is aimed at:

- Improving alternative modes of transport to the car to restrain traffic growth, decrease congestion and reduce social exclusion;
- Locating development in accessible locations where it minimises the need to travel, in accordance with the sequential approach; and
- Managing the road network more efficiently.

In order to ensure a co-ordinated approach to land use planning and transportation within the Borough and with neighbouring authorities, the Plan will support proposals set out in the Local Transport Plan (LTP) and in Basingstoke Environmental Strategy for Transport (BEST).

**5.4** Infrastructure Provision is a key element of the Local Plan, providing the basis for ensuring that we have the water, fuel and other service provision necessary to carry out our day to day lives. The policies in the Plan seeks to ensure that new infrastructure provision is secured in time with the rate of new development and that the infrastructure implications of new development are fully considered as part of the planning process. Policy C1 (developer contributions) provides the basis for the Council to secure infrastructure improvements, or contributions towards their provision. This chapter of the Plan contains specific policies relating to the provision of those infrastructure improvements.

## Public Consultation

- 74% of respondents felt that working to find new ways of moving around the Borough, including safe routes to walk, was either important or very important.
- 74% of respondents felt that encouraging the use and development of local public transport was important or very important
- 89% of respondents felt that minimising waste and increasing the amount of recycling was either very important or important.
- Reducing the use of non-renewable energy such as oil and gas and reducing the use of water and other natural materials was identified as either important or very important by 77% of respondents.

## Car Parking

### Policy A1

**Parking for new development proposals will be flexibly assessed, dependent on individual circumstances, using as a basis the car and other parking standards set out in the Council's Parking Strategy and Standards Supplementary Planning Guidance. Travel Plans will be required for all development, other than residential, which is above 500 square metres.**

- 5.5** In order to promote the concept of sustainability, some form of management is necessary to ensure that excessive parking is not provided (which merely leads to greater congestion and pollution). The required standards are set out in the Council's Supplementary Planning Guidance, which are based upon national guidance and the Hampshire County Council Parking Strategy and Standards, which in itself forms Supplementary Planning Guidance to the Structure Plan. This establishes maximum parking standards and requires that the levels of parking be reduced in accessible locations, where alternative modes of transport are available to the private car. Additionally, the standards vary across the Borough to reflect the more rural nature of some settlements. In this respect, the standards aim to be more flexible, which will assist in maintaining vitality and viability in smaller settlements, where alternative modes of transport may not be so readily available. Standards are also set out for cycle parking. Furthermore, the SPG also identifies some circumstances where a Travel Plan and / or a Transport Assessment will be required.
- 5.6** Travel Plans are required in order to seek to encourage companies to provide and make use of alternative modes of transport to the private car. This could, for example, include the provision of a car-sharing database of employees or the increased use of flexible and home-working via e-mail and the internet. Advice on the preparation of Travel Plans is available from the Borough Council.

## Alternatives to the Car/Public Transport

### Encouraging Walking, Cycling and the Use of Public Transport

#### Policy A2

The Borough Council will only grant planning permission for developments with vehicular and pedestrian generation implications where:

- i. cycling and walking infrastructure are integrated with the development and linked with surrounding networks; and
- ii. development takes account of the needs of public transport.

Elsewhere within the Plan area opportunities will be examined to improve provision for pedestrians, cyclists and to encourage the use of public transport including community transport in areas not served by conventional public transport. Additionally, the funding of local transport improvements will be sought in conjunction with new development where appropriate.

**5.7** Walking, cycling and the use of public transport have a key role to play in ensuring more sustainable travel. This can be achieved through the provision of pedestrian and cycle routes; ensuring that new development is situated in locations which encourage walking, cycling and the use of public transport; offering greater safety on existing routes; ensuring routes are accessible to all; linking specific areas via convenient pedestrian and cycle routes; and ensuring that safe and convenient cycle parking facilities are available, especially at transport interchanges. Other initiatives such as the provision of showers within employment developments can also contribute towards this, through the requirement for Travel Plans as set out in Policy A1 and the Parking Strategy and Standards SPG. The Borough Council will seek to enter into legal agreements with potential developers to secure the implementation of specific improvements or contributions towards their implementation in accordance with the strategy outlined in BEST and the requirements of the proposed SPG on developer contributions. This may include new infrastructure or the provision of new or additional public transport services.

**5.8** The availability of public transport as an alternative to the car is a key factor in reducing car journeys. The Plan will protect and enhance existing public transport routes and create new ones where possible. This will complement work being undertaken by the Council on Quality Bus Partnerships which

aim to deliver high quality public transport services that provide reliable and accessible services. These will be developed in conjunction with the operator and Hampshire County Council on a route by route basis where it is the intention to provide bus priority measures together with improved vehicles and waiting facilities.

- 5.9** The Council is currently developing a number of schemes designed to improve and promote cycling and walking in the Borough. These include the corridor based improvement programme through BEST and also a comprehensive series of improvements through Safer Journeys to School schemes, in conjunction with the County Council. In terms of cycling, a Bicycle Users Group has been established which is currently in the process of developing a comprehensive network of routes and which is consulted on all schemes involving cycling.
- 5.10** However there are many rural communities, where there are no alternative forms of transport and car use is, at present, the only real option for travel. The characteristics of the Borough and its relatively scattered pattern of settlements and rural road network must be considered in any transport proposals. The Council will support the development of flexible community based transport initiatives and will work with the County Council to develop initiatives to serve rural areas. The retention of local services and facilities will also help to reduce the need to travel for many communities, although the travel needs of various groups such as children and the elderly will require special consideration.

## Infrastructure Improvements

### Policy A3

**Proposals for schemes on the road network which are necessary to relieve congestion, improve road safety or lead to environmental benefits will be permitted. This may include schemes associated with the trunk road network, including improvements to Black Dam roundabout and junction 6 of the M3 motorway and also improvements between junctions 7 and 8.**

**Development will not be permitted that would prevent the use of any part of the existing or proposed cycle or pedestrian networks or other rights of way unless alternative routes are provided that are similar or better in quality, length, convenience and safety. Additionally, development will be resisted where it is considered to adversely affect proposals for future infrastructure improvements for public transport which have a realistic possibility of implementation in the short to medium term.**

- 5.11** In addition to the proposals for a new railway station at Chineham and a new station car park at Whitchurch, further opportunities will be taken to improve the transport network. In line with national policy, apart from in association with major new developments and where there is a need to relieve congestion, improve road safety or lead to environmental benefits, there is unlikely to be major new road building in the future. As outlined in BEST, the focus will be more upon managing the existing road network more effectively. This will include implementing a programme of measures along major transport corridors which will include such techniques as speed and capacity control, priority measures, traffic calming schemes and influencing how roads are used to encourage the use of public transport, cycling and walking whilst improving safety for all road users.
- 5.12** In developing such initiatives and assessing the need for new transport infrastructure, close liaison will take place with the County Council. A wide range of consultation will also be undertaken with the public, local organisations, operators and other key stakeholders such that schemes can be designed with the knowledge and experience of local people.

## Telecommunications Development

### Policy A4

**Proposals for telecommunications development, including Prior Approval applications (excluding criterion iv.), will be permitted provided that:**

- i. they are appropriate in terms of siting and appearance and having regard to technical and operational constraints, do not intrude into or detract from the landscape or urban character of the area: and**
- ii. applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion**
  - a) on an existing building, mast or other structure; or**
  - b) on a site that already contains telecommunications equipment; before new sites can be considered.**
- iii. adequate camouflage, screening and/or landscape, measures are included; and**
- iv. provision is made for the removal of the facilities and reinstatement of the site as soon as reasonably practicable after it is no longer required for telecommunication purposes.**

**v. health consideration in planning applications will be assessed in accordance with Government advice, especially that in PPG8.**

- 5.13** The rapid growth in mobile communications has resulted in at least 43 million users of mobile phones in the UK. This results in an increased demand for sites to locate telecoms equipment. The Government's framework for telecoms development is set out within PPG8. This outlines the importance of good communications both economically and socially and sets out the Government's policy to facilitate the growth of new and existing telecoms systems, whilst minimising the environmental impact of any installation.
- 5.14** An 'overview' plan has been produced by the Borough Council in conjunction with the 5 main operators and the various local action groups. The operators have made a commitment to provide annual rollout plans for each area, indicating where new installations are required. The overview plan shows the area of search. Additionally a leaflet on telecommunications is available setting out background information and the Council's approach to the issue. The Council has adopted Supplementary Planning Guidance to amplify the above guidance on telecommunications development. The Council also encourages adherence to the guidance set out within the Code of Best Practice on Mobile Phone Network Development (Office of the Deputy Prime Minister), to ensure effective communication and consultation, and secure the best siting and design of telecommunications equipment.
- 5.15** The Borough Council will negotiate with operators and potential developers to seek the incorporation of new telecommunications equipment locations within new residential and employment developments at an early stage of the formulation of development proposals.

## Recycling

### Policy A5

**Proposals to increase the reuse and recycling of waste materials will be permitted provided that:**

- i. the proposal is compatible with neighbouring uses; and**
- ii. the proposal does not increase levels of pollution of air, soil or water; and**

**iii. there is no significant impact on residential amenity; and**

**iv. the proposals do not adversely affect any areas designated as important for heritage, wildlife or landscape or adversely affect landscape character.**

**5.16** Recycling of waste materials is of increasing importance nationally and locally. In order to reduce the current reliance on landfilling of waste, which is unsustainable in the long-term, the Council will encourage further development of re-use and recycling initiatives. The Borough has a target to recycle 20% of all household waste in 2003 and 30% in 2005.

**5.17** Refuse and recycling facilities should be sited and designed to ensure that they do not detract from the environment and the amenities of the locality. Facilities must be located where they are accessible to users and collection vehicles.

## Renewable Energy

### Policy A6

Proposals will be permitted to generate energy from renewable sources provided that:

- i. the proposal, including any associated transmission lines, buildings and access roads, has no significant adverse impact on the historic and natural landscape, landscape character, townscape or nature conservation interests, and the proposal has no adverse impact on the amenity of the area in respect of noise, dust, odour, and traffic generation; and**
- ii. provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.**

**5.18** Renewable energy sources can contribute to the provision of diverse, secure and sustainable energy supplies and a reduction in the emission of pollutants. The Government is committed to securing 10% of UK electricity demand from renewable sources by 2010 under the Renewables Obligation.

- 5.19** Renewable energy projects may have particular locational constraints since the resource can often only be harnessed where it occurs naturally. The Council will therefore consider both the immediate impact of the proposal on the local environment and its wider contribution to the reduction of emissions of greenhouse gases and other pollutants. Some of these projects will require the submission of Environmental Impact Assessments, and all applications should submit a detailed assessment of the impact of the project on the environment. Applicants should take into account relevant Supplementary Planning Guidance such as the Borough Landscape Assessment and the Council's Supplementary Planning Guidance on Sustainable Design and Construction. The Council will encourage community-based schemes that contribute to regeneration and diversification.

## Water and Sewerage Infrastructure

### Policy A7

Planning permission will be granted for developments provided that:

- i. sufficient water supply, surface water drainage, foul drainage and sewage treatment capacity already exist; or
- ii. additional capacity can be provided in time to serve the development; and
- iii. the above matters would not lead to problems for existing users, or adversely affect the environment

The Borough Council will seek to ensure that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity to serve all new developments. Developers will be expected to demonstrate that there is adequate capacity both on and off site to service the development. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing infrastructure.

When there is a capacity problem and improvements in off-site infrastructure are not programmed, developers will be expected to requisition or otherwise fund infrastructure improvements. Planning conditions and section 106 agreements may be necessary to accommodate this process. These will include phasing arrangements if appropriate.



# Chapter 6: Monitoring

## Background

- 6.1** Regular monitoring will be essential to establish how both the Plan and the Community Strategy are working in practice and to assess whether the policies set out in them are being sufficiently implemented on the ground and having their desired effect. Monitoring will take place on an ongoing basis and the results of this monitoring may result in changes being made to the Plan. The Plan is not intended to be a rigid document, but a framework for managing change.
- 6.2** Monitoring information should be used to determine:
- Whether the policies are still appropriate to the Plan's aims and objectives.
  - Whether the policies are actually being implemented.
  - Whether the assumptions behind the policies remain valid.
  - What rate of development is occurring.
  - Whether the policies are achieving their objectives.
- 6.3** Monitoring may indicate that a particular part of the Plan requires some more detailed guidance to be prepared and this will be addressed through the development of SPD or an Area Action Plan.
- 6.4** The review of other Council strategies and studies will also help to evaluate how the Plan is performing and whether any review is necessary. It is intended that the core policies of the Plan will be reviewed on a regular basis, and monitoring will be a vital part of this process.
- 6.5** Where possible, the Community Strategy and the Local Plan/Local Development Framework will be monitored together and any identified changes in circumstances will be reflected in the policies and proposals of both documents.
- 6.6** The following table identifies potential key targets and indicators for a future monitoring system. The regular monitoring of these may suggest new indicators which should also be considered.

**6.7** An annual monitoring report will be published which sets out the results of the monitoring exercise, and draws out the policy implications of these results. The first of these was submitted to the Government Office for the South East (GOSE) in December 2005. Copies may be obtained from the Council or viewed on the Council's website [www.basingstoke.gov.uk/planning](http://www.basingstoke.gov.uk/planning).

TARGET	INDICATOR
Location of Development	
Maximise the use of previously developed land for residential development and secure regeneration opportunities Secure regeneration	40% of new homes to be accommodated on previously developed land*  % of land stock that is derelict*
Maximise the use of previously developed land for commercial floorspace  Provide sufficient housing to meet the Borough's housing requirement	40% of commercial floorspace to be accommodated on previously developed land  <i>% of annual housing requirement as actual completions</i>
Environment	
Protect and enhance sites of national (e.g. SSSIs) or local significance (e.g. SINCs)	Number of national and locally designated sites that are adversely affected by development
Prevent flooding in residential areas	Number of applications in floodplains and % of approvals
Economy	
Maintain high and stable levels of employment	Percentage of people of working age in employment* Percentage of people claiming unemployment benefit that have been out of work for more than a year* Levels of jobs created in key sectors  Loss of employment land to other uses
Maintain an adequate supply of land for employment and for meeting trends in employment.	Percentage increase or decrease in the number of local jobs*  Net VAT registrations (new business start ups net of closures)*  Industrial and office commitments, completions and take up  Vacancy levels

Economy	
Promote appropriate rural diversification	Applications for rural diversification schemes and % of approvals
Protect the vitality and viability of the Borough's retail centres	Retail applications and approvals by location (town centre, edge of centre and out of centre) Retail health checks Loss of retail to other uses A3 applications and permissions
Social/Community	
Provide the type of housing which meets local needs in terms of dwelling size	% of two bedroom (or smaller) dwellings built as a proportion of all new dwellings
Provide the type of housing which meets local need for affordable and key worker housing	% of new homes built during the year which are affordable or are suitable for key workers  House Prices/earnings ratio  Homelessness*
Protect essential services and facilities	The loss of essential facilities to other uses
Improve facilities to meet local needs	Applications and approvals for new facilities
Accessibility and Infrastructure	
Encourage alternatives to the car	Provision of new/improved pedestrian and cycle routes  % of children travelling to primary school and secondary school by different modes*  Percentage of residents surveyed which used different modes of transport, their reason for and distance of travel*
Increase rates of household waste being recycled	Increase the reuse and recycling of waste materials to 20% in 2003 and 30% in 2005.

