

SITE ASSESSMENT, MAY 2015
VOLUME 5 – FURTHER REVISED SITE BOUNDARIES AND UPDATED SITE ASSESSMENTS

Contents

Revised site boundaries

BAS139 Land west of Cufaude Lane - New Option A: 400 dwellings.....	736
BAS139 Land west of Cufaude Lane - New Option B: 200 dwellings.....	749

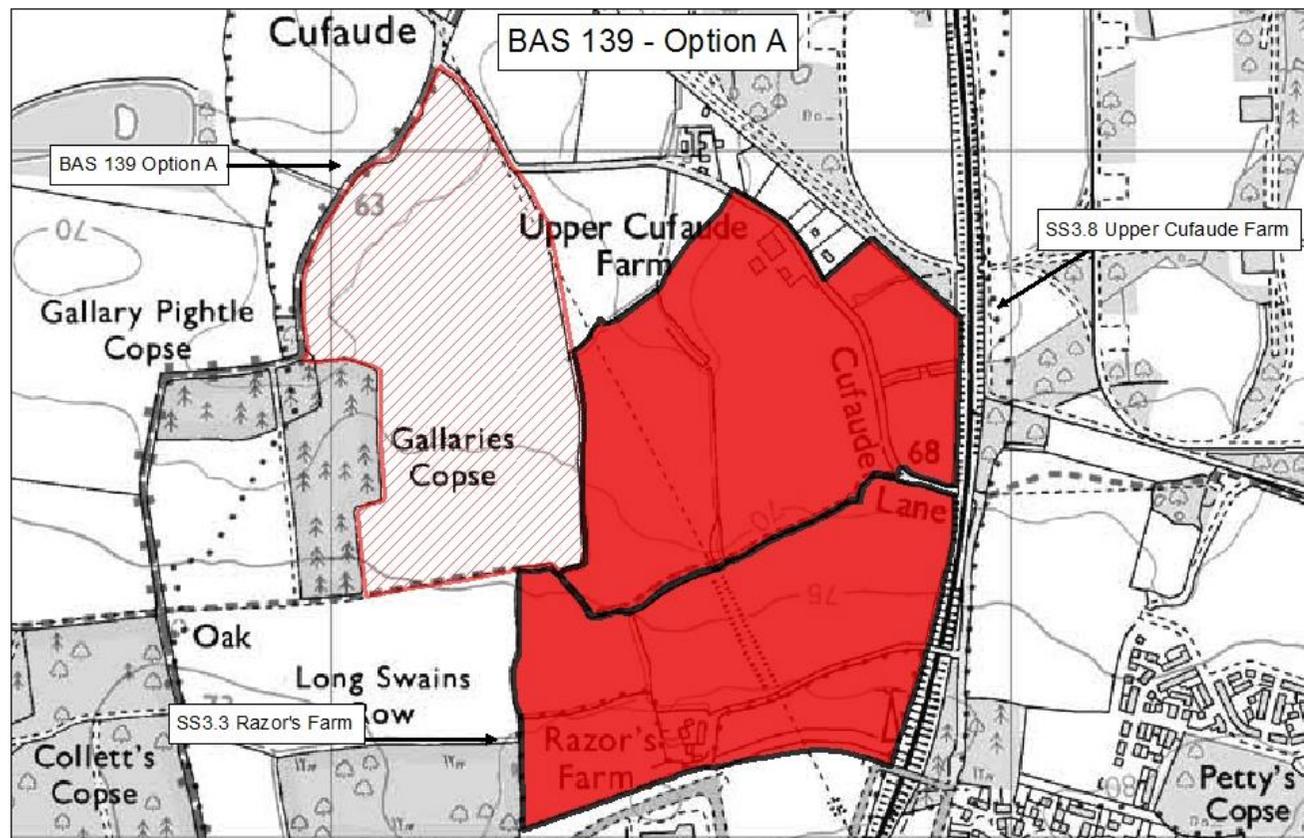
Updated Site Assessments

BAS133 Hounsome Fields (1,000 dwellings).....	762
Manydown - Wider Area (Parcels 1, 2, 3, 4, 5 and 6).....	777

Revised site boundaries

Options A (400 dwellings) and B (200 dwellings) for site BAS139 are new options which comprise of smaller parts of the wider site, previously assessed through the site assessment process (see Volume 2, March 2014).

