

## **Appendix E: Proposed Updated Submission Local Plan Policies**

### **Policy SS1 - Scale and Distribution of New Housing**

Within the period 2011 – 2029, the Local Plan will make provision to meet ~~15,300~~**13,464** dwellings and associated infrastructure.

This will be provided by:

- a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;
- b) Supporting regeneration in line with Policy SS2;
- c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;
- d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately ~~7,690~~**6,940** dwellings over the plan period;
- e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and
- f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.

Settlement Policy Boundaries will be reviewed through a future Development Plan Document.

### **Policy SS3 – Greenfield Site Allocations**

In bringing forward development on the allocated sites listed below, it will be a requirement to ensure that the necessary infrastructure is provided at a rate and scale to meet the needs that arise from that development, in accordance with both the Infrastructure Delivery Plan and through conformity with the appropriate standards, as summarised in Appendix 4.

Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application<sup>1</sup>. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.

<b>Site Reference</b>	<b>Location</b>	<b>Allocation</b>	<b>Phasing</b>
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2015/16 – 2019/20
SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2015/16 – 2019/20
SS3.3	Razor's Farm,	Approx 420	2015/16 – 2019/20

<sup>1</sup> Appendix 5 sets out the detailed requirements to be satisfied when preparing Masterplans and Development Briefs.

	Basingstoke	homes	
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2019/20
SS3.5	Overton Hill, Overton	Approx 120 homes	2015/16 – 2019/20
SS3.6	South of Blosswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2015/16 – 2019/20
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 homes	2017/18 – 2024/25
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 - 2024/25
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2017/18 – 2024/25
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2028/29
<u>SS3.12</u>	<u>Hounsome Fields, Basingstoke</u>	<u>Approx 750 homes</u>	<u>2017/18 – 2028/29</u>

### Policy SS3.11 – Basingstoke Golf Course

This 43.4 hectare site lies to the south west of Basingstoke will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches, ~~and a two form entry primary school~~;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;
- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;

- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);
- h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including the upgrading of the cycle link to Dummer, and improving the links to the existing Winchester Road bus stops and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);
- j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- k) Avoid development and points of access in the small area of the site within flood zone 2
- l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- n) Incorporate and/or promote renewable energy technologies.
- n) Ensure, through joint masterplanning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.

Development on site will deliver homes in the period 2020/21 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

### **New Policy SS3.12 – Hounsome Fields**

This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 750 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);

- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and a three form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting and minimise any visual impact;
- e) Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;
- f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- i) Provide all-purpose vehicular accesses from the Winchester Road (A30) , ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);j)
- j) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including the upgrading of the cycle link to Dummer, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points for the A30;
- k) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;
- l) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;

- m) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;
- n) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- o) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;
- p) Incorporate and/or promote renewable energy technologies;
- q) Ensure that, through joint masterplanning, it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.

Development on site will deliver homes in the period 2017/18 to 2028/9, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

#### **Policy CN5 – Gypsies, Travellers and Travelling Show People**

The council will allocate permanent, temporary and transit pitch/plot provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Accommodation Assessment.

The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10, ~~and~~ SS3.11 ~~and~~ SS3.12.

If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10, ~~and~~ SS3.11 ~~and~~ SS3.12, they will only be permitted where:

- a) There is an identified need for the pitch provision;
- b) There is no adverse impact upon local amenity and the natural and historic environment;
- c) The site is located within a reasonable distance of local services with capacity, including education establishments, health and welfare services, shops and community facilities;
- d) There is safe and reasonable access to the highway, public transport services and sustainable transport options;
- e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services;

- f) The potential for a mix of uses on the site has been demonstrated, where required; and
- g) The potential for successful integration between travelling and settled communities has been demonstrated.

Planning permission will not be granted for the replacement of lawful Gypsies, Travellers and Travelling Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality and other planning policy requirements are met.

### **Policy EP1 – Economic Growth and Investment**

Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).

Inward investment and the growth and retention of existing business will be enabled by:

- a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;
- b) Allocating a new employment site or sites for industrial, storage and distribution uses in a subsequent Development Plan Document;
- c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community

Opportunities to develop the following key employment sectors will be supported:

- d) Specialist / advanced manufacturing (including research and development)
- e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.
- f) Distribution and logistics in suitable locations.