\* Indicators listed in the Community Strategy for Basingstoke and Deane



<b>Index</b>	<b>Page</b>
Action Plans	8
Affordable Housing	65
Allocated Sites	16
Ancient Monuments	39
AONB	41
Basingstoke Environmental Strategy for Transport (BEST)	78
Built Environment	34
Car Parking	79
Community Strategy	3
Commercial Development	49
Conservation Areas	38
Consultation	7
Countryside	28
Cycling	80
Design	34
Development Brief	18
Development Control	35
Economy	47
Employment	49
Essential Services	74
Farm Diversification	64
Food and Drink	68
Glossary	105
Gypsy Sites	69
High Technology	60
Historic Areas	38
Historic Buildings	37
Historic Parks and Gardens	40
Hotels	59
Housing for the Elderly	69
Housing Mix	67
Housing Supply	12
Infrastructure	77

Key Worker Housing	65
Landscape Character	41
Leisure Facilities	57
Level of New Development	10
Live / Work Units	62
Location of Development	13
Local Strategic Partnership	3
Loss of Employment	49
Monitoring	87
Natural Environment	40
Nature Conservation	42
New Development	10
Objectives	4
Open Spaces	72
Phasing of Development	15
Provision of Facilities	71
Public Transport	80
Recycling	83
Renewable Energy	84
Retail	57
Retail Hierarchy	56
Re-use of Buildings in the Countryside	53
Rural Brownfield Sites	31
Rural Exceptions	31
Rural Tourism	64
Section 106 Contributions	62
Settlement Policy Boundary	27
Social / Community	61
Sub-Divisions	26
Telecommunications	82
Vision	3
Walking	80
Water and Sewerage Infrastructure	85
Water Environment	44

## Policy Index

Policy Number	Policy Title	Page
D1	Levels of New development	10
D2	Phasing of Residential Development	15
D3	Schedule of Proposed Allocations and Phasing to 2011	16
D3.1	Land North of Popley, Basingstoke	18
D3.2	Popley Fields, Basingstoke	19
D3.3	John Hunt School Site, Basingstoke	19
D3.4	West Ham Lane, Basingstoke	19
D3.5	Aldermaston Road Triangle, Basingstoke	20
D3.6	Ex-crematorium Site, Reading Road, Chineham	20
D3.7	Remainder of Taylors Farm Site, Chineham	20
D3.8	Old Kempshott Lane, Basingstoke	21
D3.9	A339 Newbury Road Trumpet Junction, Basingstoke	21
D3.10	Former Allotment Site, North of Churchill Way West, Basingstoke	21
D3.11	Land North of the Former Park Prewett Hospital, Basingstoke	22
D3.12	South View, Basingstoke	22
D3.13	Fire Station, Carpenters Down, Popley	23
D3.14	Chineham Railway Station, Cufaude Lane	23
D3.15	Foxdown, Overton	23
D3.16	Land between Mulfords Hill and Silchester Road, Tadley	24
D3.17	Boundary Hall Site, Tadley	24
D3.18	Industrial Premises, Evingar Road, Whitchurch	24
D3.19	Park View, Whitchurch	25
D3.20	Station Car Park, Whitchurch	25
D3.21	Ardglen, Whitchurch	26
D4	Sub-division and Loss of Dwellings	26
D5	Residential and Other Development within Settlements	27
D6	New Residential Accommodation in the Countryside	28
D7	Essential Residential Accommodation in the Countryside	29
D8	Rural Exceptions	31
D9	Rural Brownfield Sites	31
E1	Development Control	35
E2	Buildings of Historic or Architectural Interest	37
E3	Areas of Architectural or Historical Interest	38
E4	Ancient Monuments / Archaeology	39
E5	Historic Parks and Gardens	40
E6	Landscape Character	41
E7	Nature/Biodiversity Conservation	42
E8	Water Environment	43

EC1	Employment Areas	49
EC2	Re-use of Employment Sites	49
EC3	Office and Hi-Tech Employment Uses	50
EC4	Loss of Local Employment Opportunities	51
EC5	Live/Work Units	52
EC6	The Re-Use of Buildings in the Countryside	53
EC7	Farm Diversification	54
EC8	Rural Tourism	54
EC9	Retail and Commercial Leisure	57
EC10	A3, A4 and A5 Food and Drink	58
EC11	Hotels	59
C1	Section 106 Contributions	62
C2	Affordable Housing	65
C3	Housing Mix	67
C4	Housing for the Elderly and those with Special Needs	69
C5	Gypsy Sites/Travelling Showpeople	69
C6	Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries	71
C7	The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space	72
C8	Protection of Essential Services	74
C9	New Leisure Facilities or Open Spaces	74
A1	Car Parking	79
A2	Encouraging Walking, Cycling and the Use of Public Transport	80
A3	Infrastructure Improvements	81
A4	Telecommunications Development	82
A5	Recycling	83
A6	Renewable Energy	84
A7	Water and Sewerage Infrastructure	85

# Appendix 1

## Action Plans

North Basingstoke Action Plan (July 2003)  
Basingstoke Central Area Action Plan (October 2003)

## Proposed Area Action Plans

These will be identified in the Council's Local Development Scheme (LDS), the first of which was approved in March 2005. The LDS is available from the Borough Council or may be viewed on the Council's website at: [www.basingstoke.gov.uk/planning](http://www.basingstoke.gov.uk/planning)

## Supplementary Planning Guidance

Affordable Housing (April 2002)

Housing Mix Review (2002)

Design guide 1 – Shopfronts and Adverts (June 2001)

Design Guide 2 – Extending your Home (June 2001)

Garage and parking court redevelopment: Good Practice Guide (December 2001)

Designing for Accessibility: an essential guide for public buildings (April 2000)

Trees and Development (September 2001)

Industrial Development: Planning and design guidance (April 2002)

Places to live: Urban design guidance for residential development (April 2002)

Hampshire County Council parking standards (May 2002)

Hampshire County Council Major commercial, leisure and retail development (1999)

Movement Access Streets and Spaces (produced by HCC)

Basingstoke and Deane Borough Parking Standards (2003)

Landscape Assessment (July 2001)

Countryside Design Summary (2002)

Basingstoke Environmental Strategy for Transport (November 1998)

Conservation Areas (2003)

Listed Buildings (2003)

Buildings of Local Interest (2003)

Conservation Area Appraisals (2003)

Telecommunications (April 2004)

**Village Design Statements:** Burghclere (2002), Ellisfield (2002), Highclere & Penwood (2002), Kingsclere (2002), Overton (2001), Ashford Hill with Headley (2003), Cliddesden (2003), Dummer (2003), Sherborne St.John (2003), Baughurst (2004), Oakley and Deane (2004), Tadley (2004).

New Supplementary Planning Documents (SPDs) will be identified in the Council's Local Development Scheme (LDS), the first of which was approved in March 2005. The LDS is available from the Borough Council or may be viewed on the Council's website at [www.basingstoke.gov.uk/planning](http://www.basingstoke.gov.uk/planning)

## Appendix 2

### List of Council Documents and Development Briefs

Document	Price	Date of adoption (or forthcoming adoption)
Local Plan 1991-2001	£40	Sept 1998
Borough Rural Strategy	Free	21 Oct 1999
Urban Capacity Study Position Statement	Free	April 2001 (report)
Rapleys Retail and Leisure Study 2000	£50	September 2000
Employment Issues Study (Roger Tym & Partners, Vail Williams)	£25	July 2001 (Final report)
2001 Housing Needs Study (David Couttie Associates)	Free Summary	2001
Key Worker Housing Study Final Report (ATIS REAL Weatheralls)	£25	January 2002
Basingstoke and Deane Housing Strategy	Free	September 2001
Employment Issues Study	£10	March 2004
Retail Study 2004	£30	November 2004
Urban Capacity Position Statement	Free	December 2004
Housing Strategy 2004-2007	Free	
Housing Needs Survey, David Couttie Associates,	Free	December 2004
Local Development Scheme (LDS)	Free	March 2005

<b>Development Briefs</b>		
Binfields	£5	
Beggarwood Lane	£5	October 1999
Boundary Hall, Tadley	£5	December 1996
Central Car Park	£5	October 2001
Foxdown Overton	£5	January 2000
Kempshott Lane	£5	November 1997
North of Popley Way, Basingstoke	£5	May 2001
Old Kempshott Lane	£5	January 2000
Overton Hill (North of London Road)	£5	January 2000
Park Prewett	£5	May 1997
<b>Information Leaflets</b>		
Design Statements	Free	
<b>Planning Advice Notes</b>		
1 Terms relating to Residential Properties	Free	
2 Publicity for Planning Applications	Free	

## Appendix 3

### Components of Housing Supply (from Table One)

#### 1. Schedule of Outstanding Commitments at April 2005

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	Net gain 2005-2011
Areas 1-3, 5, 6 north Binfields	Basingstoke	218	0	218	218
Victory Hill	Basingstoke	296	0	296	296
Fairy Cross, Chandlers Road	Basingstoke	16	1	15	0
Kempshott Park	Basingstoke	141	0	141	141
Oakridge Regeneration	Basingstoke	149	15	134	134
Park Prewett	Basingstoke	1016	0	1016	820
Taylor's Farm / Sherfield Park (including remainder)	Basingstoke	744	0	744	545
London Road	Overton	99	0	99	99
Bethany Care Home	Tadley	10	0	10	10
Old Kiln House, Silchester Road	Tadley	18	0	18	18
Mount Lavinia, London Road	Basingstoke	64	0	64	64
Huttons Yard, Frog Lane	Mapledurwell	20	0	20	20
The Rectory, Breach Lane	Sherfield on Loddon	10	1	9	9
Land at the Hatch	Old Basing	65	0	65	65
Ex Crematorium Site, Chineham*	Basingstoke	37	0	37	37
Land r/o Micheldever Road	Whitchurch	12	0	12	0
Beechwood Lodge/Caribbean Club site	Basingstoke	160	0	160	160
John Hunt School Site, Popley*	Basingstoke	400	0	400	400
Popley Fields*	Basingstoke	750	0	750	750

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	Net gain 2005-2011
North of Popley*	Basingstoke	950	0	950	610
West Ham Lane*	Basingstoke	50	0	50	50
Clifton House, Bunnian Place	Basingstoke	205	0	205	205
47 and 49 Pelican Road, Pamber Heath	Basingstoke	14	1	13	13
Darlington and Sherborne House	Basingstoke	24	0	24	24
Volvo Garage	Basingstoke	17	0	17	17
Landseer Cottage and Byron, Heath End Road	Tadley	13	2	11	11
73-74 Reading Road	Basingstoke	15	0	15	15
Daneshill Court	Basingstoke	12	1	11	0
Key House, Sarum hill	Basingstoke	24	0	24	24
Ash Tree Cottage/ Dolphins	Whitchurch	15	0	15	15
10 Heath End Road, Baughurst	Tadley	10	1	9	9
Queens Mary College, Cliddesden Road	Basingstoke	15	0	15	15
Worting County Infants School	Basingstoke	43	0	43	43
Timberlake Road	Basingstoke	27	0	27	27
Foxdown*	Overton	75	0	75	75
Harrow garage	Headley	27	0	27	27
28-34 London Street (Berkeley House)	Basingstoke	19	0	19	19
Hitchmans Yard	Highclere	11	0	11	11
1-28 Lefroy Avenue	Basingstoke	21	0	21	21
Oaktree Cottage, Taylors Lane (Taylors Farm)	Basingstoke	22	1	21	21
<b>Totals</b>		<b>5834</b>	<b>23</b>	<b>5811</b>	<b>5038</b>

## 2. Schedule of Brownfield Potential at April 2005

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	**Net gain 2005-2011
20-24 Winchester Road	Basingstoke	30	0	30	30
Brook House, Alencon Way	Basingstoke	70	0	70	70
Upton Crescent	Basingstoke	20	0	20	20
Brinkletts car park	Basingstoke	60	0	60	60
Potential from garage Courts		60	0	60	60
Local centres/community facilities		70	0	70	70
Rural Brownfield Sites		60	0	60	60
Evingar Road*	Whitchurch	30	0	30	30
Land between Mulfords Hill and Silchester Road*	Tadley	40	0	40	40
Boundary Hall*	Tadley	100	0	100	100
Alencon House (former IBM building)	Basingstoke	244	0	244	244
Smiths Garage	Tadley	20	0	20	20
Land adj. to 28 Station Road	Whitchurch	10	0	10	10
Skippetts House	Basingstoke	100	0	100	100
Town Centre Vision sites	Basingstoke	200	0	200	200
Land north of proposed pub, Park Prewett	Basingstoke	25	0	25	25
Site of temporary GP surgery, Park Prewett	Basingstoke	13	0	13	13
New site at Binfields	Basingstoke	40	0	40	40
<b>Totals</b>		<b>1192</b>	<b>0</b>	<b>1192</b>	<b>1192</b>

Note \* indicates site is allocated under Local Plan Policy D3

### 3. Part Brownfield/Part Greenfield Potential at April 2005

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	**Net gain 2005-2011
South View*	Basingstoke	300	0	300	250
Park View	Whitchurch	60	0	60	60
Beechdown School site	Basingstoke	80	0	80	80
<b>Totals</b>		<b>440</b>	<b>0</b>	<b>440</b>	<b>390</b>

Note \* indicates site is allocated under Local Plan Policy D3

### 4. Unidentified Small Sites

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	**Net gain 2005-2011
Unidentified small sites	Basingstoke	480	0	480	480

### 5. Greenfield Sites Previously Allocated or within SPBs

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	**Net gain 2005-2011
A339 Newbury Road 'Trumpet' Junction*	Basingstoke	130	0	130	130
Former allotments, north of Churchill Way West*	Basingstoke	300	0	300	300
Old Kempshott Lane*	Basingstoke	290	0	290	260
Aldermaston Road Triangle*	Basingstoke	300	0	300	250
Part of Vyne School site	Basingstoke	45	0	45	45
<b>Totals</b>		<b>1065</b>	<b>0</b>	<b>1065</b>	<b>985</b>

Note \* indicates site is allocated under Local Plan Policy D3

## 6. Proposed New Greenfield Allocations (outside previous SPBs)

Site Name	Settlement	Remaining gain	Remaining loss	Total net gain	**Net gain 2005-2011
Land north of Former Park Prewett Hospital*	Basingstoke	750	0	750	150
<b>Totals</b>		<b>750</b>	<b>0</b>	<b>750</b>	<b>150</b>

Note \* Indicates site is allocated under Local Plan Policy D3

\*\* Net gain 2005-2011 column outlines the number of units forecasted to be completed on sites over the plan period i.e. up to 2011.

This Appendix reflects the housing land supply position at April 2005, based upon the 2005 annual monitoring report and updated in light of the Local Plan Review process. Figures will be updated in annual housing monitoring reports which are available from the Council's Forward Planning Team.

Additional details on sites, including their location, can be found in the following:

- 1) Allocations shown on Local Plan proposals maps
- 2) Details contained in the Borough's Urban Capacity Study
- 3) Listed in the annual 'Housing Land Supply in Hampshire, Monitoring Information' (Hampshire County Council)



# Appendix 4

## Glossary of Terms

(Provided for information, assistance and convenience only).

<b>Accessibility</b>	A measure of the ease with which somebody can travel to or from a particular destination.
<b>Action Plans</b>	Detailed document relating specifically to a particular area, which provides a framework for achieving the aims and objectives, a list of key issues, a schedule of the sites and proposals and a section on timetabling and the phasing of development.
<b>Affordable Housing</b>	Housing that is provided, with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes. The types of affordable housing which comply with this definition are: units for rent from a Registered Social Landlord (RSL); shared ownership with grant; shared equity where land value is retained to provide housing for sale at below market levels and where this discount can be maintained; and discounted market rented housing. Subsidy includes not only public funding, but also the provision of serviced land by developers for free or at a discount.
<b>Adversely affect</b>	A negative impact on the built or natural environment as a result of development.
<b>Allocation</b>	A site identified in a Local Plan as appropriate for a specific land use(s) in advance of any planning permission.
<b>Amenity</b>	Defined in the Concise Oxford Dictionary as “pleasantness” which in turn is what is “agreeable to mind, feelings or senses”.
<b>Archaeological</b>	Historical remains, structures, sites and artefacts which are finite and
<b>Resource</b>	non-renewable resource.