BAS139 Land west of Cufaude Lane - Option A: 400 dwellings



© Crown copyright and database rights 2013 Ordnance Survey LA100019356

Key

-  Site allocation in the Submission Local Plan
-  BAS 139 - Option A

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	<p>A large proportion of the site can accommodate development, but a restricted byway (which forms the northern boundary) and associated vegetation would need to be safeguarded and buffered from development, as would adjacent SINCS. It is also considered reasonable for any development scheme to contribute to a net gain in biodiversity, through incorporating biodiversity enhancements. An unknown impact is the effect of any highway upgrades necessary to make development viable, which could result in significant hedgerow loss. This grading is based solely on development within the site rather than on highway issues.</p> <p>The buffering of the woodland SINCS to the west, and the restricted byway and associated hedgerow could give significant green infrastructure benefits. To the southern boundary, buffering the footpath with extended planting could also provide significant green infrastructure benefits</p>	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Negative	<p>It is considered that there are a number of significant impacts on the landscape character, due to constraints that are not easily mitigated. The site is a large area that extends well into the local countryside which has a strong rural character, as well as providing the setting to The Vyne. Furthermore, the footpath along the northern boundary is part of a wider network within the rural area. It is considered that the site could not accommodate new areas of development without having a significant and adverse impact on the character of the wider area.</p> <p>However, should other factors weigh in favour of this location, it is considered that the local green infrastructure network of open space, trees and hedges would need significant reinforcement and extension in advance of any development to provide some form of mitigation. Furthermore, the layout of development should also minimise impacts on the countryside.</p>	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	<p>Development of the site on its own would result in a settlement that is isolated from others, extending towards Bramley. The link to Razors Farm (BAS107) to the south-east is not significant enough to be considered as reasonable extension to development.</p> <p>However, should the adjacent area to the east (BAS122) be allocated for development then the site would not be isolated and the impact would be neutral.</p>	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	There are few known archaeological sites within this area, and the vicinity has a limited archaeological potential. Some as yet unrecorded archaeological sites might be encountered. There is a historic environment green infrastructure opportunity associated with the line of the Roman road. Any impact on the Roman road, which passes along the east side of the development, would need to be justified and mitigated.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Negative	Development would adversely affect the setting of several designated and undesignated heritage assets which lie immediately on the boundary of the site, principally the extensive historic farmstead at Cufaude Farm and locally listed building 'Sandwick'. Development could also harm the setting of Upper Cufaude Farm where there are 7 listed buildings which form another significant historic group. However, the harm to the rural setting and context of Upper Cufaude Farm would be mitigated by some degree by the distance between the heritage assets and the development site. Harm to the setting of Upper Cufaude Farm could be further mitigated through the use of landscape buffers.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Neutral	Post 1988 information indicates that 99% of the site is classified as Grade 3b (moderate quality) agricultural land. This includes land that is capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year. In addition, less than 1% of the site is 20.1-60%(moderate) likelihood of the Best and Most Versatile (BMV) agricultural land, and less than 1% of the site is 60% (high) likelihood of the Best and Most Versatile (BMV) agricultural land.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	It would not relate well to an existing settlement area which would include the development of the permitted housing scheme on Razors Farm but exclude a development on Cufaude Farm to the east. The development of the site by itself would project north west of the settlement area in a manner inconsistent with the existing compact shape of the town.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
Accessibility					

<p>The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities</p>	<p>Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.</p>	<p>Accession modelling; Public Transport mapping; cycle routes; Transport Assessment</p>	<p>Strongly negative</p>	<p>Pedestrian and cycle Infrastructure: The site is adjacent to National cycle route 23 which provides a link to the town centre using on road and off road / shared use routes. In addition, a cycle route dissects the site in two which provides a link to Chineham Business Park to the south. Pedestrian linkages to the site are poor, with Cufaude Lane being unlit and having no pavements. Therefore, it is likely most trips would be made by private vehicle and it therefore scores poorly. To improve connectivity to the existing settlement of Chineham, the site would be dependant upon sites BAS107 and BAS122.</p> <p>Bus: The site is not served by any bus routes. New provision would need to be secured by contributions, however, it is uncertain as to whether such a service would be viable and able to operate on the existing road infrastructure.</p> <p>Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance and time it would take to travel to specific facilities from the centre of the site:</p> <ul style="list-style-type: none"> • Primary school - 3.1km - Four Lanes Community • Secondary school - 6.4km - John Hunt of Everest • Further education facility - 9.7km - BCOT • The North Hampshire Hospital - 8.7km • GP surgery - 2.8km • Food store - 4.7km • Train station - 3km - Bramley Station • Civic offices - 8.6km • Employment - 3.4km - Hampshire International Business Park 	<p>To improve accessibility to all services and facilities</p>
---	--	--	--------------------------	--	--

The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Strongly negative	The site lies to the North of Chineham and north west of Taylor's Farm to the west of the Reading - Basingstoke Railway Line. It is remote from the main A33 road corridor, and is accessed via the narrow country lane of Cufaude Lane North which also forms part of National Cycle Route 23. The site is isolated from the existing settlement and pedestrian linkages are poor. Therefore, it is likely that most trips would be made by private vehicle and it therefore scores poorly. To improve connectivity to the existing settlement the site would be dependant upon BAS107 and BAS122.	To improve choice and access to sustainable transport options
Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps ; Site investigation reports, landfill site evidence.	Positive	The site appears to have mostly had an agricultural use. However, there are some uses bordering the site which may have impacted upon the site - the MOD land adjacent to the east boundary of the site, an engineering works to the north boundary of the site and a factory 150m from the southern boundary of the site. In addition, given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. Given these potentially contaminating land uses and the sensitivity of the proposed use, some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health. Any recorded contamination is, however, likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm and 300mm. Mitigation methods can be put in place to control this flood risk.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy

Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. Primary care - Existing infrastructure will support this increase in dwellings.	To improve health and well-being through the development of healthy communities

<p>There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Department</p>	<p>Neutral</p>	<p>Site is located in an area that will prove difficult to provide primary school places. The nearest schools are on a restricted site and unlikely to be able to be expanded. If this site was to be developed in conjunction with Razors Farm (which now has planning permission) and Upper Cufaude Farm, a new primary school site of 2FE (minimum) would need to be provided requiring in the region of 1.500 new dwellings. The school should be located on the Upper Cufaude Farm site because this site would be developed before West of Upper Cufaude Farm and demand for school places will need to be met at the time of development.</p> <p>Development of 400 dwellings here, in conjunction with the other neighbouring sites, would result in more children to sustain the new 2FE primary school that is required at Upper Cufaude Farm in any case.</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>
<p>There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Department</p>	<p>Neutral</p>	<p>This site lies within the catchment area for Everest Community College. A review of secondary provision will be undertaken which may mean changes to catchment areas. Additional secondary places will be required. Existing schools will be expanded as necessary to respond to the demand from new housing allocations but no details are available as to how this will be undertaken at this stage.</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>

<p>The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.</p>	<p>Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost</p>	<p>Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information</p>	<p>Neutral</p>	<p>Open space and play facilities would need to be provided on site in order to meet the adopted Green Space Standards 2013 Local plan requirements as existing facilities are not adequate to accommodate the additional residents. Such facilities could be combined with provision within Upper Cufaude Farm should both sites go ahead.</p> <p>The level of additional residents will require the majority of the green space and play requirement to be new provision on site. Totals based on 400 dwellings approximately 6.2ha MFGS plus 480sq.m. play.</p>	<p>To improve health and well-being through the development of healthy communities</p>
<p>There would be adequate water supply to serve the site</p>	<p>Whether or not there is adequate water supply to serve the site</p>	<p>Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees</p>	<p>Positive</p>	<p>The water company responsible for water supply is South East Water and they have a statutory duty to provide water. South East Water's Water Resource Management Plan factors in future housing growth and sets out how water will be supplied from 2015 to 2040.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>
<p>There would be adequate sewerage infrastructure to serve the site</p>	<p>Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.</p>	<p>Water Cycle Study (2009) and discussions with Water companies</p>	<p>Negative</p>	<p>There is no capacity in the existing drainage network and a new connection to the strategic sewer or upgrades to the local network would be required to accommodate new development. Development must not be allowed to drain to Sherfield on Loddon STW unless an effluent quality programme has been planned because of the impact on Bow Brook and upstream of the River Loddon. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>

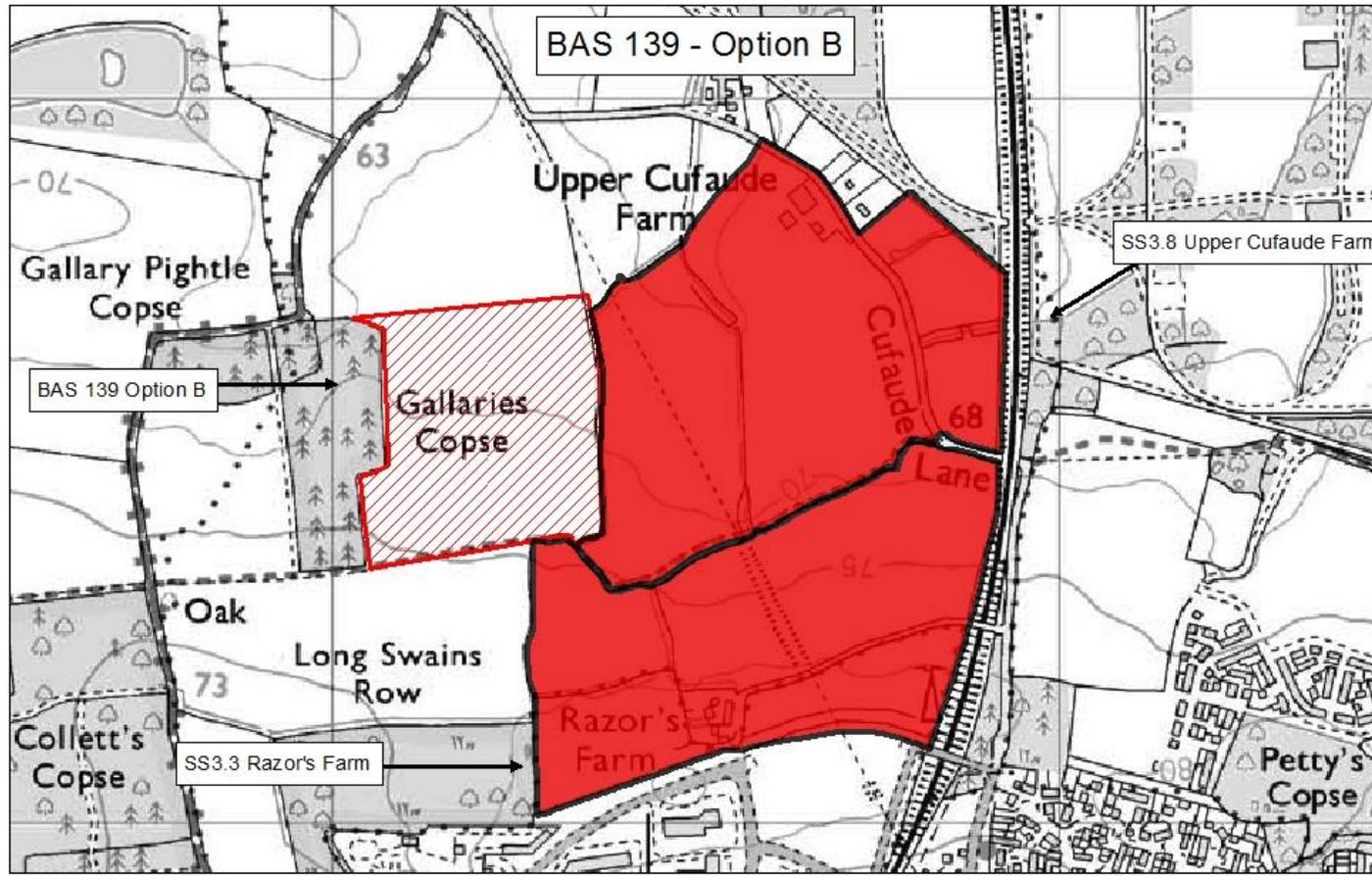
There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. The development of the site will impact upon the wider transport network, specifically the A33 corridor. The Transport Assessment (2009) indicates that increased congestion and journey times are likely to occur on the A33 corridor as a result of development in the Borough. The more recent Transport Assessment has not specifically addressed the A33 corridor as this is subject to an improvement scheme being undertaken by Hampshire County Council in the next two to three years. However, the development would need to significantly improve access to the site and also contribute to improvements on the local road network to mitigate the impacts of the development.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. The development of the site will impact upon the wider transport network, specifically the A33 corridor. The site is not currently served by any bus services and it is unlikely that any service would divert to the site due to existing infrastructure (Cufaude Lane) and the sites isolated location.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the	Infrastructure delivery information and service providers	Neutral	Community facilities: a new community building (375 sq. m.) will be required to jointly serve this site and Upper Cufaude Farm. Sport and Recreation: New sports facilities (2 tennis courts / MUGA) will be required to jointly serve this site and Upper Cufaude Farm. Offsite contributions should be sought towards improving the quality and capacity of existing provision to ensure facilities meet the future needs. There is a need to increase access to existing free/informal sites for sport & recreation. Additional infrastructure such as cycle paths, leisure routes should be provided on-site. Gas/Electricity: It is unlikely that any extra growth would create capacity issues for National Grid given the scale of these gas and electricity transmission networks.	To improve accessibility to all services and facilities