<b>Area of Outstanding Natural Beauty (AONB)</b>	An area designated by the Countryside Agency for its particularly attractive landscape and unspoilt character, which should be protected and enhanced as part of the national heritage. In the Borough of Basingstoke and Deane, this consists of the North Wessex Downs AONB which was designated in 1972.
<b>Basingstoke Environmental Transport (BEST)</b>	A document jointly prepared by the Borough Council with the County Council to provide a framework to address the future Strategy for travel requirements of people in Basingstoke and the surrounding area in a sustainable way.
<b>Biodiversity Action Plan</b>	A framework for partnership working on a national, county and borough level, to conserve and enhance threatened species and habitats.
<b>Brownfield Site</b>	See 'previously developed land'.
<b>Clusters</b>	Businesses locating together to create a critical mass for growth, collaboration, competition and opportunities for investment.
<b>Commitments</b>	The number of planning permissions and site allocations for a particular use in the Local Plan but which have not yet been completed.
<b>Community Strategy</b>	Document prepared by the Local Strategic Partnership with the aim of creating a Borough where people want to live and work. This document sets out the overall principles involved in providing such an environment, while the Local Plan adds the necessary land use and infrastructure.
<b>Completions</b>	The number of units which have been approved and constructed.
<b>Conservation Area</b>	An area designated as being of special architectural or historic interest. Within a Conservation Area there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and enhance Conservation Areas.
<b>Design Statement</b>	A document submitted to accompany planning applications which sets out how the proposed development will fit in and improve the local environment and how it will overcome any limitations of the site.

<b>Development</b>	The carrying out of building, engineering, mining or other operations in, on, or under the land, or the making of any material change in the use of any buildings or other land.
<b>Development Brief</b>	A document related to a specific development site, which sets out the key characteristics of a site and what the Council is seeking in terms of developing the site. It outlines aspirations in terms of land-use, design, accessibility and the provision of recreation land and open spaces, amongst other things. It is drawn up in consultation with members of the public, local interest groups, service providers and the landowner.
<b>Development Plan</b>	Documents which set out local planning authorities' policies and proposals for the development and use of land within their areas. In the Borough of Basingstoke and Deane, the Development Plan comprises the Local Plan, the Hampshire County Structure Plan, the Minerals Local Plan and the Waste Local Plan.
<b>District Centre</b>	As defined by PPS6, district centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local facilities such as a library.
<b>E-Commerce</b>	Business conducted electronically, particularly over the Internet.
<b>Edge of Centre</b>	For retail purposes, a location that is well connected to, and within, easy walking distance (i.e. up to 300 metres) of the main shopping area.  For other main town centre uses, this is likely to be within 300 metres of a town centre boundary.
<b>Enterprise Hubs</b>	Business led networks which provide new and established firms with better access to knowledge.
<b>General Permitted Development Order</b>	Subordinate legislation which grants planning permission for minor works and changes of use without the need to make an application to the Local Planning Authority.
<b>Greenfield Land</b>	Land that has not been 'previously developed'.

<b>Habitat</b>	Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.
<b>Infrastructure</b>	The system of highways, communications and utility services required to serve developments.
<b>Key Worker</b>	Employees in essential, universally accessible public and private services, without whom those services would operate at below optimal levels, whose income is insufficient to allow them to access reasonable accommodation in the private market, but do not qualify to receive priority assistance through the relevant housing legislation.
<b>Landscape Character Assessment</b>	An assessment by the Borough Council to identify particular types of landscapes which is used to ensure that any development takes into account local circumstances.
<b>Local Strategic Partnership (LSP)</b>	A partnership between the Borough Council and other key local organisations and service providers, such as the local Police force to prepare a Community Strategy.
<b>Listed Building</b>	A building of special historic or architectural interest or of close historical association with nationally important people or events or of group value (e.g. in a square or terrace) included at Grades I, II* or II in a statutory list compiled or approved by the Secretary of State for Culture, Media and Sport.
<b>Local Centre</b>	Small grouping of shops, usually comprising a newsagent, a general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature. Other facilities could include a hot-food takeaway and launderette.
<b>Local Development Framework (LDF)</b>	The Local Development Framework is a set of local development documents which collectively deliver the spatial planning strategy for the local planning authority's area. This will include development plan documents, that are part of the statutory development plan and supplementary planning documents, which expand policies set out in a development plan document or provide additional detail.

<b>Local Development Scheme (LDS)</b>	A public statement of the local planning authority's programme for the production of local development documents. This sets out the complete timelines for production, from evidence base developments to adoption, whose preparation commences within the first three years of the document.
<b>Local Nature Reserve</b>	A non-statuatory local nature site often owned by the local authority, providing habitats for many species of plants and animals.
<b>Local Plan</b>	A plan which sets out detailed policies and specific proposals for the development and use of land, used in determining planning applications. A detailed land-use plan for a local area or specific topic concerned with the detailed implementation of the policies of a Structure Plan.
<b>Major Development</b>	Major developments are generally considered to be those developments of 10 dwellings or more, or, for industrial, office, retail, storage and other similar uses, developments with a floorspace of 1000sq m or more site area of more than 0.5 hectares.
<b>Mixed Uses</b>	Integration of uses into an area, reducing the need to travel and making places more attractive through activity.
<b>Out of Centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Parish Plan</b>	A Parish Plan is a document prepared by the local community to establish how the village or town should be. This may address issues such as housing, bus services, local parks and gardens and support for local businesses.
<b>Planning for Real</b>	A community consultation exercise in which people can become actively involved in the planning of new development opportunities in their local area. Advice is provided by specialists such as planners, urban designers etc.
<b>Planning Policy Guidance (PPG)</b>	A series of notes issued by the Government, setting out policy guidance on different aspects of planning. Local planning authorities must take their content into account in preparing their Development Plans. Planning Policy Statements are replacing, overtime, the Planning Policy Guidance Notes (PPGs)

<b>Planning Policy Statement (PPS)</b>	Planning Policy Statements set out the Government's national policies on different aspects of planning. The policies complement, but will not overrule other national planning policies and should be read in conjunction with other relevant national planning policy.
<b>Previously Developed Land</b>	<p>As defined by PPG3, previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up areas and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.</p> <p>The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), or has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>
<b>Proposals Map</b>	A map of the Borough showing the Plan's proposals and where policies apply.
<b>Regeneration</b>	Regeneration is the holistic process of reversing economic, social and physical decline in an area. It involves the Council working with many partners including local communities, housing associations, the Police, schools and the County Council.
<b>Regional Planning Guidance (RPG)</b>	Guidance which is approved by Government which gives a regional framework for the preparation of local authority development plans. The other purpose of the guidance is to provide the spatial framework for other strategies and programmes.

<b>Regional Spatial South East Plan</b>	Strategic regional planning framework. In the South East this is the Strategy and is due to be adopted in 2008. On adoption it will replace the Regional Planning Guidance for the South East and the County Structure Plans
<b>Rural Diversification</b>	The development and creation of different forms of economic activity in rural areas.
<b>Rural Strategy</b>	Borough Council policy which sets out a framework for addressing the most pressing issues affecting the rural area in a co-ordinated and effective way, including various actions based upon Transport, Society, Economy and the Environment.
<b>Scheduled Ancient Monument</b>	Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Area Act 1979.
<b>Section 106 Planning Obligation</b>	A legal agreement, under Section 106 of the Town and Country Planning Act 1990, between a local authority and a landowner, to regulate the development or use of land in a way that cannot effectively be controlled by planning conditions. This may be used to secure benefits or financial contributions, such as for the provision of community facilities, play space or transport related improvements.
<b>Sequential Approach</b>	A systematic approach for deciding which sites and areas are most suitable for particular types of development and the sequence in which it should take place which contributes to sustainability. This is defined in greater detail in PPS6, paragraph 2.44.
<b>Settlement Policy Boundary</b>	Boundary surrounding a settlement which separates the main built-up area from the open countryside. In general there is a presumption in favour of development within the Settlement Policy Boundary whereas in the open countryside, development is more tightly controlled.
<b>Site of Importance to Nature Conservation (SINCs)</b>	Sites within the Borough, which are identified by Hampshire County Council, that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites).

<b>Sites of Special Scientific Interest (SSSI)</b>	Areas notified under the Wildlife and Countryside Act 1981, by English Nature. They are biological or geological sites considered to be of national importance for nature conservation.
<b>South East England Development Agency (SEEDA)</b>	Lead body at the regional level, promoting wealth creation and social inclusion whilst protecting and enhancing the region's environmental heritage. Responsible for implementing the Regional Economic Strategy for South East England.
<b>South East England Regional Assembly (SEERA)</b>	Regional body with responsibility for regional planning, for regional planning, for representing regional interests to central government and as the regional chamber to which SEEDA is accountable.
<b>South East Plan</b>	See Regional Spatial Strategy
<b>Stepping Stone</b>	An ecologically suitable patch or landscape feature where an animal temporarily stops while moving along a varied route.
<b>Structure Plan</b>	A development plan which sets out the key strategic policies and provides a framework for local plans. The current Structure Plan is the Hampshire County Structure Plan 1996 – 2011 (Review) September 2000, which is jointly produced by Hampshire County Council and Southampton City and Portsmouth City Councils.
<b>Sub-region</b>	Part of a region where there exists common characteristics and issues, which have been established to allow greater co-operation and cross-boundary working. Part of the Borough is included within the Western Corridor and Blackwater Valley sub-region which stretches from West London towards Swindon including Basingstoke in the south and High Wycombe in the north.
<b>Supplementary Planning Guidance (SPG)</b>	Non-statutory guidance on specific or sensitive planning issues which adds detail to policies in the Local Plan, and which has been the subject of public consultation.
<b>Supplementary Planning Documents (SPD)</b>	Part of the portfolio of documents to be included in the LDF. SPD is the new form of supplementary planning guidance.

**Sustainable Urban Drainage Systems (SUDS)** On site solutions to reduce surface water run-off and provide alternative foul water treatment.

**Sustainable Development** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Location** A location which, for new housing, is easily accessible to employment, education, retail, community and other facilities by a choice of attractive means of transport other than the private car. For other uses the primary consideration will be that the site itself is easily accessible by a choice of attractive means of transport other than the private car.

**Urban Capacity Study** A study to identify the potential for locating new development within the urban areas of the Borough.

**Urban Design** The art of protecting, improving and making new places for people. This includes the way that places work, and matters such as community safety, as well as how they look.

**Use Classes Order** Subordinate legislation which prescribes groups of land uses within which changes of use are not considered as development. Activities changing from one class to another generally require planning permission.

**Village Design Statement** An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting.

**Windfall Sites** Sites not identified in the Local Plan for any particular use which become available for development during the Plan period. Normally consists of infill sites, disused land or sites currently in another use which become available.



## Appendix 5

### Statement of Community Consultation and Engagement

#### The Consultation Process

The Borough Council has carried out a wide ranging consultation throughout the Local Plan Review to try and maximise understanding of, and engagement in, the planning process. Parish Councils, neighbourhood and residents' groups and the Local Strategic Partnership have had the opportunity for involvement from an early stage in the development of the Plan.

At each stage of the Local Plan Review, including the consultation undertaken prior to the First Deposit Draft Local Plan being published, the Borough Council has used a variety of methods of securing public involvement. This has included the following:

- maintaining and updating a database of all interested parties, who have been kept informed of the process at each stage;
- arranging a travelling exhibition of the Local Plan proposals which visited accessible locations in the main settlements in the Borough;
- the placing of all information on the Borough Council's website and in public libraries;
- advertising each consultation, including the exhibition dates and venues, in the local press and the London Gazette, together with the required public notices;
- the inclusion of a leaflet and article on the Local Plan in the Borough Council's magazine, which is delivered to every house in the Borough;
- widespread distribution of posters to key public locations; and
- attendance at a number of public meetings.

The first stage of the consultation was a background paper outlining the broad issues facing the Borough. This was published in January 2001 and nearly 300 comments were received, including the promotion of 170 sites.

The second stage of the consultation was the publication of a number of further consultation documents in July 2001, with a 6 week consultation period running to the end of September. This consultation focussed on accommodating development issues and involved the publication of:

- a site register containing details of the 170 sites being promoted for development;
- a number of explanatory background papers.

All this information was made widely available and was placed on the Council's website. To raise awareness of the Local Plan Review, a mobile exhibition visited various locations across the Borough, and an exhibition showing developers' proposals was held at The Anvil in Basingstoke, which attracted over 1,000 visitors.

A further period of consultation was held during the Winter of 2001/02 to publicise the details of a further 60 sites that had been promoted by developers and landowners by this time. Additionally, a paper setting out a draft strategy for the Local Plan Review was published in January 2002. Briefings on this were held for Parish Councils and local interest groups. Regular updates on the Plan were posted on the Council's website, and paper copies were sent out to everyone who had expressed an interest in being kept informed.

The consultation resulted in over 3,000 comments being received, a large number of which were about promoted sites. The comments received were used to inform the contents of the Local Plan Review.

Site selection criteria were prepared and published in April 2002. These enabled both the constraints and opportunities affecting each of the promoted sites to be assessed, and for sites to be compared against one another.

The First Deposit Local Plan was published for consultation on 11 October 2002. The consultation period lasted until 29 November 2002. During this time, 3,237 representations were received, of which 2,921 were objecting to particular aspects of the plan and 316 were supporting comments. Included within the representations were 4 petitions, totalling around 1,150 signatories, stating their opposition to the development of particular sites around Basingstoke.

All of the comments received were reported to Councillors during early 2003, and were used to inform the preparation of the Revised Deposit Draft Local Plan. This was subsequently published for consultation on 7 November 2003, with the deadline for comments being 22 December 2003. During this period, extensive consultation was carried out, as detailed above, and a further 977 representations were submitted. Of these, 807 were objections and 170 were supporting comments.

The representations received were subsequently reported to Councillors during early 2004, and the decision was taken to publish a set of Pre-Inquiry Changes. The purpose of these was to resolve some objections to the Local Plan Review and to correct a number of minor factual errors. The Pre-Inquiry Changes were published for a period of consultation from 23 April 2004 until 4 June 2004. In common with other consultations on the Local Plan Review, a copy of the information submitted was made available on the Borough Council's website and in all libraries in the Borough. In addition, a letter of information was sent to all previous respondents. A total of 55 representations were received, of which 33 were objections and 22 were in support.

A further set of Pre-Inquiry Changes were published on 5 November 2004 for a period of consultation until 17 December 2004. The purpose of these was to resolve some of the objections to the Local Plan Review and to correct a number of minor factual errors. A total of 7 representations were received, of which 3 were objections and 4 were in support.

A Local Plan Inquiry was subsequently held in 2005 to allow an independent planning Inspector to consider all of the outstanding objections to the Local Plan Review.



## Appendix 6

### Nature Conservation Site Locations

The location of Sites of Special Scientific Interest (SSSI) are shown on the inset maps. For location details of Sites of Importance for Nature Conservation and other nature conservation sites, please contact the Hampshire Biodiversity Information Centre, Ashburton Court West, The Castle, WINCHESTER SO23 8UE, Tel: 01962 846858, Fax: 01962 846776, Email: enquiries.hbic@hants.gov.uk, website: <http://www3.hants.gov.uk/biodiversity/hbic.htm>

### Criteria for Selecting Sites of Importance For Nature Conservation (SINCs) in Hampshire

The criteria below define those sites which are considered to be of particular importance for nature conservation within Hampshire. These sites are in addition to the statutorily designated sites and are referred to as Sites of Importance for Nature Conservation (SINCs).