	site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.			Library: Expansion of existing services would be required to support this development. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Neutral	There may be some noise impact from the neighbouring MOD use to the East of the site and the Cufaude Business Park. A noise assessment should be submitted.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The MOD site and Cufaude Business Park may impact upon the site with possible dust, odour etc.	To improve health and well-being through the development of healthy communities
Deliverability					

The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site has one private owner who has confirmed that the site is available for development and is being promoted for development through the Local Plan by a planning agent (Knight Frank). In January 2015 the site promoter for BAS139 re-confirmed the site is available.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home
<p>SITE CONCLUSIONS:</p> <p>In terms of biodiversity, the site received a neutral 'score'. A large proportion of the site can accommodate development, but a restricted bridleway (which forms the northern boundary) and associated vegetation would need to be safeguarded and buffered from development, as would the adjacent SINC. It was also given a strongly negative 'score' in terms of landscape capacity. There are a number of landscape constraints on and adjacent to the site that would not be easily mitigated. The site is a large area that extends well into the local countryside which has a strong rural character as well as providing the setting to the nearby Grade II Listed park and garden (The Vyne). However, should other factors weigh in favour of this location, it is considered that the local green infrastructure network of open space, trees and hedges would need significant reinforcement and extension in advance of any development to provide some form of mitigation. Development of this site would result in a settlement that is isolated from others, extending towards Bramley. It does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would project northwards of the town of Basingstoke in a manner inconsistent with the existing compact shape of the town. In terms of impact on heritage assets, the site 'scored' negative as development would adversely affect the setting of a number of historic assets. However, the harm to the rural setting and context of Upper Cufaude Farm would be mitigated by some degree by the distance between the heritage assets and the development site. Harm to the setting of Upper Cufaude Farm could be further mitigated through the use of landscape buffers. 99% of the site is Grade 3b (moderate quality) agricultural land, meaning that the site has a neutral 'score' for this criterion. In terms of other physical issues such as archaeology, contamination, the presence of mineral reserves and flood risk the site 'scored' positively.</p> <p>The site received a strongly negative assessment for accessibility, reflecting the site's isolation from the existing settlement, poor connectivity and lack of bus routes. To improve</p>					

connectivity to the existing settlement the site would be dependant upon the development of BAS107 and BAS122. The impact on the highway network was assessed as being strongly negative. This is primarily because it is remote from the main A33 corridor and accessed via the narrow country lane of Cufaude Lane north. Development of the site would impact upon the wider transport network and any development would need to significantly improve access to the site and contribute to improvements on the local road network to mitigate impact. In terms of other infrastructure, financial contributions would be required towards community facilities, sports provision, libraries, health care and waste. Community, open space and play requirements would have to be met on site due to the distance of the site from existing provision. Development of 400 dwellings, in conjunction with the other neighbouring sites, would result in more children to sustain the new 2FE primary school that is required at Upper Cufaude Farm in any case. The school should be located on the Upper Cufaude Farm site because this site would be developed before West of Upper Cufaude Farm and demand for school places will need to be met at the time of development. Existing secondary schools will be expanded as necessary to respond to the demand from new housing allocations but no details are available as to how this will be undertaken at this stage. There is no capacity in the drainage network and a new connection to the strategic sewer or upgrades to the local network would be required. If an upgrade is required, Thames Water states that up to three years lead in time would be necessary. Overall the site has a number of significant constraints, particularly in relation to the impact on the landscape and also heritage assets. The site it also relatively isolated, relates poorly to the existing built up area and has poor connectivity.

BAS139 Land west of Cufaude Lane - Option B: 200 dwellings



© Crown copyright and database rights 2013 Ordnance Survey LA100019356

Key
■ Site Allocation in the Submission Local Plan
▨ BAS 139 - Option B

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	<p>A large proportion of the site can accommodate development. A restricted byway is to the north of the northern boundary of the site. Associated vegetation would need to be safeguarded and buffered from development, as would adjacent SINCS. It is also considered reasonable for any development scheme to contribute to a net gain in biodiversity, through incorporating biodiversity enhancements. An unknown impact is the effect of any highway upgrades necessary to make development viable, which could result in significant hedgerow loss. This grading is based solely on development within the site rather than on highway issues.</p> <p>The green infrastructure linkages along the route of the restricted byway will need to be realised. To the southern boundary, buffering the footpath with extended planting could also provide significant Green Infrastructure benefits.</p>	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	<p>The site does not extend as far into the rural area to the north of Basingstoke when compared to other options for the site. The development would still extend into the rural area and would also impact on the setting to The Vyne. However there would be less impact on the character and amenity of the footpath. The northern boundary of the site does not tie into any logical landscape features and therefore overall, it is considered that the impact would be negative.</p> <p>However, should other factors weigh in favour of this location, it is considered that the local green infrastructure network of open space, trees and hedges would need significant reinforcement and extension in advance of any development to provide some form of mitigation. Furthermore, the layout of development should also minimise impacts on the countryside.</p>	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	Development of the site on its own would result in a settlement that is isolated from others, extending towards Bramley. The link to Razors Farm (BAS107) to the south-east is not significant enough to be considered as reasonable extension to development. In this instance, the impact would still be negative. However, should the adjacent area to the east (BAS122) be allocated for development then the site would not be isolated and the impact would be neutral.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/ acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	There are few known archaeological sites within this area, and the vicinity has a limited archaeological potential. Some as yet unrecorded archaeological sites might be encountered.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Neutral	Several designated and undesignated heritage assets which are very close to the site, principally the extensive historic farmstead at Cufaude Farm and locally listed building 'Sandwick'. Development could also harm the setting of Upper Cufaude Farm where there are 7 listed buildings which form another significant historic group. This site could mitigate the harm identified above by virtue of creating a significantly greater distance between the heritage assets and development, thereby reducing impact on the setting of the assets. This in turn would offer scope for further mitigation through the creation of meaningful landscape buffers.	To protect and enhance distinctive and high quality features of the local built environment

Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Neutral	Post 1988 information indicates that 100% of the site is classified as Grade 3b (moderate quality) agricultural land. This includes land that is capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	Site would not relate well to an existing settlement area which would include the development of the permitted housing scheme on Razors Farm but exclude a development on Upper Cufaude Farm to the east. The development of the site by itself would project north west of the settlement area in a manner inconsistent with the existing compact shape of the town.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility					
<p>The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities</p>	<p>Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.</p>	<p>Accession modelling; Public Transport mapping; cycle routes; Transport Assessment</p>	<p>Strongly negative</p>	<p>Pedestrian and cycle Infrastructure: The site is adjacent to National cycle route 23 which provides a link to the town centre using on road and off road / shared use routes. In addition, a cycle route dissects the site in two which provides a link to Chineham Business Park to the south. Pedestrian linkages to the site are poor, with Cufau de Lane being unlit and having no pavements. Therefore, it is likely most trips would be made by private vehicle and it therefore scores poorly. To improve connectivity to the existing settlement of Chineham, the site would be dependant upon sites BAS107 and BAS122.</p> <p>Bus: The site is not served by any bus routes. New provision would need to be secured by contributions, however, it is uncertain as to whether such a service would be viable and able to operate on the existing road infrastructure.</p> <p>Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance and time it would take to travel to specific facilities from the centre of the site:</p> <ul style="list-style-type: none"> • Primary school - 3.1km - Four Lanes Community • Secondary school - 6.4km - John Hunt of Everest • Further education facility - 9.7km - BCOT • The North Hampshire Hospital - 8.7km • GP surgery - 2.8km • Food store - 4.7km • Train station - 3km - Bramley Station • Civic offices - 8.6km • Employment - 3.4km - Hampshire International Business Park 	<p>To improve accessibility to all services and facilities</p>

<p>The site has the potential to be accessible to key services by developing or extending transport networks</p>	<p>Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.</p>	<p>Accession modelling, Transport Assessment (2009/2010), network maps</p>	<p>Strongly negative</p>	<p>The site lies to the North of Chineham and north west of Taylor's Farm to the west of the Reading - Basingstoke Railway Line. It is remote from the main A33 road corridor, and is accessed via the narrow country lane of Cufaude Lane North which also forms part of National Cycle Route 23. The site is isolated from the existing settlement and pedestrian linkages are poor. Therefore, it is likely that most trips would be made by private vehicle and it therefore scores poorly. To improve connectivity to the existing settlement the site would be dependant upon BAS107 and BAS122.</p>	<p>To improve choice and access to sustainable transport options</p>
<p>Physical Constraints</p>					
<p>The site is uncontaminated or the clearance of the contamination is viable</p>	<p>Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.</p>	<p>Historic landuse maps ; Site investigation reports, landfill site evidence.</p>	<p>Positive</p>	<p>The site appears to have mostly had an agricultural use. However, there are some uses bordering the site which may have impacted upon the site - the MOD land adjacent to the east boundary of the site, an engineering works to the north boundary of the site and a factory 150m from the southern boundary of the site. In addition, given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. Given these potentially contaminating land uses and the sensitivity of the proposed use, some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health. Any recorded contamination is, however, likely to be capable of being cleared without significant cost.</p>	<p>To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies</p>
<p>Development of the site would minimise the risk of flooding.</p>	<p>Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.</p>	<p>EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees</p>	<p>Positive</p>	<p>The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm and 300mm. Mitigation methods can be put in place to control this flood risk.</p>	<p>To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>

Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Strongly Positive	Site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	To maintain and improve the quality of water resources in the Borough
The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Negative	Standard percentage runoff is 49.6, a fairly high SPR. Effectiveness of infiltration in this area may be limited as a result of the geology. Drainage Assessments are recommended. This could be managed as part of a drainage strategy and is not therefore a significant constraint to development.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. Primary care - Existing infrastructure will support this increase in dwellings.	To improve health and well-being through the development of healthy communities

<p>There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Department</p>	<p>Neutral</p>	<p>Site is located in an area that will prove difficult to provide primary school places. The nearest schools are on a restricted site and unlikely to be able to be expanded. If this site was to be developed in conjunction with Razors Farm (which now has planning permission) and Upper Cufaude Farm, a new primary school site of 2FE (minimum) would need to be provided requiring in the region of 1.500 new dwellings. The school should be located on the Upper Cufaude Farm site because this site would be developed before West of Upper Cufaude Farm and demand for school places will need to be met at the time of development.</p> <p>Development of 200 dwellings here, in conjunction with the other neighbouring sites, would result in more children to sustain the new 2FE primary school that is required at Upper Cufaude Farm in any case.</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>
<p>There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Department</p>	<p>Neutral</p>	<p>This site lies within the catchment area for Everest Community College. A review of secondary provision will be undertaken which may mean changes to catchment areas. Additional secondary places will be required. Existing schools will be expanded as necessary to respond to the demand from new housing allocations but no details are available as to how this will be undertaken at this stage.</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>