#### Woodland

- 1A** Ancient<sup>1</sup> semi-natural<sup>2</sup> woodlands.
  - 1B** Other woodland where there is a significant element of ancient semi-natural woodland surviving.
  - 1C** Other semi-natural woodland if they comprise important community types of restricted distribution in the county, such as yew woods and alder swamp woods
  - 1D** Pasture woodland and wooded commons, not included in any of the above, which are of considerable biological and historical interest.
- 1** *Ancient - refers to woodlands which have developed particular ecological characteristics as a result of their long continuity. Those identified to date which are over 2ha are included on the Hampshire Inventory of Ancient Woodlands (Provisional).*
- 2** *Semi-natural - modified types of vegetation in which the dominant and constant species are accepted natives to Britain and that locality, and the structure of the community conforms to the range of natural vegetation types.*

### Neutral/acid/calcareous grassland

- 2A** Agriculturally unimproved grasslands<sup>3</sup>
- 2B** Semi-improved grasslands which retain a significant element of unimproved grassland.
- 2D** Grasslands which have become impoverished through inappropriate management but which retain sufficient elements of relic unimproved grassland to enable recovery.
- 3** *Agriculturally unimproved grassland - grassland that is composed of a mixed assemblage of indigenous species in essentially semi-natural communities which has been allowed to develop without the major use of herbicides or inorganic fertilisers.*

### Heathland

- 3A** Areas of heathland vegetation; including matrices of dwarf shrub, acid grassland, valley mires and scrub.
- 3B** Areas of heathland which are afforested or have succeeded to woodland if;
- (i) they retain significant remnants of heathland vegetation which would enable their recovery, or
  - (ii) they are contiguous with, or form an integral part of an open area of heathland,

### Coastal habitats

- 4A** Semi-natural coastal and estuarine habitats, including saltmarsh, intertidal mudflats, sand dunes, shingle, brackish ponds, grazing marsh and maritime grasslands.

### Wetlands

- 5A** Areas of open freshwater (eg. lakes, ponds, canals, rivers, streams and ditches) which support outstanding assemblages of floating/submerged/emergent plant species, invertebrates, birds or amphibians.
- 5B** Fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.

## Species

- 6A** Sites which support one or more notable species<sup>4</sup>.
- 6B** Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle.
- 6C** Sites which support an outstanding assemblage of species.

<sup>4</sup> *Notable species include Red Data Book species, Nationally Scarce species, species covered under Schedules 1,5 and 8 of the Wildlife & Countryside Act 1981, Annex 1 of the EC Bird Directive 79/409 and Annex II & 1V of the EC Directive 92/43/EEC 'The Habitats Directive', and those covered by the Bern, Bonn and Ramsar Conventions. Notable species will also include species which are considered 'County Rare' or 'County Scarce'. County Rare = those species recorded in 1% or less tetrads in Hampshire or either of the two vice-counties (11 & 12) separately. County Scarce = 4% or less tetrads.*

## Social value

- 7A** Sites of nature conservation interest which occur in areas otherwise deficient in such interest, and/or are known to be of particularly high value to local communities e.g. community wildlife sites.

*Sites selected under this criteria will be rigorously confined to those which, if lost, would result in a considerable and demonstrable loss to the local community which would be very difficult/impossible to replace. Because of the widespread distribution of sites of nature conservation interest in Hampshire, and the high threshold used to define critical importance, only a limited number of sites are likely to meet this criteria.*

## Geology and geomorphology

- 8A** Sites which have been designated as Regionally Important Geological/Geomorphological Sites (RIGS)

Regionally Important Geological/Geomorphological Sites are sites of regional importance excluding SSSIs. RIGS are analogous to biological non-statutory sites.

## Species of principal importance in England listed by DEFRA under the provisions of Section 74 of the countryside and Rights of Way Act 2000

The list is reproduced here in its complete form. Inclusion on this list does not imply occurrence within the plan area.

### Vertebrates

Amphibian	<i>Bufo calamita</i>	Natterjack toad
Amphibian	<i>Rana lessonae</i>	Pool frog
Amphibian	<i>Triturus cristatus</i>	Great crested newt
Bird	<i>Acrocephalus paludicola</i>	Aquatic warbler
Bird	<i>Acrocephalus palustris</i>	Marsh warbler
Bird	<i>Alauda arvensis</i>	Skylark
Bird	<i>Botaurus stellaris</i>	Bittern
Bird	<i>Burhinus oedicephalus</i>	Stone curlew
Bird	<i>Caprimulgus europaeus</i>	Nightjar
Bird	<i>Carduelis cannabina</i>	Linnet
Bird	<i>Crex crex</i>	Corncrake
Bird	<i>Emberiza ciris</i>	Cirl bunting
Bird	<i>Emberiza schoeniclus</i>	Reed bunting
Bird	<i>Jynx torquilla</i>	Wryneck
Bird	<i>Lanius collurio</i>	Red-backed shrike
Bird	<i>Loxia scotica</i>	Scottish crossbill
Bird	<i>Lullula arborea</i>	Woodlark
Bird	<i>Melanitta nigra</i>	Common scoter
Bird	<i>Miliaria calandra</i>	Corn bunting
Bird	<i>Muscicapa striata</i>	Spotted flycatcher
Bird	<i>Passer montanus</i>	Tree sparrow
Bird	<i>Perdix perdix</i>	Grey partridge
Bird	<i>Phalaropus lobatus</i>	Red-necked phalarope
Bird	<i>Pyrrhula pyrrhula</i>	Bullfinch
Bird	<i>Sterna dougallii</i>	Roseate tern
Bird	<i>Streptopelia turtur</i>	Turtle dove
Bird	<i>Tetrao tetrix</i>	Black grouse
Bird	<i>Tetrao urogallus</i>	Capercaillie
Bird	<i>Turdus philomelos</i>	Song thrush
Fish	<i>Alosa alosa</i>	Allis shad
Fish	<i>Alosa fallax</i>	Twaite shad
Fish	<i>Cetorhinus maximus</i>	Basking shark
Fish	<i>Coregonus albula</i>	Vendace
Fish	<i>Coregonus autumnalis</i>	Pollan
Fish	<i>Lota lota</i>	Burbot
Fish	<i>Raja batis</i>	Common skate
Fish		<b>Commercial Fish species</b>
	<i>Gadus morhua</i>	Cod

	<i>Merluccius merluccius</i>	Hake
	<i>Clupea harengus</i>	Herring
	<i>Trachurus trachurus</i>	Horse mackerel
	<i>Scomber scombrus</i>	Mackerel
	<i>Pleuronectes platessa</i>	Plaice
	<i>Pollachius virens</i>	Saithe
	<i>Solea solea</i>	Sole
	<i>Merlangius merlangus</i>	Whiting
<b>Fish</b>		<b>Deep water fish species</b>
	<i>Raja hyperborea</i>	Artic skate
	<i>Aphanopus carbo</i>	Black scabbardfish
	<i>Molva dypterygia</i>	Blue ling
	<i>Reinhardtius hippoglossoides</i>	Greenland halibut
	<i>Merluccius merluccius</i>	Hake
	<i>Molva molva</i>	Ling
	<i>Lophius piscatorius</i>	Sea monkfish/Angler fish
	<i>Hoplostethus atlanticus</i>	Orange roughy
	<i>Sebastes spp.</i>	Redfish
	<i>Coryphaenoides rupestris</i>	Roundnose grenadier
	<i>Brosme brosme</i>	Torsk
	<i>Macrourus berglax</i>	Roughhead grenadier
	<i>Argentina silus</i>	Argentine/Greater silver smelt
	<i>Micromesistius poutassou</i>	Blue whiting
	<i>Chaceon (Geryon) affinis</i>	Deep-water red crab
<b>Mammal</b>	<i>Arvicola terrestris</i>	Water vole
<b>Mammal</b>	<i>Barbastella barbastellus</i>	Barbastelle bat
<b>Mammal</b>	<i>Lepus europaeus</i>	Brown hare
<b>Mammal</b>	<i>Lutra lutra</i>	European otter
<b>Mammal</b>	<i>Muscardinus avellanarius</i>	Dormouse
<b>Mammal</b>	<i>Myotis bechsteinii</i>	Bechstein's bat
<b>Mammal</b>	<i>Myotis myotis</i>	Greater mouse-eared bat
<b>Mammal</b>	<i>Phocoena phocoena</i>	Harbour porpoise
<b>Mammal</b>	<i>Pipistrellus pipistrellus</i>	Pipistrelle bat
<b>Mammal</b>	<i>Rhinolophus ferrumequinum</i>	Greater horseshoe bat
<b>Mammal</b>	<i>Rhinolophus hipposideros</i>	Lesser horseshoe bat
<b>Mammal</b>	<i>Sciurus vulgaris</i>	Red squirrel
<b>Mammal</b>	<b>Baleen</b>	<b>Whale species</b>
	<i>Balaenoptera musculus</i>	Blue whale
	<i>Balaenoptera physalus</i>	Fin whale
	<i>Balaenoptera borealis</i>	Sei whale
	<i>Balaenoptera acutorostrata</i>	Minke whale
	<i>Megaptera novaeangliae</i>	Humpback whale
	<i>Eubalaena glacialis</i>	Northern right whale
<b>Mammal</b>		<b>Small dolphin species</b>
	<i>Tursiops truncatus</i>	Bottlenose dolphin
	<i>Grampus griseus</i>	Risso's dolphin
	<i>Lagenorhynchus albirostris</i>	White-beaked dolphin
	<i>Lagenorhynchus acutus</i>	Atlantic white-side dolphin

	<i>Delphinus delphis</i>	Common dolphin
	<i>Stenella coeruleoalba</i>	Striped dolphin
<b>Mammal</b>		<b>Toothed whale species</b>
	<i>Hyperoodon ampullatus</i>	Northern bottlenosewhale
	<i>Ziphius cavirostris</i>	Cuvier's beakedwhale
	<i>Mesoplodon bidens</i>	Sowerby's beakedwhale
	<i>Mesoplodon mirus</i>	True's beaked whale
	<i>Orcinus orca</i>	Killer whale
	<i>Globicephala melas</i>	Long-finned pilot whale
	<i>Physeter macrocephalus</i>	Sperm whale
<b>Reptile</b>	<i>Lacerta agilis</i>	Sand lizard
<b>Reptile</b>		<b>Marine turtle species</b>
	<i>Dermochelys coriacea</i>	Leatherback turtle
	<i>Caretta caretta</i>	Loggerhead turtle
	<i>Lepidochelys kempii</i>	Kemp's ridley turtle
	<i>Chelonia mydas</i>	Green turtle
	<i>Eretmochelys imbricata</i>	Hawksbill turtle
<b>Invertebrates</b>		
<b>Ant</b>	<i>Anergates atratulus</i>	Dark guest ant
<b>Ant</b>	<i>Formica aquilonia</i>	Scottish wood ant
<b>Ant</b>	<i>Formica exsecta</i>	Narrow-headed ant
<b>Ant</b>	<i>Formica pratensis</i> (= <i>Formica nigricans</i> )	Black-backed meadow ant
<b>Ant</b>	<i>Formica rufibarbis</i>	Red-barbed ant
<b>Ant</b>	<i>Formica transkauucasica</i> (= <i>Formica candida</i> )	Bog ant
<b>Bee</b>	<i>Andrena ferox</i>	A mining bee
<b>Bee</b>	<i>Andrena gravida</i>	Banded mining bee
<b>Bee</b>	<i>Andrena lathyri</i>	A mining bee
<b>Bee</b>	<i>Bombus distinguendus</i>	Great yellow bumble bee
<b>Bee</b>	<i>Bombus humilis</i>	Brown-banded carder bee
<b>Bee</b>	<i>Bombus ruderatus</i>	Large garden bumble bee
<b>Bee</b>	<i>Bombus subterraneus</i>	Short haired bumblebee
<b>Bee</b>	<i>Bombus sylvarum</i>	Shrill carder bee
<b>Bee</b>	<i>Colletes floralis</i>	Northern colletes
<b>Bee</b>	<i>Nomada armata</i>	A cuckoo bee
<b>Bee</b>	<i>Nomada errans</i>	A cuckoo bee
<b>Bee</b>	<i>Osmia inermis</i>	A mason bee
<b>Bee</b>	<i>Osmia parietina</i>	A mason bee
<b>Bee</b>	<i>Osmia uncinata</i>	A mason bee
<b>Bee</b>	<i>Osmia xanthomelana</i>	A mason bee
<b>Beetle</b>	<i>Agabus brunneus</i>	A water beetle
<b>Beetle</b>	<i>Amara famelica</i>	A ground beetle
<b>Beetle</b>	<i>Anisodactylus</i>	A ground beetle poeciloides

Beetle	<i>Anostirus castaneus</i>	Chestnut coloured click beetle
Beetle	<i>Aphodius niger</i>	Beaulieu dung beetle
Beetle	<i>Bembidion argenteolum</i>	A ground beetle
Beetle	<i>Bidessus minutissimus</i>	A water beetle
Beetle	<i>Bidessus unistriatus</i>	A water beetle
Beetle	<i>Byctiscus populi</i>	Aspen leaf-rolling weevil
Beetle	<i>Carabus intricatus</i>	Blue ground beetle
Beetle	<i>Cathormiocerus britannicus</i>	Lizard weevil
Beetle	<i>Cicindela germanica</i>	Cliff tiger beetle
Beetle	<i>Cicindela hybrida</i>	Northern dune tiger beetle
Beetle	<i>Cicindela sylvatica</i>	Heath tiger beetle
Beetle	<i>Cryptocephalus coryli</i>	Hazel pot beetle
Beetle	<i>Cryptocephalus exiguus</i>	Pashford pot beetle
Beetle	<i>Cryptocephalus nitidulus</i>	Shining pot beetle
Beetle	<i>Cryptocephalus primaries</i>	A pot beetle
Beetle	<i>Cryptocephalus sexpunctatus</i>	Six-spotted pot beetle
Beetle	<i>Curimopsis nigrita</i>	Mire pill beetle
Beetle	<i>Donacia aquatica</i>	A reed beetle
Beetle	<i>Donacia bicolora</i>	A reed beetle
Beetle	<i>Emoporus tiliae</i>	Bast bark beetle
Beetle	<i>Gastrallus immarginatus</i>	Maple wood-boring beetle
Beetle	<i>Gnorimus nobilis</i>	Noble chafer
Beetle	<i>Graphoderus zonatus</i>	Spangled water beetle
Beetle	<i>Harpalus froelichi</i>	A ground beetle
Beetle	<i>Helophorus laticollis</i>	A water beetle
Beetle	<i>Hydrochara caraboides</i>	Lesser silver water beetle
Beetle	<i>Hydroporus ruffrons</i>	A water beetle
Beetle	<i>Laccophilus obsoletus</i>	A water beetle
Beetle	<i>Limoniscus violaceus</i>	Violet click beetle
Beetle	<i>Lucanus cervus</i>	Stag beetle
Beetle	<i>Malachius aeneus</i>	Scarlet malachite beetle
Beetle	<i>Melanapion minimum</i>	Sallow guest weevil
Beetle	<i>Melanotus punctolineatus</i>	A click beetle
Beetle	<i>Oberea oculata</i>	Eyed longhorn beetle
Beetle	<i>Pachytychius haematocephalus</i>	Gilkicker weevil
Beetle	<i>Panagaeus cruxmajor</i>	Crucifix ground beetle
Beetle	<i>Paracymus aeneus</i>	Bembridge beetle
Beetle	<i>Paratachys edmondsi</i> (= <i>Tachys edmondsi</i> )	Edmonds' ground beetle
Beetle	<i>Procas granulicollis</i>	Climbing cordydalid weevil
Beetle	<i>Psylliodes sophiae</i>	Flixweed flea beetle
Beetle	<i>Pterostichus aterrimus</i>	A ground beetle
Beetle	<i>Pterostichus kugelanni</i>	Kugelann's ground beetle
Beetle	<i>Rhynchaenus testaceus</i>	Alder flea weevil
Beetle	<i>Stenus palposus</i>	A rove beetle
Beetle	<i>Synaptus filiformis</i>	Hairy click beetle
Beetle		<b>River shingle beetle species</b>
	<i>Bembidion testaceum</i>	A ground beetle
	<i>Lionychus quadrillum</i>	A ground beetle
	<i>Hydrochus nitidicollis</i>	A water beetle