<p>The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.</p>	<p>Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost</p>	<p>Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information</p>	<p>Neutral</p>	<p>Open space and play facilities would need to be provided on site in order to meet the adopted Green Space Standards 2013 Local plan requirements as existing facilities are not adequate to accommodate the additional residents. Such facilities could be combined with provision within Upper Cufaude Farm should both sites go ahead.</p> <p>The lower level of resident numbers may provide the opportunity to meet their needs through a combination of new on site provision and enhancement of green space provided as part of the BAS122 (if selected). Totals based on 200 dwellings approximately 3.1ha MFGS plus 240sq.m. play.</p>	<p>To improve health and well-being through the development of healthy communities</p>
<p>There would be adequate water supply to serve the site</p>	<p>Whether or not there is adequate water supply to serve the site</p>	<p>Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees</p>	<p>Positive</p>	<p>The water company responsible for water supply is South East Water and they have a statutory duty to provide water. South East Water's Water Resource Management Plan factors in future housing growth and sets out how water will be supplied from 2015 to 2040.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>
<p>There would be adequate sewerage infrastructure to serve the site</p>	<p>Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.</p>	<p>Water Cycle Study (2009) and discussions with Water companies</p>	<p>Negative</p>	<p>There is no capacity in the existing drainage network and a new connection to the strategic sewer or upgrades to the local network would be required to accommodate new development. Development must not be allowed to drain to Sherfield on Loddon STW unless an effluent quality programme has been planned because of the impact on Bow Brook and upstream of the River Loddon. Thames Water has stated the following: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>

There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided	Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. The development of the site will impact upon the wider transport network, specifically the A33 corridor. The Transport Assessment (2009) indicates that increased congestion and journey times are likely to occur on the A33 corridor as a result of development in the Borough. The more recent Transport Assessment has not specifically addressed the A33 corridor as this is subject to an improvement scheme being undertaken by Hampshire County Council in the next two to three years. However, the development would need to significantly improve access to the site and also contribute to improvements on the local road network to mitigate the impacts of the development.	To improve accessibility to all services and facilities
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. The development of the site will impact upon the wider transport network, specifically the A33 corridor. The site is not currently served by any bus services and it is unlikely that any service would divert to the site due to existing infrastructure (Cufaude Lane) and the sites isolated location.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Strongly negative	The site lies to the north of Chineham and to the west of the Reading-Basingstoke Railway line. It is remote from the main A33 corridor and accessed via the very narrow country lane of Cufaude Lane north. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	To improve accessibility to all services and facilities
There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the	Infrastructure delivery information and service providers	Neutral	Community facilities: a new community building (375 sq. m.) will be required to jointly serve this site and Upper Cufaude Farm. Sport and Recreation: New sports facilities (2 tennis courts / MUGA) will be required to jointly serve this site and Upper Cufaude Farm. Offsite contributions should be sought towards improving the quality and capacity of existing provision to ensure facilities meet the future needs. There is a need to increase access to existing free/informal sites for sport & recreation. Additional infrastructure such as cycle paths, leisure routes should be provided on-site. Gas/Electricity: It is unlikely that any extra growth would create capacity issues for National Grid given the scale of these gas and electricity transmission networks.	To improve accessibility to all services and facilities

	site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.			Library: Expansion of existing services would be required to support this development. Waste: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service Rights of Way must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.	
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Neutral	There may be some noise impact from the neighbouring MOD use to the East of the site and the Cufaude Business Park. A noise assessment should be submitted.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Neutral	The MOD site and Cufaude Business Park may impact upon the site with possible dust, odour etc.	To improve health and well-being through the development of healthy communities
Deliverability					

The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The site has one private owner who has confirmed that the site is available for development and is being promoted for development through the Local Plan by a planning agent (Knight Frank). In January 2015 the site promoter for BAS139 re-confirmed the site is available.	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home
<p>SITE CONCLUSIONS:</p> <p>In terms of biodiversity, the site received a neutral 'score'. A large proportion of the site can accommodate development. A restricted byway is to the north of the northern boundary of the site. Associated vegetation would need to be safeguarded and buffered from development, as would the adjacent SINC. It was also given a negative 'score' in terms of landscape capacity. The site does not extend as far into the rural area to the north of Basingstoke when compared to other options for the site. The development would still extend into the rural area and would also impact on the setting to the nearby Grade 11 listed park and garden (The Vyne). However there would be less impact on the character and amenity of the footpath. The northern boundary of the site does not tie into any logical landscape features and therefore overall, it is considered that the impact would be negative. However, should other factors weigh in favour of this location, it is considered that the local green infrastructure network of open space, trees and hedges would need significant reinforcement and extension in advance of any development to provide some form of mitigation.. Development of this site would result in a settlement that is isolated from others, extending towards Bramley. It does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would project northwards of the town of Basingstoke in a manner inconsistent with the existing compact shape of the town. In terms of impact on heritage assets, the site 'scored' neutral as development could mitigate the harm to heritage assets by virtue of creating a significantly greater distance between the heritage assets and development, thereby reducing impact on the setting of the assets. This in turn would offer scope for further mitigation through the creation of meaningful landscape buffers.. 100% of the site is Grade 3b (moderate quality) agricultural land, meaning that the site has a neutral 'score' for this criterion. In terms of other physical issues such as archaeology, contamination, the presence of mineral reserves and flood risk the site 'scored' positively.</p> <p>The site received a strongly negative assessment for accessibility, reflecting the site's isolation from the existing settlement, poor connectivity and lack of bus routes. To improve</p>					

connectivity to the existing settlement the site would be dependant upon the development of BAS107 and BAS122. The impact on the highway network was assessed as being strongly negative. This is primarily because it is remote from the main A33 corridor and accessed via the narrow country lane of Cufaude Lane north. Development of the site would impact upon the wider transport network and any development would need to significantly improve access to the site and contribute to improvements on the local road network to mitigate impact. In terms of other infrastructure, financial contributions would be required towards community facilities, sports provision, libraries, health care and waste. Community, open space and play requirements would have to be met on site due to the distance of the site from existing provision. Development of 200 dwellings, in conjunction with the other neighbouring sites, would result in more children to sustain the new 2FE primary school that is required at Upper Cufaude Farm in any case. The school should be located on the Upper Cufaude Farm site because this site would be developed before West of Upper Cufaude Farm and demand for school places will need to be met at the time of development. Existing secondary schools will be expanded as necessary to respond to the demand from new housing allocations but no details are available as to how this will be undertaken at this stage. There is no capacity in the drainage network and a new connection to the strategic sewer or upgrades to the local network would be required. If an upgrade is required, Thames Water states that up to three years lead in time would be necessary. Overall the site has constraints, particularly in relation to the impact on the landscape. The site it also relatively isolated, relates poorly to the existing built up area and has poor connectivity.

Updated site assessments

BAS133 Hounsome Fields (1,000 dwellings)

Site BAS133 (Hounsome Fields) has previously been subject to site assessment (see Volume 2, March 2014). Minor amendments have been made to the previous assessment, which are shown via tracked changes. These updates have not resulted in any changes to the site assessment scoring of the site when compared to the previous assessment results for the site.

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSIs and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Neutral	The site has relatively few constraints subject to a development layout that protects adjacent SINCS and incorporates woodland areas and hedgerow. There is likely to be some indirect pressure on wildlife and the woodlands within the site, but there is good scope to mitigate and compensate for these through habitat enhancements, careful layout design and the creation of new woodland areas to buffer and link the existing fragments.	To protect and enhance local biodiversity, flora and fauna.
Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study; Site Options (2010); AONB Management Plan and information from statutory consultees	Strongly Negative	Updated: This site has a 'low' rating in the Landscape Capacity Study. The area would not be able to accommodate new development without a significant impact on the landscape character. The site is important in providing part of the landscape setting to the town and has strong links with the wider countryside. The site is on extensive sloping land, to the south of a ridgeline which contains much of the urban development to the north, there is significant vegetation within and surrounding the site in addition to long-distance rights of way. Whilst the A30 forms the eastern boundary, its urbanising influence is limited by the adjacent land use.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

				<p>As indicated in the Landscape Capacity Study on page 115, "...the design and layout of any development would need to minimise impact upon the wider area, particularly to the south and south-west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspect of design would be essential." To minimise impact strong landscape buffers would be required.</p> <p>The site has a different landscape capacity to neighbouring land, such as Kennel Farm which has a 'medium' rating.</p>	
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would not lead to an isolated form of development and does not lead to coalescence of existing settlements; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements.	Landscape Capacity Study (2008) and subsequent 2010 updates	Negative	<p>The site lies beyond the settlement boundary with countryside to the north, south and west and a golf course to the east. It is therefore considered that if the site was allocated it would result in an isolated area of development. As such the development of the site in isolation would be unacceptable. Development would extend towards Dummer, and it is considered that the presence of the M3 would help to prevent coalescence.</p> <p>Kennel Farm is adjacent to the northern boundary of the site. Outline planning permission on the Kennel Farm site was allowed at appeal for 310 dwellings on 15 January 2014.</p>	To create and sustain vibrant settlements and communities
Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction)	Whether the development would have no impact on areas of archaeological interest; low/acceptable impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.	HCC records and information from statutory consultees	Positive	<p>Updated:</p> <p>Low/ Medium potential for impact, although a nationally significant monument borders one side. Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken before an application is submitted. The relationship of the development to the Roman road is sensitive but provides opportunity to engage with the historic environment.</p>	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would not harm heritage assets and/or their	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but	Conservation Area Appraisals; National Register for Historic Parks	Negative	<p>Updated:</p> <p>The Grade 2 listed Southwood Farmhouse and its curtilage lies within the site in its south western corner. The setting of these heritage assets would require protection.</p>	To protect and enhance distinctive and high quality features of the local built environment

setting, whether or not designated.	these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.			
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (excellent quality/very good/good); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Agricultural Land Classification survey maps (1988), (Natural England)	Negative	Post 1988 information indicates that 81% of the site is classified as Grade 3a (good quality) agricultural land - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. In addition, 4% is classified as Grade 2 agricultural land, 6% is classified as other. 9% of the site has not been covered in the post 1988 surveys.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly Positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not relate well to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Negative	Updated: The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would extend significantly beyond the existing south western extent of the town of Basingstoke with limited opportunity to be defined by strong boundaries. The development of the site in isolation from Basingstoke Golf Course (BAS132) and Kennel Farm (BAS114) would be unacceptable.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough
Accessibility					
The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres	Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on	Accession modelling; Public Transport mapping; cycle routes; Transport Assessment	Negative	Walking and Cycling: Given the sites edge of urban area location there is currently no walking or cycling infrastructure connecting the site to neighbouring communities, although there is scope to provide a shared pedestrian and cycle routes along the A30 to connect to existing networks. Public Transport: : The site is located adjacent to the A30 Winchester Road which is served by infrequent route 55 bus service that connects Basingstoke Town to Steventon.	To improve accessibility to all services and facilities