	<i>Meotica anglica</i>	A water beetle
	<i>Perileptus areolatus</i>	A ground beetle
	<i>Thinobius newberyi</i>	A rove beetle
<b>Bryozoa</b>	<i>Lophopus crystallinus</i>	A freshwater bryozoan
<b>Butterfly</b>	<i>Argynnis adippe</i>	High brown fritillary
<b>Butterfly</b>	<i>Boloria euphrosyne</i>	Pearl-bordered fritillary
<b>Butterfly</b>	<i>Carterocephalus palaemon</i>	Chequered skipper
<b>Butterfly</b>	<i>Eurodryas aurinia</i> (= <i>Euphydryas aurinia</i> )	Marsh fritillary
<b>Butterfly</b>	<i>Hesperia comma</i>	Silver-spotted skipper
<b>Butterfly</b>	<i>Lycaena dispar</i>	Large copper
<b>Butterfly</b>	<i>Lysandra bellargus</i>	Adonis blue
<b>Butterfly</b>	<i>Maculinea arion</i>	Large blue
<b>Butterfly</b>	<i>Melictha athalia</i>	Heath fritillary
<b>Butterfly</b>	<i>Plebejus argus</i>	Silver-studded blue
<b>Coral</b>	<i>Eunicella verrucosa</i>	Pink sea-fan
<b>Coral</b>	<i>Leptopsammia pruvoti</i>	Sunset cupcoral
<b>Cricket / Grasshopper</b>	<i>Decticus verrucivorus</i>	Wart-biter grasshopper
<b>Cricket / Grasshopper</b>	<i>Gryllotalpa gryllotalpa</i>	Mole cricket
<b>Cricket / Grasshopper</b>	<i>Gryllus campestris</i>	Field cricket
<b>Cricket / Grasshopper</b>	<i>Stethophyma grossum</i>	Large marsh grasshopper
<b>Crustacean</b>	<i>Austropotamobius pallipes</i>	White-clawed crayfish
<b>Crustacean</b>	<i>Triops cancriformis</i>	Tadpole shrimp
<b>Damsel / Dragonfly</b>	<i>Coenagrion mercuriale</i>	Southern damselfly
<b>Fly</b>	<i>Asilus crabroniformis</i>	Hornet robberfly
<b>Fly</b>	<i>Blera fallax</i>	A hoverfly
<b>Fly</b>	<i>Bombylius discolor</i>	Dotted beefly
<b>Fly</b>	<i>Bombylius minor</i>	Heath beefly
<b>Fly</b>	<i>Callicera spinolae</i>	Golden hoverfly
<b>Fly</b>	<i>Chrysotoxum octomaculatum</i>	A hoverfly
<b>Fly</b>	<i>Clorismia rustica</i>	A stiletto fly
<b>Fly</b>	<i>Doros conopseus</i>	A hoverfly
<b>Fly</b>	<i>Dorycera graminum</i>	A picture-winged fly
<b>Fly</b>	<i>Eristalis cryptarum</i>	Bog hoverfly
<b>Fly</b>	<i>Hammerschmidtia ferruginea</i>	A hoverfly
<b>Fly</b>	<i>Lipsothrix ecucullata</i>	A crane fly
<b>Fly</b>	<i>Lipsothrix nervosa</i>	A crane fly
<b>Fly</b>	<i>Lipsothrix nigristigma</i>	A crane fly
<b>Fly</b>	<i>Odontomyia hydroleon</i>	A soldier fly
<b>Fly</b>	<i>Thereva lunulata</i>	A stiletto fly
<b>Fly</b>	<i>Thyridanthrax fenestratus</i>	Mottled beefly
<b>Mollusc</b>	<i>Anisus vorticulus</i>	Little ramshorn whirlpool snail
<b>Mollusc</b>	<i>Atrina fragilis</i>	Fan mussel
<b>Mollusc</b>	<i>Catinella arenaria</i>	Sandbowl snail
<b>Mollusc</b>	<i>Margaritifera margaritifera</i>	Freshwater pearl mussel

<b>Mollusc</b>	<i>Myxas glutinosa</i>	Glutinous snail
<b>Mollusc</b>	<i>Ostrea edulis</i>	Native oyster
<b>Mollusc</b>	<i>Pisidium tenuilineatum</i>	Fine-lined pea mussel
<b>Mollusc</b>	<i>Pseudanodonta complanata</i>	Depressed river mussel
<b>Mollusc</b>	<i>Segmentina nitida</i>	Shining ramshorn snail
<b>Mollusc</b>	<i>Thyasira gouldi</i>	Northern hatchet shell
<b>Mollusc</b>	<i>Vertigo angustior</i>	Narrow-mouthed whorl snail
<b>Mollusc</b>	<i>Vertigo genesii</i>	Round-mouthed whorl snail
<b>Mollusc</b>	<i>Vertigo geyeri</i>	Geyer's whorl snail
<b>Mollusc</b>	<i>Vertigo moulinsiana</i>	Desmoulin's whorl snail
<b>Moth</b>	<i>Acosmetia caliginosa</i>	Reddish buff
<b>Moth</b>	<i>Aspitates gilvaria gilvaria</i>	Straw belle
<b>Moth</b>	<i>Athetis pallustris</i>	Marsh moth
<b>Moth</b>	<i>Catocala promissa</i>	Light crimson underwing
<b>Moth</b>	<i>Catocala sponsa</i>	Dark crimson underwing
<b>Moth</b>	<i>Coleophora tricolor</i>	A case-bearing moth
<b>Moth</b>	<i>Coscinia cribraria bivittata</i>	Speckled footman
<b>Moth</b>	<i>Cosmia diffinis</i>	White-spotted pinion
<b>Moth</b>	<i>Cyclophora pendularia</i>	Dingy mocha
<b>Moth</b>	<i>Dicycla oo</i>	Heart moth
<b>Moth</b>	<i>Epione vespertaria</i> (= <i>Epione paralellaria</i> )	Dark bordered beauty
<b>Moth</b>	<i>Eustroma reticulata</i>	Netted carpet
<b>Moth</b>	<i>Heliophobus reticulata</i>	Bordered gothic
<b>Moth</b>	<i>Hemaris tityus</i>	Narrow-bordered bee hawk
<b>Moth</b>	<i>Hydrelia sylvata</i>	Waved carpet
<b>Moth</b>	<i>Hypena rostralis</i>	Buttoned snout
<b>Moth</b>	<i>Idaea dilutaria</i>	Silky wave
<b>Moth</b>	<i>Idaea ochrata cantiata</i>	Bright wave
<b>Moth</b>	<i>Jodia croceago</i>	Orange upperwing
<b>Moth</b>	<i>Lycia zonaria britannica</i>	Belted beauty
<b>Moth</b>	<i>Macaria carbonia</i> (= <i>Semiothisa carbonaria</i> )	Netted mountain moth
<b>Moth</b>	<i>Mythimna turca</i>	Double line
<b>Moth</b>	<i>Noctua orbona</i>	Lunar yellow underwing
<b>Moth</b>	<i>Oria musculosa</i>	Brighton wainscot
<b>Moth</b>	<i>Pareulype berberata</i>	Barberry carpet
<b>Moth</b>	<i>Pechipogon strigilata</i>	Common fan-foot
<b>Moth</b>	<i>Polia bombycina</i>	Pale shining brown
<b>Moth</b>	<i>Pyropteron chrysidiformis</i> (= <i>Bembecia chrysidiformis</i> )	Fiery clearwing
<b>Moth</b>	<i>Rheumaptera hastate</i>	Argent and sable
<b>Moth</b>	<i>Shargacucullia lychnitis</i> (= <i>Cucullia lychnitis</i> )	Striped lychnis
<b>Moth</b>	<i>Siona lineata</i>	Black-veined moth
<b>Moth</b>	<i>Trichopteryx polycommata</i>	Barred toothed stripe
<b>Moth</b>	<i>Tyta luctuosa</i>	Four-spotted moth
<b>Moth</b>	<i>Xestia rhomboidea</i>	Square-spotted clay
<b>Moth</b>	<i>Xylena exsoleta</i>	Sword grass
<b>Moth</b>	<i>Zygaena loti scotica</i>	Slender Scotch burnet
<b>Moth</b>	<i>Zygaena viciae argyllensis</i>	New Forest burnet moth

Sea Anemone	<i>Amphianthus dohrnii</i>	Sea fan anemone
Sea Anemone	<i>Edwardsia ivelli</i>	Ivell's sea anemone
Sea Anemone	<i>Nematostella vectensis</i>	Starlet sea anemone

Spider	<i>Clubiona rosserae</i>	A spider
Spider	<i>Dolomedes plantarius</i>	Fen raft spider
Spider	<i>Eresus cinnaberinus</i> (= <i>Eresus sandaliatus</i> , <i>E. niger</i> )	Ladybird spider

Stone Fly	<i>Brachyptera putata</i>	A stonefly
Cicada	<i>Cicadetta montana</i>	New Forest cicada
Wasp	<i>Cerceris quadricincta</i>	A solitary wasp
Wasp	<i>Cerceris quinquefasciata</i>	A solitary wasp
Wasp	<i>Chrysis fulgida</i>	A ruby-tailed wasp
Wasp	<i>Homonotus sanguinolentus</i>	A spider wasp
Wasp	<i>Pseudepipona herrichii</i>	Purbeck mason wasp

**Lower Plants**

Alga	<i>Anotrichium barbatum</i>	Bearded anotrichium
Alga	<i>Ascophyllum nodosum</i> <i>ecad mackaii</i>	Knotted wrack

Fungus	<i>Armillaria ectypa</i>	An agaric
Fungus	<i>Battarraea phalloides</i>	A phalloid
Fungus	<i>Boletus regius</i>	Royal bolete
Fungus	<i>Boletus satanas</i>	Devil's bolete
Fungus	<i>Buglossoporus pulvinus</i> (= <i>Buglossoporus quercinus</i> )	Oak polypore

Fungus	<i>Hericium erinaceum</i>	Tree hedgehog fungus
Fungus	<i>Hygrocybe calyptraeformis</i>	Pink meadow cap
Fungus	<i>Hygrocybe spadicea</i>	Date coloured waxcap
Fungus	<i>Hypocreopsis rhododendri</i>	An ascomycete
Fungus	<i>Microglossum olivaceum</i>	An earth tongue
Fungus	<i>Poronia punctata</i>	Nail fungus
Fungus	<i>Tulostoma niveum</i>	A stalked puffball

Fungus		<b>Threatened tooth fungi species</b>
	<i>Bankera fuligineoalba</i>	A tooth fungus
	<i>Hydnellum aurantiacum</i>	A tooth fungus
	<i>Hydnellum caeruleum</i>	A tooth fungus
	<i>Hydnellum concrescens</i>	A tooth fungus
	<i>Hydnellum ferrugineum</i>	A tooth fungus
	<i>Hydnellum peckii</i>	A tooth fungus
	<i>Hydnellum scrobiculatum</i>	A tooth fungus
	<i>Hydnellum spongiosipes</i>	A tooth fungus
	<i>Phellodon confluens</i>	A tooth fungus
	<i>Phellodon melaleucus</i>	A tooth fungus
	<i>Phellodon tomentosus</i>	A tooth fungus
	<i>Sarcodon glaucopus</i>	A tooth fungus
	<i>Sarcodon imbricatus</i>	A tooth fungus
	<i>Sarcodon scabrosus</i>	A tooth fungus

Lichen	<i>Alectoria ochroleuca</i>	Alpine sulphurtresses
Lichen	<i>Arthothelium dictyosporum</i>	A lichen
Lichen	<i>Arthothelium macounii</i> (= <i>Arthothelium reagens</i> )	A lichen
Lichen	<i>Bacidia incompta</i>	A lichen
Lichen	<i>Belonia calcicola</i>	A lichen
Lichen	<i>Biatoridium monasteriense</i>	A lichen
Lichen	<i>Bryoria smithii</i>	A lichen
Lichen	<i>Buellia asterella</i>	Starry Breck-lichen
Lichen	<i>Calicium corynellum</i>	A lichen
Lichen	<i>Caloplaca aractina</i>	A lichen
Lichen	<i>Caloplaca luteoalba</i>	Orange-fruited elmlichen
Lichen	<i>Catapyrenium psoromoides</i>	Tree catapyrenium
Lichen	<i>Cladonia botrytes</i>	Stump lichen
Lichen	<i>Cladonia mediterranea</i>	A reindeer lichen
Lichen	<i>Cladonia peziziformis</i>	A lichen
Lichen	<i>Chaenotheca phaeocephala</i>	A lichen
Lichen	<i>Collema dichotomum</i>	River jelly lichen
Lichen	<i>Enterographa elaborata</i>	A lichen
Lichen	<i>Enterographa soreliata</i>	A lichen
Lichen	<i>Graphina pauciloculata</i>	A lichen
Lichen	<i>Gyalecta ulmi</i>	Elm gyalecta
Lichen	<i>Gyalideopsis scotica</i>	A lichen
Lichen	<i>Halecania rhypodiza</i>	A lichen
Lichen	<i>Heterodermia leucomelos</i>	Ciliate strap-lichen
Lichen	<i>Lecanactis hemisphaerica</i>	Churchyard lecanactis
Lichen	<i>Opegrapha paraxanthodes</i>	A lichen
Lichen	<i>Peltigera lepidophora</i>	Ear-lobed dog-lichen
Lichen	<i>Pseudocyphellaria aurata</i>	A lichen
Lichen	<i>Pseudocyphellaria norvegica</i>	A lichen
Lichen	<i>Schismatomma graphidioides</i>	A lichen
Lichen	<i>Squamarina lentigera</i>	Scaly Breck-lichen
Lichen	<i>Teloschistes chrysophthalmus</i>	A lichen
Lichen	<i>Thelenella modesta</i>	A lichen
Liverwort	<i>Acrobolbus wilsonii</i>	Wilson's pouchwort
Liverwort	<i>Adelanthus lindenbergianus</i>	Lindenberg's leafy liverwort
Liverwort	<i>Cephaloziella nicholsonii</i>	Greater copperwort
Liverwort	<i>Herbertus borealis</i>	Nothern prongwort
Liverwort	<i>Jamesoniella undulifolia</i>	Marsh earwort
Liverwort	<i>Lejeunea mandonii</i>	Alantic lejeunea
Liverwort	<i>Leiocolea rutheana</i>	Norfolk flapwort
Liverwort	<i>Marsupella profunda</i>	Western rustwort
Liverwort	<i>Pallavicinia lyellii</i>	Veilwort
Liverwort	<i>Petalophyllum ralfsii</i>	Petalwort
Liverwort	<i>Riccia huebeneriana</i>	Violet crystalwort
Moss	<i>Acaulon triquetrum</i>	Triangular pigmy moss
Moss	<i>Andreaea frigida</i>	Icy rock-moss
Moss	<i>Bartramia stricta</i>	Rigid apple moss
Moss	<i>Brachythecium appleyardiae</i>	Appleyard's feather moss
Moss	<i>Bryoerythrophyllum caledonicum</i>	Scottish beard-moss

Moss	<i>Bryum mamillatum</i>	Dune thread moss
Moss	<i>Bryum neodamense</i>	Long-leaved thread moss
Moss	<i>Bryum warneum</i>	Sea bryum
Moss	<i>Buxbaumia viridis</i>	Green shield moss
Moss	<i>Cryphaea lamyana</i>	Multi-fruited river moss
Moss	<i>Ditrichum cornubicum</i>	Cornish path moss
Moss	<i>Didymodon glauca</i> (= <i>Barbula glauca</i> )	Glaucous beard-moss
Moss	<i>Didymodon mamillosus</i> (= <i>Barbula mamillosa</i> )	Perthshire beard-moss
Moss	<i>Didymodon tomaculosus</i> (= <i>Barbula tomaculosa</i> )	Sausage beard-moss
Moss	<i>Ditrichum plumbicola</i>	Lead moss
Moss	<i>Drepanocladus vernicosus</i> (= <i>Hamatocaulis vernicosus</i> )	Slender green feather-moss
Moss	<i>Ephemerum stellatum</i>	Starry earth-moss
Moss	<i>Fissidens exiguus</i>	Tiny fern-moss
Moss	<i>Leptodontium gemmascens</i>	Thatch moss
Moss	<i>Orthodontium gracile</i>	Slender thread-moss
Moss	<i>Orthotrichum obtusifolium</i>	Blunt-leaved bristle moss
Moss	<i>Orthotrichum pallens</i>	Pale bristle-moss
Moss	<i>Pohlia scotica</i>	Scottish pohlia
Moss	<i>Rhynchostegium rotundifolium</i>	Round-leaved feather-moss
Moss	<i>Seligeria carniolica</i> (= <i>Trochobryum carniolicum</i> )	Water rock-bristle
Moss	<i>Sematophyllum demissum</i>	Prostrate feather moss
Moss	<i>Sphagnum balticum</i>	Baltic bog moss
Moss	<i>Thamnobryum angustifolium</i>	Derbyshire feather moss
Moss	<i>Thamnobryum cataractarum</i>	Yorkshire feather moss
Moss	<i>Tortula cernua</i> (= <i>Desmatodon cernuus</i> )	Flamingo moss
Moss	<i>Tortula freibergii</i>	Freiberg's screw-moss
Moss	<i>Weissia multcapsularis</i>	A moss
Moss	<i>Weissia rostellata</i>	Beaked beardless-moss
Moss	<i>Zygodon forsteri</i>	Knothole moss
Moss	<i>Zygodon gracilis</i>	Nowell's limestone moss
Stonewort	<i>Chara connivens</i>	Convergent stonewort
Stonewort	<i>Chara curta</i>	Lesser bearded stonewort
Stonewort	<i>Chara muscosa</i>	Mossy stonewort
Stonewort	<i>Nitella gracilis</i>	Slender stonewort
Stonewort	<i>Nitella tenuissima</i>	Dwarf stonewort
Stonewort	<i>Nitellopsis obtusa</i>	Starry stonewort
Stonewort	<i>Tolypella intricata</i>	Tassel stonewort
Stonewort	<i>Tolypella prolifera</i>	Great tassel stonewort

## Higher Plants

Vascular Plant	<i>Alchemilla minima</i>	An alchemilla
Vascular Plant	<i>Alisma gramineum</i>	Ribbon-leaved water-plantain
Vascular Plant	<i>Apium repens</i>	Creeping marshwort
Vascular Plant	<i>Arabis glabra</i>	Tower mustard
Vascular Plant	<i>Artemisia norvegica</i>	Norwegian mugwort

Vascular Plant	<i>Asparagus officinalis prostratus</i>	Wild asparagus
Vascular Plant	<i>Athyrium flexile</i>	Newman's lady-fern
Vascular Plant	<i>Bromus interruptus</i>	Interrupted brome
Vascular Plant	<i>Calamagrostis scotica</i>	Scottish small-reed
Vascular Plant	<i>Carex muricata muricata</i>	Prickly sedge
Vascular Plant	<i>Carex vulpine</i>	True fox-sedge
Vascular Plant	<i>Centaurea cyanus</i>	Cornflower
Vascular Plant	<i>Cerastium nigrescens</i>	Shetland mouse-ear
Vascular Plant	<i>Cochlearia micacea</i>	Mountain scurvygrass
Vascular Plant	<i>Coincya wrightii</i>	Lundy cabbage
Vascular Plant	<i>Cotoneaster cambricus</i>	Wild cotoneaster
Vascular Plant	<i>Crepis foetida</i>	Stinking hawk'sbeard
Vascular Plant	<i>Cypripedium calceolus</i>	Lady's-slipper orchid
Vascular Plant	<i>Damasonium alisma</i>	Starfruit
Vascular Plant	<i>Dianthus armeria</i>	Deptford pink
Vascular Plant	<i>Epipactis youngiana</i>	Young's helleborine
<b>Vascular Plant</b>		<b>Endemic eyebright species</b>
	<i>Euphrasia cambrica</i>	An eyebright
	<i>Euphrasia campbelliae</i>	An eyebright
	<i>Euphrasia heslop-harrisonii</i>	An eyebright
	<i>Euphrasia rivularis</i>	An eyebright
	<i>Euphrasia rotundifolia</i>	An eyebright
	<i>Euphrasia vigursii</i>	An eyebright
<b>Vascular Plant</b>	<i>Filago lutescens</i>	Red-tipped cudweed
<b>Vascular Plant</b>	<i>Filago pyramidata</i>	Broad-leaved cudweed
<b>Vascular Plant</b>	<i>Fumaria occidentalis</i>	Western ramping fumitory
<b>Vascular Plant</b>	<i>Fumaria purpurea</i>	Purple ramping fumitory
<b>Vascular Plant</b>	<i>Galeopsis angustifolia</i>	Red hemp-nettle
<b>Vascular Plant</b>	<i>Galium tricornutum</i>	Corn cleavers
<b>Vascular Plant</b>	<i>Gentianella anglica</i>	Early gentian
<b>Vascular Plant</b>	<i>Gentianella uliginosa</i>	Dune gentian
<b>Vascular Plant</b>	<i>Hieracium Sect. Alpestris</i>	Hawkweeds
<b>Vascular Plant</b>	<i>Juncus pygmaeus</i>	Pygmy rush
<b>Vascular Plant</b>	<i>Juniperus communis</i>	Juniper
<b>Vascular Plant</b>	<i>Leersia oryzoides</i>	Cut-grass
<b>Vascular Plant</b>		<b>Rock sea-lavender species</b>
	<i>Limonium britannicum</i>	A rock sea-lavender
	<i>Limonium dodartiforme</i>	A rock sea-lavender
	<i>Limonium loganicum</i>	A rock sea-lavender
	<i>Limonium paradoxum</i>	A rock sea-lavender
	<i>Limonium parvum</i>	A rock sea-lavender
	<i>Limonium procerum</i>	A rock sea-lavender
	<i>Limonium recurvum</i>	A rock sea-lavender
	<i>Limonium transwillianum</i>	A rock sea-lavender
<b>Vascular Plant</b>	<i>Linnaea borealis</i>	Twinflower
<b>Vascular Plant</b>	<i>Liparis loeselii</i>	Fen orchid
<b>Vascular Plant</b>	<i>Luronium natans</i>	Floating water plantain
<b>Vascular Plant</b>	<i>Lycopodiella inundata</i>	Marsh clubmoss

Vascular Plant	<i>Melampyrum sylvaticum</i>	Small cow-wheat
Vascular Plant	<i>Mentha pulegium</i>	Pennyroyal
Vascular Plant	<i>Najas flexilis</i>	Slender naiad
Vascular Plant	<i>Najas marina</i>	Holly-leaved naiad
Vascular Plant	<i>Pilularia globulifera</i>	Pillwort
Vascular Plant	<i>Potamogeton compressus</i>	Grass-wrack pondweed
Vascular Plant	<i>Potamogeton rutilus</i>	Shetland pondweed
Vascular Plant	<i>Ranunculus tripartitus</i>	Three-lobed watercrowfoot
Vascular Plant	<i>Rumex rupestris</i>	Shore dock
Vascular Plant	<i>Salix lanata</i>	Woolly willow
Vascular Plant	<i>Saxifraga hirculus</i>	Yellow marsh saxifrage
Vascular Plant	<i>Scandix pecten-veneris</i>	Shepherd's needle
Vascular Plant	<i>Schoenoplectus triquetar</i>	Triangular club-rush
Vascular Plant	<i>Scleranthus perennis prostratus</i>	Prostrate perennial knawel
Vascular Plant	<i>Silene gallica</i>	Small-flowered catchfly
Vascular Plant	<i>Sium latifolium</i>	Greater waterparsnip
Vascular Plant	<i>Sorbus leyana</i>	A whitebeam
Vascular Plant	<i>Spiranthes romanzoffiana</i>	Irish lady's tresses
Vascular Plant	<i>Thlaspi perfoliatum</i>	Perfoliate pennycress
Vascular Plant	<i>Torilis arvensis</i>	Spreading hedgeparsley
Vascular Plant	<i>Trichomanes speciosum</i>	Killarney fern
Vascular Plant	<i>Valerianella rimosa</i>	Broad-fruited corn salad
Vascular Plant	<i>Woodsia ilvensis</i>	Oblong woodsia

## Priority Species Identified by the Hampshire Biodiversity Partnership

The list is reproduced here in its complete form. Inclusion on this list does not imply occurrence within the plan area

Priority Species Identified by the Hampshire Biodiversity Partnership

Algae	<i>Lamprothamnium papulosum</i>	foxtail stonewort
Amphibians	<i>Bufo calamita</i>	natterjack toad
Amphibians	<i>Triturus cristatus</i>	great crested newt
Annelids	<i>Alkmaria romijni</i>	tentacled lagoon-worm
Annelids	<i>Hirudo medicinalis</i>	medicinal leech
Ants	<i>Anergates atratulus</i>	dark guest ant
Ants	<i>Formica candida</i>	black bog ant
Ants	<i>Formica rufa</i>	southern wood ant
Bees	<i>Bombus humilis</i>	brown-banded carder bee
Bees	<i>Bombus ruderatus</i>	large garden bumble bee
Bees	<i>Bombus sylvarum</i>	shrill carder bee
Bees	<i>Psithyrus rupestris</i>	hill cuckoo bee
Beetles	<i>Agabus brunneus</i>	a water beetle

Beetles	<i>Ampedus quercicola</i>	a click beetle
Beetles	<i>Anisodactylus nemorivagus</i>	a ground beetle
Beetles	<i>Aphodius niger</i>	a scarab beetle
Beetles	<i>Bidessus unistriatus</i>	a water beetle
Beetles	<i>Cicindela sylvatica</i>	heath tiger beetle
Beetles	<i>Cryptocephalus sexpunctatus</i>	leaf beetle
Beetles	<i>Donacia bicolora</i>	a reed beetle
Beetles	<i>Gnorimus nobilis</i>	noble chafer
Beetles	<i>Graphoderus zonatus</i>	water beetle
Beetles	<i>Harpalus cordatus</i>	a ground beetle
Beetles	<i>Helophorus laticollis</i>	a water beetle
Beetles	<i>Hydrophilus piceus</i>	great silver water beetle
Beetles	<i>Hylis olexai</i>	a click beetle
Beetles	<i>Lucanus cervus</i>	stag beetle
Beetles	<i>Malachius aeneus</i>	scarlet malachite beetle
Beetles	<i>Meotica anglica</i>	a rove beetle
Beetles	<i>Pachytychius haematocephalus</i>	weevil
Beetles	<i>Paedurus caligatus</i>	a rove beetle
Beetles	<i>Prionus coriarius</i>	a sawyer beetle
Beetles	<i>Pterostichus kugelanni</i>	a ground beetle
Beetles	<i>Sphinginus lobatus</i>	a false soldier beetle
Beetles	<i>Tachys micros</i>	a ground beetle
Beetles	<i>Tomoxia bucephala</i>	a tumbling flower beetle
Birds	<i>Acrocephalus paludicola</i>	aquatic warbler
Birds	<i>Acrocephalus palustris</i>	marsh warbler
Birds	<i>Acrocephalus scirpaceus</i>	reed warbler
Birds	<i>Alauda arvensis</i>	skylark
Birds	<i>Anas strepera</i>	gadwall
Birds	<i>Anser albifrons</i>	white-fronted goose
Birds	<i>Arenaria interpres</i>	turnstone
Birds	<i>Aythya ferina</i>	pochard
Birds	<i>Botaurus stellaris</i>	bittern
Birds	<i>Branta bernicla bernicla</i>	dark-bellied brent goose
Birds	<i>Burhinus oedicephalus</i>	stone curlew
Birds	<i>Calidris alba</i>	sanderling
Birds	<i>Calidris alpina</i>	dunlin
Birds	<i>Calidris canutus</i>	knot
Birds	<i>Caprimulgus europaeus</i>	nightjar
Birds	<i>Carduelis cannabina</i>	linnet
Birds	<i>Cettia cetti</i>	Cetti's warbler
Birds	<i>Circus cyaneus</i>	hen harrier
Birds	<i>Circus pygargus</i>	Montagu's harrier
Birds	<i>Coccothraustes coccothraustes</i>	hawfinch
Birds	<i>Coturnix coturnix</i>	quail
Birds	<i>Cygnus columbianus</i>	Bewick's swan
Birds	<i>Dendrocopos minor</i>	lesser spotted woodpecker
Birds	<i>Egretta garzetta</i>	little egret
Birds	<i>Emberiza schoeniclus</i>	reed bunting
Birds	<i>Falco columbarius</i>	merlin
Birds	<i>Falco subbuteo</i>	hobby
Birds	<i>Gallinago gallinago</i>	snipe

Birds	<i>Larus melanocephalus</i>	Mediterranean gull
Birds	<i>Limosa lapponica</i>	bar-tailed godwit
Birds	<i>Limosa limosa</i>	black-tailed godwit
Birds	<i>Locustella naevia</i>	grasshopper warbler
Birds	<i>Lullula arborea</i>	woodlark
Birds	<i>Luscinia megarhynchos</i>	nightingale
Birds	<i>Melanitta nigra</i>	common scoter
Birds	<i>Mergus merganser</i>	goosander
Birds	<i>Mergus serrator</i>	red-breasted merganser
Birds	<i>Miliaria calandra</i>	corn bunting
Birds	<i>Milvus milvus</i>	red kite
Birds	<i>Motacilla flava</i>	yellow wagtail
Birds	<i>Muscicapa striata</i>	spotted flycatcher
Birds	<i>Panurus biarmicus</i>	bearded tit
Birds	<i>Passer montanus</i>	tree sparrow
Birds	<i>Perdix perdix</i>	grey partridge
Birds	<i>Pernis apivorus</i>	honey buzzard
Birds	<i>Pluvialis apricaria</i>	golden plover
Birds	<i>Pluvialis squatarola</i>	grey plover
Birds	<i>Podiceps auritus</i>	Slavonian grebe
Birds	<i>Podiceps nigricollis</i>	black-necked grebe
Birds	<i>Pyrrhula pyrrhula</i>	bullfinch
Birds	<i>Regulus ignicapillus</i>	firecrest
Birds	<i>Saxicola rubetra</i>	whinchat
Birds	<i>Sterna albifrons</i>	little tern
Birds	<i>Sterna dougallii</i>	roseate tern
Birds	<i>Streptopelia turtur</i>	turtle dove
Birds	<i>Sylvia undata</i>	Dartford warbler
Birds	<i>Tringa totanus</i>	redshank
Birds	<i>Turdus philomelos</i>	song thrush
Birds	<i>Vanellus vanellus</i>	lapwing
Bryophytes	<i>Campylostelium saxicola</i>	a moss
Bryophytes	<i>Ctenidium molluscum</i>	a moss
Bryophytes	<i>Ephemerum stellatum</i>	a moss
Bryophytes	<i>Hamatocaulis</i> <i>(Drepanocladus) vernicosus</i>	green feather-moss
Bryophytes	<i>Lejeunea lamacerina</i>	a liverwort
Bryophytes	<i>Lophozia herzogiana</i>	a liverwort
Bryophytes	<i>Orthotrichum sprucei</i>	a moss
Bryophytes	<i>Pallavicinia lyellii</i>	veilwort
Bryophytes	<i>Seligeria calycina (paucifolia)</i>	moss
Bryophytes	<i>Targiona hypophylla</i>	a liverwort
Bryophytes	<i>Weissia sterilis</i>	a moss
Bryophytes	<i>Weissia tortilis</i>	a moss
Bryophytes	<i>Zygodon forsteri</i>	knob-hole moss
Butterflies	<i>Apatura iris</i>	purple emperor
Butterflies	<i>Argynnis paphia</i>	silver-washed fritillary
Butterflies	<i>Boloria euphrosyne</i>	pearl-bordered fritillary
Butterflies	<i>Boloria selene</i>	small pearl-bordered fritillary
Butterflies	<i>Cupido minimus</i>	small blue

Butterflies	<i>Eurodryas aurinia</i>	marsh fritillary
Butterflies	<i>Hamearis lucina</i>	Duke of Burgundy
Butterflies	<i>Hesperia comma</i>	silver-spotted skipper
Butterflies	<i>Lysandra bellargus</i>	adonis blue
Butterflies	<i>Lysandra coridon</i>	chalkhill blue
Butterflies	<i>Plebejus argus</i>	silver-studded blue
Butterflies	<i>Satyrion w-album</i>	white-letter hairstreak
Butterflies	<i>Thecla betulae</i>	brown hairstreak
Caddisflies	<i>Ithytrichia clavata</i>	a caddisfly
Crickets	<i>Chorthippus vagans</i>	heath grasshopper
Crickets	<i>Gomphocerippus rufus</i>	a grasshopper
Crickets	<i>Gryllotalpa gryllotalpa</i>	mole cricket
Crickets	<i>Stethophyma grossum</i>	large marsh grasshopper
Crustacean	<i>Austropotamobius pallipes</i>	white-clawed crayfish
Crustacean	<i>Chirocephalus diaphanus</i>	fairy shrimp
Crustacean	<i>Corophium lacustre</i>	a brackish water
Crustacean	<i>Gammarus insensibilis</i>	lagoon sand shrimp
Crustacean	<i>Triops cancriformis</i>	tadpole shrimp
Dragonflies	<i>Ceriagrion tenellum</i>	small red damselfly
Dragonflies	<i>Coenagrion mercuriale</i>	southern damselfly
Dragonflies	<i>Cordulia aenea</i>	Downy emerald
Dragonflies	<i>Ischnura scarce pumilio</i>	blue-tailed damselfly
Dragonflies	<i>Libellula fulva</i>	scarce chaser
Dragonflies	<i>Orthetrum coerulescens</i>	keeled skimmer
Dragonflies	<i>Platycnemis pennipes</i>	white-legged damselfly
Dragonflies	<i>Somatochlora metallica</i>	brilliant emerald
Ferns	<i>Dryopteris aemula</i>	hay-scented buckler-fern
Ferns	<i>Equisetum hyemale</i>	Rough horsetail
Ferns	<i>Lycopodiella inundata</i>	marsh clubmoss
Ferns	<i>Lycopodium clavatum</i>	stags-horn clubmoss
Ferns	<i>Pilularia globulifera</i>	pillwort
Fishes	<i>Cottus gobio</i>	bullhead
Fishes	<i>Galeorhinus galeus</i>	tope
Fishes	<i>Lampetra planeri</i>	brook lamprey
Fishes	<i>Petromyzon marinus</i>	sea lamprey
Fishes	<i>Salmo salar</i>	Atlantic salmon
Fishes	<i>Thymallus thymallus</i>	grayling
Flies	<i>Asilus crabroniformis</i>	hornet robberfly
Flies	<i>Atrichops crassipes</i>	an aquatic snipe fly
Flies	<i>Atylotus latistriatus</i>	a horsefly
Flies	<i>Atylotus rusticus</i>	a horsefly
Flies	<i>Bombylius canescens</i>	a bee fly
Flies	<i>Bombylius discolor</i>	a bee fly
Flies	<i>Bombylius minor</i>	a bee fly
Flies	<i>Brachyopa bicolor</i>	a hoverfly

Flies	<i>Caliprobola speciosa</i>	a hoverfly
Flies	<i>Cheilosia nigripes</i>	a hoverfly
Flies	<i>Cheilosia semifasciata</i>	a hoverfly
Flies	<i>Chrysops sepulcralis</i>	a horsefly
Flies	<i>Chrysotoxum octomaculatum</i>	a hoverfly
Flies	<i>Ctenophora flaveolata</i>	a crane fly
Flies	<i>Dioctria cothurnata</i>	a robber fly
Flies	<i>Doros profuges (conopseus)</i>	a hoverfly
Flies	<i>Dorycera graminum</i>	a large otitid
Flies	<i>Eumerus ornata</i>	a hoverfly
Flies	<i>Haematopota grandis</i>	a horsefly
Flies	<i>Hybomitra expollicata</i>	a horse fly
Flies	<i>Lipsothrix nervosa</i>	a crane fly
Flies	<i>Machimus rusticus</i>	a robber fly
Flies	<i>Microdon devius</i>	a hoverfly
Flies	<i>Odontomyia argentata</i>	a soldier fly
Flies	<i>Oxycera analis</i>	a soldier fly
Flies	<i>Paragus albifrons</i>	a hoverfly
Flies	<i>Pelecocera tricincta</i>	a hoverfly
Flies	<i>Physocephala nigra</i>	a conopid fly
Flies	<i>Pocota personata</i>	a hoverfly
Flies	<i>Psilota anthracina</i>	a hoverfly
Flies	<i>Stratiomys longicornis</i>	a soldier fly
Flies	<i>Syneches muscarius</i>	a fly
Flies	<i>Tabanus glaucopis</i>	a horse fly
Flies	<i>Thyridanthrax fenestratus</i>	a bee fly
Flies	<i>Urophora quadrifasciata</i>	a tephritid fly
Flies	<i>Xylomyia maculata</i>	a fly
Flies	<i>Zodion notatum</i>	a conopid fly
Flw Plants	<i>Aceras anthropophorum</i>	man orchid
Flw Plants	<i>Adonis annua</i>	pheasant's eye
Flw Plants	<i>Ajuga chamaepitys</i>	ground pine
Flw Plants	<i>Alopecurus bulbosus</i>	bulbous foxtail
Flw Plants	<i>Althaea hirsuta</i>	rough marsh mallow
Flw Plants	<i>Althaea officinalis</i>	marsh-mallow
Flw Plants	<i>Arabis glabra</i>	tower mustard
Flw Plants	<i>Arum italicum spp.neglectum</i>	Italian Lords and Ladies
Flw Plants	<i>Briza minor</i>	lesser quaking grass
Flw Plants	<i>Bupleurum tenuissimum</i>	slender hare's ear
Flw Plants	<i>Carex divisa</i>	divided sedge
Flw Plants	<i>Carex humilis</i>	dwarf sedge
Flw Plants	<i>Carex montana</i>	soft-leaved sedge
Flw Plants	<i>Carex punctata</i>	dotted sedge
Flw Plants	<i>Carum verticillatum</i>	whorled caraway
Flw Plants	<i>Centaurea cyanus</i>	cornflower
Flw Plants	<i>Cephalanthera longifolia</i>	sword-leaved helleborine
Flw Plants	<i>Cephalanthera rubra</i>	red helleborine
Flw Plants	<i>Cerastium pumilum</i>	dwarf mouse-ear
Flw Plants	<i>Chamaemelum nobile</i>	chamomile
Flw Plants	<i>Cicendia filiformis</i>	yellow centaury
Flw Plants	<i>Crassula tillaea</i>	mossy stonecrop

Flw Plants	<i>Cyperus fuscus</i>	brown galingale
Flw Plants	<i>Dactylorhiza traunsteineri</i>	narrow-leaved marshorchid
Flw Plants	<i>Deschampsia setacea</i>	bog hair grass
Flw Plants	<i>Dianthus armeria</i>	Deptford pink
Flw Plants	<i>Elatine hexandra</i>	six-stamened waterwort
Flw Plants	<i>Eleocharis parvula</i>	dwarf spike-rush
Flw Plants	<i>Epipactis leptochila</i>	narrow-lipped helleborine
Flw Plants	<i>Epipactis phyllanthes</i>	green flowered helleborine
Flw Plants	<i>Eriophorum gracile</i>	slender cottongrass
Flw Plants	<i>Euphorbia platyphyllos</i>	broad-leaved spurge
Flw Plants	<i>Euphorbia portlandica</i>	portland spurge
Flw Plants	<i>Euphrasia pseudokernerii</i>	chalk eyebright
Flw Plants	<i>Festuca arenaria</i>	rush-leaved fescue
Flw Plants	<i>Filago lutescens</i>	red-tipped cudweed
Flw Plants	<i>Galeopsis angustifolia</i>	red hemp-nettle
Flw Plants	<i>Galium constrictum</i>	slender marsh bedstraw
Flw Plants	<i>Galium parisiense</i>	wall bedstraw
Flw Plants	<i>Galium pumilum</i>	slender bedstraw
Flw Plants	<i>Gentiana pneumonanthe</i>	marsh gentian
Flw Plants	<i>Gentianella anglica</i>	early gentian
Flw Plants	<i>Gentianella germanica</i>	chiltern gentian
Flw Plants	<i>Geranium purpureum</i>	little robin
	<i>spp. forsteri</i>	
Flw Plants	<i>Gladiolus illyricus</i>	wild gladiolus
Flw Plants	<i>Gnaphalium sylvaticum</i>	heath cudweed
Flw Plants	<i>Hammarbya paludosa</i>	bog orchid
Flw Plants	<i>Helleborus foetidus</i>	stinking hellebore
Flw Plants	<i>Herminium monorchis</i>	musk orchid
Flw Plants	<i>Hordelymus europaeus</i>	wood barley
Flw Plants	<i>Hordeum marinum</i>	sea barley
Flw Plants	<i>Hypochaeris glabra</i>	smooth cat's-ear
Flw Plants	<i>Iberis amara</i>	wild candytuft
Flw Plants	<i>Illecebrum verticillatum</i>	coral necklace
Flw Plants	<i>Inula crithmoides</i>	golden samphire
Flw Plants	<i>Juniperus communis</i>	juniper
Flw Plants	<i>Lathyrus aphaca</i>	yellow vetchling
Flw Plants	<i>Lathyrus japonicus</i>	sea pea
Flw Plants	<i>Leersia oryzoides</i>	cut-grass
Flw Plants	<i>Leucojum aestivum</i>	summer snowflake (Loddon lily)
Flw Plants	<i>Lithospermum arvense</i>	corn gromwell
Flw Plants	<i>Lobelia urens</i>	heath lobelia
Flw Plants	<i>Lotus angustissimus</i>	slender bird's-foot trefoil
Flw Plants	<i>Ludwigia palustris</i>	Hampshire purslane
Flw Plants	<i>Melittis melissophyllum</i>	bastard balm
Flw Plants	<i>Mentha pulegium</i>	pennyroyal
Flw Plants	<i>Minuartia hybrida</i>	fine-leaved sandwort
Flw Plants	<i>Oenanthe fluviatilis</i>	river water-dropwort
Flw Plants	<i>Orchis morio</i>	green-winged orchid
Flw Plants	<i>Orobanche purpurea</i>	yarrow broomrape
Flw Plants	<i>Orobanche rapum-genistae</i>	greater broomrape
Flw Plants	<i>Paropholis incurva</i>	curved hard grass
Flw Plants	<i>Persicaria mitis</i>	tasteless water-pepper

Flw Plants	<i>Petrorhagia nanteuillii</i>	Childing pink
Flw Plants	<i>Poa bulbosa</i>	bulbous meadow grass
Flw Plants	<i>Polypogon monspeliensis</i>	annual beard grass
Flw Plants	<i>Potamogeton trichoides</i>	hair-like pondweed
Flw Plants	<i>Puccinellia fasciculata</i>	borrer's saltmarsh grass
Flw Plants	<i>Puccinellia rupestris</i>	stiff saltmarsh grass
Flw Plants	<i>Pulicaria vulgaris</i>	small fleabane
Flw Plants	<i>Pulmonaria longifolia</i>	narrow leaved lungwort
Flw Plants	<i>Ranunculus arvensis</i>	corn buttercup
Flw Plants	<i>Ranunculus penicillatus</i>	stream water-crowfoot
Flw Plants	<i>Ranunculus tripartitus</i>	three-lobed crowfoot
Flw Plants	<i>Rhynchospora fusca</i>	brown-beak sedge
Flw Plants	<i>Ruppia cirrhosa</i>	spiral tasselweed
Flw Plants	<i>Salicornia pusilla</i>	one-flowered glasswort
Flw Plants	<i>Scandix pecten-veneris</i>	shepherd's-needle
Flw Plants	<i>Silene gallica</i>	small-flowered catchfly
Flw Plants	<i>Silene nutans</i>	Nottingham catchfly
Flw Plants	<i>Sonchus palustris</i>	marsh sow thistle
Flw Plants	<i>Sparganium angustifolium</i>	floating bur-reed
Flw Plants	<i>Teucrium botrys</i>	cut-leaved germander
Flw Plants	<i>Thesium humifusum</i>	bastard toadflax
Flw Plants	<i>Torilis arvensis</i>	spreading hedge-parsley
Flw Plants	<i>Trifolium squamosum</i>	sea clover
Flw Plants	<i>Trifolium suffocatum</i>	suffocated clover
Flw Plants	<i>Ulmus minor ssp. angustifolia</i>	Goodyer's elm
Flw Plants	<i>Utricularia intermedia</i>	intermediate bladderwort
Flw Plants	<i>Valerianella rimosa</i>	broad-fruited corn salad
Flw Plants	<i>Viola lactea</i>	pale dog violet
Flw Plants	<i>Vulpia ciliata ssp.ambigua</i>	bearded fescue
Flw Plants	<i>Vulpia fasciculata</i>	dune fescue
Flw Plants	<i>Vulpia unilateralis</i>	mat-grass fescue
Flw Plants	<i>Zostera angustifolia</i>	narrow leaved eelgrass
Flw Plants	<i>Zostera marina</i>	eelgrass
Flw Plants	<i>Zostera noltii</i>	dwarf eelgrass
Fungi	<i>Boletus regius</i>	royal bolete
Fungi	<i>Boletus satanas</i>	Devil's bolete
Fungi	<i>Hericium coralloides</i>	coral fungus
Fungi	<i>Hericium erinaceus</i>	hedgehog fungus
Fungi	<i>Hydnellum conrescens</i>	a tooth fungus
Fungi	<i>Hydnellum scrobiculatum</i>	a tooth fungus
Fungi	<i>Hydnellum spongiosipes</i>	a tooth fungus
Fungi	<i>Hygrocybe calyptraeformis</i>	a fungus
Fungi	<i>Microglossum olivaceum</i>	an earth tongue
Fungi	<i>Phellodon confluens</i>	a tooth fungus
Fungi	<i>Phellodon melaleucus</i>	a tooth fungus
Fungi	<i>Phellodon niger</i>	a tooth fungus
Fungi	<i>Poronia punctata</i>	nail fungus
Fungi	<i>Sarcodon scabrosus</i>	a tooth fungus
Fungi	<i>Sarcodon squamosus</i> ( <i>imbricatus</i> )	tooth fungus

Lichens	<i>Agonimia allobata</i>	a lichen
Lichens	<i>Agonimia octospora</i>	a lichen
Lichens	<i>Bacidia incompta</i>	a lichen
Lichens	<i>Bactrospora corticola</i>	a lichen
Lichens	<i>Catillaria laureri</i>	Laurer's catillaria
Lichens	<i>Enterographa elaborata</i>	New Forest beech lichen
Lichens	<i>Enterographa soredata</i>	a lichen
Lichens	<i>Lobaria virens</i>	a lichen
Lichens	<i>Opegrapha fumosa</i>	a lichen
Lichens	<i>Parmelia minarum</i>	New Forest parmelia
Lichens	<i>Phyllopsora rosei</i>	a lichen
Lichens	<i>Rinodina isidioides</i>	a lichen
Lichens	<i>Strigula stigmatella</i>	a lichen
Lichens	<i>Zamenhofia rosei</i>	Francis' blue-green lichen
Mammals	<i>Apodemus flavicollis</i>	yellow-necked mouse
Mammals	<i>Arvicola terrestris</i>	water vole
Mammals	<i>Barbastellus barbastellus</i>	barbastelle bat
Mammals	<i>Eptesicus serotinus</i>	Serotine bat
Mammals	<i>Lepus europaeus</i>	brown hare
Mammals	<i>Lutra lutra</i>	otter
Mammals	<i>Micromys minutus</i>	harvest mouse
Mammals	<i>Muscardinus avellanarius</i>	dormouse
Mammals	<i>Myotis bechsteinii</i>	Bechstein's bat
Mammals	<i>Neomys fodiens</i>	water shrew
Mammals	<i>Phoena phocoena</i>	harbour porpoise
Mammals	<i>Pipistrellus pipistrellus</i>	pipistrelle bat
Mammals	<i>Plecotus austriacus</i>	grey long-eared bat
Mammals	<i>Rhinolophus ferrumequinum</i>	greater horseshoe bat
Millipedes	<i>Chordeuma proximum</i>	a millipede
Millipedes	<i>Melagona scutullare</i>	a millipede
Millipedes	<i>Nanogona polydesmoides</i>	a millipede
Millipedes	<i>Polydesmus coriaceus</i> ( <i>inconstans</i> )	a millipede
Molluscs	<i>Ashfordia granulata</i>	a snail
Molluscs	<i>Ena montana</i>	mountain bulin snail
Molluscs	<i>Heleobia stagnorum</i>	a marine snail
Molluscs	<i>Helicella itala</i>	heath snail
Molluscs	<i>Helicodonta obvolvata</i>	cheese snail
Molluscs	<i>Hydrobia ventrosa</i>	spire snail
Molluscs	<i>Lymnaea glabra</i>	glutinous snail
Molluscs	<i>Monacha carthusiana</i>	carthusian snail
Molluscs	<i>Ostrea edulis</i>	European oyster
Molluscs	<i>Pisidium tenuilineatum</i>	Fine-lined pea mussel
Molluscs	<i>Pseudanodonta complanata</i>	depressed river mussel
Molluscs	<i>Truncatella subcylindrica</i>	looping snail
Molluscs	<i>Valvata macrostoma</i>	Large mouthed valve snail
Molluscs	<i>Vertigo moulinsiana</i>	Desmoulin's whorl snail

Moths	<i>Acosmetia caliginosa</i>	reddish buff
Moths	<i>Adscita geryon</i>	cistus forester
Moths	<i>Adscita statices</i>	forester moth
Moths	<i>Agrochola haematidea</i>	southern chestnut
Moths	<i>Agrotis cinerea</i>	light feathered rustic
Moths	<i>Apoda limacodes</i>	festoon
Moths	<i>Catocala promissa</i>	light crimson underwing
Moths	<i>Catocala sponsa</i>	dark crimson underwing
Moths	<i>Chlorissa viridata</i>	small grass emerald
Moths	<i>Cleora cinctaria</i>	ringed carpet
Moths	<i>Coscinia cribaria bivittata</i>	speckled footman moth
Moths	<i>Cosmia diffinis</i>	white spotted pinion
Moths	<i>Cossus cossus</i>	goat moth
Moths	<i>Cuculia asteris</i>	starwort
Moths	<i>Cucullia lychnitis</i>	striped lychnis
Moths	<i>Cyclophora pendularia</i>	dingy mocha
Moths	<i>Dicycla oo</i>	heart moth
Moths	<i>Dyscia fagaria</i>	Grey scalloped bar
Moths	<i>Eilema sororcula</i>	orange footman
Moths	<i>Eriogaster lanestris</i>	small eggar moth
Moths	<i>Hadena albimacula</i>	white spot moth
Moths	<i>Heliophobus reticulata</i>	bordered gothic
Moths	<i>Heliopsis maritima warnecke</i>	shouder-striped clover
Moths	<i>Heliopsis viriplaca</i>	marbled clover
Moths	<i>Hemaris fuciformis</i>	broad-bordered bee hawk
Moths	<i>Hemaris tityus</i>	narrow-bordered bee hawk
Moths	<i>Heterogenea asella</i>	triangle moth
Moths	<i>Hypena rostralis</i>	buttoned snout
Moths	<i>Jodia croceago</i>	orange upperwing moth
Moths	<i>Lasiocampa trifolii</i>	grass eggar
Moths	<i>Mecyna flavalis</i>	a pyralid moth
Moths	<i>Meganola strigula</i>	small black arches
Moths	<i>Microthrix similella</i>	a pyralid moth
Moths	<i>Minoa murinata</i>	drab looper
Moths	<i>Moma alpium</i>	scarce merveille du jour
Moths	<i>Mythimna favicolor</i>	Matthew's wainscot
Moths	<i>Mythimna turca</i>	double line
Moths	<i>Noctua orbona</i>	lunar yellow underwing
Moths	<i>Oncocera genistella</i>	a pyralid moth
Moths	<i>Oria musculosa</i>	Brighton wainscot moth
Moths	<i>Paracolax tristalis (derivalis)</i>	clay fan foot
Moths	<i>Pareulype berberata</i>	barberry carpet
Moths	<i>Pechipogo strigilata</i>	common fan foot
Moths	<i>Polia bombycina</i>	pale shining brown
Moths	<i>Rheumaptera hastata</i>	argent and sable
Moths	<i>Schrankia taenialis</i>	white-line snout
Moths	<i>Scotopteryx bipunctaria</i>	chalk carpet
Moths	<i>Spilosoma urticae</i>	water ermine
Moths	<i>Trichopteryx polycommata</i>	barred tooth-striped
Moths	<i>Tyta luctuosa</i>	four-spotted
Moths	<i>Xanthorhoe biriviata</i>	balsam carpet

Reptiles	<i>Coronella austriaca</i>	smooth snake
Reptiles	<i>Lacerta agilis</i>	sand lizard
Sea-anemone	<i>Nematostella vectensis</i>	starlet sea-anemone
Spiders	<i>Centromerus albidus</i>	a spider
Spiders	<i>Hyptiotes paradoxus</i>	a spider
Spiders	<i>Uloborus walckenaerius</i>	a spider
True Bugs	<i>Cicadetta montana</i>	New Forest cicada
True Bugs	<i>Orthotylus rubidus</i>	a capsid bug
Wasps	<i>Chrysis fulgida</i>	a ruby-tailed wasp
Wasps	<i>Crossocerus vagabundus</i>	a wasp
Wasps	<i>Homonotus sanguinolentus</i>	a spider wasp

## Key Habitat Descriptions

### Ancient Semi-natural Woodland

Semi-natural woodlands are those that have arisen from natural colonisation by tree seedlings, as opposed to plantation woodlands grown as a timber crop. Those semi-natural woodlands that have been continuously wooded since 1600 (a date before which plantations were very uncommon) are known as ancient. The great age of ancient semi-natural woodlands means that, typically, they have been colonised by a far greater range of species than recent secondary woodland. The native trees on some ancient woodland sites have been replaced by conifers, originally planted for commercial timber production. These sites, known as plantations on ancient woodland sites (PAWS) are still of significant potential for restoration and, therefore, it is important that they are safeguarded within the planning system.

### Lowland Pasture Woodland/Parkland

These habitats are the relicts of a traditional practice of managing land for grazing and woodland products. Trees were managed by pollarding— a process of removing the crown of the tree, at a height above the reach of browsing animals, and allowing new shoots to develop for several years to provide small-diameter wood products. Cutting was repeated every few years to maintain the supply. This practice, which occurred both on wooded commons and in private deer parks, has given rise to grass dominated landscapes dotted with mature trees. Now that the practice has mostly been abandoned, the trees provide a niche for fungi which, in turn, create cavities providing a habitat for invertebrates, roost sites for bats and nest holes for birds. Such ‘veteran’ trees can also host rare lichens and bryophytes. In addition to their habitat value,

veteran trees that are relicts of traditional pollard management are an important part of the borough's cultural and historic heritage.

### **Ancient and/or Species Rich Hedgerows**

Hedgerows form a network over much of the borough creating distinctive field patterns and providing an important refuge for wildlife. They are a primary habitat for nine of the Hampshire Priority Species and a secondary habitat for a further twenty eight. Ancient hedgerows, which are defined as those that pre-date those planted during the enclosures of the 18th and 19th Centuries, can be particularly biodiverse. However, more recent hedges can also be very important and those that contain five, or more, woody species per thirty-metre section or have a particularly diverse range of non-woody plants at their base are deemed to be species rich, in relation to policy E7.

### **Unimproved neutral grassland/fen**

These types of grassland include both dry and wet 'fen' types associated with floodplains and springs. The unimproved aspect relates to the fact that they have not been subjected to herbicide treatment or nutrient enrichment through the addition of artificial fertilisers. As a consequence, plant diversity is much greater than in improved grassland where relatively few species tend to dominate.

### **Calcareous grassland**

This is the typical chalk grassland of less intensively farmed parts of the North Wessex Downs and is a historical product of sheep farming, which reached its peak in the 16th Century. The combination of soil chemistry and selective grazing by sheep and rabbits results in a rich flora and a close-fitting land cover that reveals the subtleties of the downland terrain. Chalk grassland is of particular importance for a number of butterfly species. Juniper, blackthorn and yew scrub is a natural component of this habitat, which adds to its diversity, but blackthorn and yew needs careful management to ensure it does not dominate. Chalk grassland has been drastically reduced in extent over recent decades and now only a few fragments remain in the borough.

### **Floodplain grazing marsh**

Grassland situated in river floodplains and periodically inundated has become a scarce habitat due to drainage and, in some cases, conversion to arable farmland. Where they remain, these areas are important for wading birds and wintering wildfowl.

### **Lowland heath/bog/acid grassland**

Characterised by purple-flowering heather with occasional yellow splashes of flowering gorse, lowland heath is an internationally important habitat type that is a remnant of historical grazing practices. This habitat is particularly important for rare birds including nightjar and Dartford warbler, and silver-studded blue and grayling butterflies, both of which are declining nationally. Diversity is added by bogs, which occur in valleys with impeded drainage giving rise to sphagnum moss dominated plant communities. This habitat occurs on acid soils and was once widespread across the north of the borough. Now it is restricted to a few fragments including Tadley and Silchester Commons. Closely associated acid grassland also occurs in the north of the borough including nationally important examples at the Ashford Hill Meadows National Nature Reserve.

### **Fen/carr/marsh/swamp/reedbed**

These habitats tend to occur together forming mosaics, the different patches representing different stages of succession from open water to species-poor fen— the latter commonly grading into alder and willow woodland (carr). Because of the decline in traditional management, at some sites these different stages are deliberately held in check through conservation management in order to maintain habitat diversity. These habitats are important for a range of plants, birds and invertebrates. Examples in the borough include Mapledurwell Fen and Basing Fen.

### **Standing open water**

Numerous ponds and lakes occur across the borough, many of which have been deliberately created for utilitarian or ornamental purposes. Collectively, these provide an important habitat for freshwater plants and animals. In particular, they play a vital role in the life cycles of amphibians, including the European protected Great Crested Newt.

### **Chalk rivers**

Chalk rivers are fed from ground water aquifers and the resulting water chemistry, combined with relatively stable flows and cool temperature regimes results in a rich plant and invertebrate diversity. These rivers are also important for game fish such as Atlantic salmon and brown trout and provide suitable habitat for otters, water vole and white-clawed crayfish, all of which are UK and Hampshire Priority Species. Chalk rivers in the borough include the Test and the upper reaches of the Loddon and Lyde.

## Basingstoke Canal

Canal habitats, in contrast to rivers, provide stable aquatic environments giving rise to particular combinations of plants, both in the main channel and at the margins. Adjacent bank habitats play an important role in the life cycle of many canal species, including water vole and dragonflies and damselflies. The section within the plan area is cut off from the rest of the canal by the collapsed Greywell Tunnel— itself an internationally important site for its bat populations.

## Current Local Biodiversity action plans as produced by the Hampshire Biodiversity Partnership

### Habitat Action Plans

Ancient semi-natural woodlands  
Wood pasture and parkland  
Hedgerows  
Arable land  
Neutral grassland  
Lowland calcareous grassland

Lowland wet grassland  
Heathland, acid grassland, bog  
Standing open water  
Chalk streams  
Canals

### Species Action Plans

#### Plants

Hericium tooth fungi  
Stipitate hydroid tooth fungi  
Woodland lichens

#### Topic Action Plans

Water and Biodiversity  
Urban Areas

#### Mammals

European otter  
Water vole  
Barbastelle bat  
Serotine bat  
Bechstein's bat  
Pipistrelle bat

#### Invertebrates

Southern damselfly  
Butterflies and moths  
Bumblebees

#### Amphibians/ Reptiles

Great crested newt

#### Birds

Seed-eating farmland birds  
Birds of wet grassland

#### Crustaceans/ Molluscs

White-clawed crayfish

Further details and Portable Document Format (PDF) versions plans may be obtained from the Hampshire Biodiversity Partnership website at:  
<http://hampshirebiodiversity.org.uk>

## Schedule of Plans forming part of the Adopted Local Plan

Proposals Map	Basingstoke & Deane Borough	
Inset 1	Basingstoke Town East and Chineham	[Note: These large plans are folded inside the back cover of this plan]
Inset 2	Basingstoke Town West	
Inset 3	Baughurst, Pamber Heath and Tadley	
Inset 4	Bramley	
Inset 5	Overton	
Inset 6	Preston Candover	
Inset 7	St. Mary Bourne	
Inset 8	Upton Grey	
Inset 9	Whitchurch Town	
Inset 10	Woolton Hill	
Inset 11	Ashford Hill	[Note: These A3 and A4 inset maps follow after this index page]
Inset 12	Ashmansworth	
Inset 13	Basingstoke Town centre	
Inset 14	Bradley	
Inset 15	Brown Candover/Chilton Candover	
Inset 16	Burghclere	
Inset 17	Cliddesden	
Inset 18	Deane	
Inset 19	Dummer	
Inset 20	East End	
Inset 21	Ecchinswell	
Inset 22	Ellisfield	
Inset 23	Hannington	
Inset 24	Hurstbourne Priors Area	
Inset 25	Kingsclere	
Inset 26	Laverstoke & Freefolk	
Inset 27	Mapledurwell/Up Nately and Basingstoke Canal	
Inset 28	Monk Sherborne	
Inset 29	Newnham	
Inset 30	North End	
Inset 31	North Waltham	
Inset 32	Oakley	
Inset 33	Old Basing	
Inset 34	Ramsdell and Charter Alley	
Inset 35	Sherborne St John	
Inset 36	Sherfield on Loddon	
Inset 37	Silchester	
Inset 38	Steventon	
Inset 39	Stoke	
Inset 40	Tufton	
Inset 41	Tunworth	
Inset 42	Weston Corbett & Weston Patrick	