and, town centres and community facilities	varying distance thresholds appropriate to the service/facility.			<p>Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site by a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific facilities from the sites centre point:</p> <ul style="list-style-type: none"> • Primary school - 2.7km (St Marks C of E) • Secondary school – 4.8km (Brighton Hill) • Further education facility – 6.5km (BCOT) • The North Hampshire Hospital – 11km • GP surgery – 1km • Food store – 1.8km • Train station - • Civic offices – 7.5km • Employment – 5.4km (Wella Road Industrial Estate) <p>The site is disconnected from any existing development and effectively is isolated. It lies to the west of A30 where most services lie to the east so improved links across A30 would be needed. There are no services other than car reaching the site so new extensions to bus routes and walking and cycling paths will be needed as access to locations of services require travel outwards. Car trips are therefore likely to be the main source of travel given the proximity of the motorway. Access onto the A30 is straightforward with little congestion at this location. Travel into town is likely to experience congestion during peak periods.</p>	
The site has the potential to be accessible to key services by developing or extending transport networks	Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.	Accession modelling, Transport Assessment (2009/2010), network maps	Neutral	Links for walk and cycle to existing routes will be required and some additional bus services will need to be provided (none at present). Location is fairly remote and most key services are some distance away in town. Car travel is very likely. Some improvements <u>to the wider highway network</u> would be necessary to <u>Brighton Hill roundabout</u> maintain current journey times. The site is amongst the most elevated in Basingstoke and this may prove to be a deterrent to casual cycling.	To improve choice and access to sustainable transport options

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic land use maps; Site investigation reports, landfill site evidence.	Positive	3 small potentially infilled pits spread out on-site.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1, 2 or 3); the site's situation in relation to Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; and whether localised flooding issues have been experienced.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Negative	The site is predominantly within Flood Zone 1 although the southern tip is Flood Zone 2, the site is not within or upstream of a Critical Drainage Area, there is no record of groundwater flooding but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Site is within Source Protection Zone 3. The EA has not raised an issue in respect of polluting a water source.	To maintain and improve the quality of water resources in the Borough

<p>The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.</p>	<p>Based on the Standard Percentage Runoff of the soil.</p>	<p>Water Cycle Study (2009) and information from statutory consultees</p>	<p>Strongly Positive</p>	<p>Updated:</p> <p>This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. An infiltration test should be carried out. Any development would need a drainage masterplan or strategy to show that any new runoff created does not have an impact on the downstream surface water or river system. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.</p>	<p>To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>
---	---	---	---------------------------------	---	---

Infrastructure					
<p>There would be capacity within local health/social care facilities to serve the site or new facilities could be provided</p>	<p>Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.</p>	<p>Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate</p>	<p>Neutral</p>	<p>Updated: Basingstoke and North Hampshire NHS Foundation Trust: There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. NHS Hampshire's primary care - in order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. Financial contributions would be sought from the developer via CIL.</p>	<p>To improve health and well-being through the development of healthy communities</p>
<p>There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Facilities</p>	<p>Neutral</p>	<p>Updated: There is insufficient capacity at present. This area is closest to St Marks Primary and Hatch Warren Infant and Junior schools. These schools are unlikely to be able to be expanded as they are already large schools. Land for a 3FE primary school (2.8ha) must be reserved on the site..</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>

<p>There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Facilities</p>	<p>Neutral</p>	<p>Updated: The site is within the catchment area of Brighton Hill secondary school and expansion of the school will be required. <u>Existing secondary schools will be expanded as necessary to respond to the demand from the site.</u></p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>
<p>The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.</p>	<p>Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost</p>	<p>Green Infrastructure Strategy 2013, Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information</p>	<p>Neutral</p>	<p>Updated: Because of the distance of this site from existing provision open space and play requirements would have to be met on-site, which given the size of the development should not be a problem, and have no impact on existing provision. If the site were developed along with site BAS114 there would be advantages from an open space point of view in terms of being able to provide larger sites serving both developments which would meet a range of needs and could reduce impacts on existing green space.</p>	<p>To improve health and well-being through the development of healthy communities</p>

There would be adequate water supply to serve the site	Whether or not there is adequate water supply to serve the site	Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees	Positive	The water company responsible for water supply is South East Water. This company has a statutory duty to provide water. How water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.	To maintain and improve the quality of water resources in the Borough
There would be adequate sewerage infrastructure to serve the site	Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluent to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.	Water Cycle Study (2009) and discussions with Water companies	Negative	Major infrastructure is needed to convey the sewage effluent to the STW because of insufficient capacity in the network. Even minor development may cause an increase in flood risk in the drainage system through Basingstoke. This could be reduced by the application of strong water demand management policies, although there are currently no legislative mechanisms to enforce demand management measures. As a result, such measures would need to work alongside a strategy which could deliver the necessary certainty. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. Thames Water has stated: We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations into the impact of the development and completion of this, on average, takes 12 weeks. In the event of an upgrade to our assets being required, up to 3 -5 years lead in time will be necessary.	To maintain and improve the quality of water resources in the Borough

<p>There would be capacity within the existing transport infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided</p>	<p>Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.</p>	<p>Transport Assessment (2009/10); Basingstoke Transport Model</p>	<p>Neutral</p>	<p>Access to main A30 corridor is required but should be straightforward, and capacity exists to M3 easily at Jct 7. The Highways Agency have some concerns about southbound flows onto the M3, and are making improvements but it is anticipated that most trips generated by the development using the M3 would be travelling northbound. There may be a tendency for trips to the town centre and north Basingstoke employment areas using Jct 7 to Jct 6 Black Dam (which is scheduled to be upgraded in 2015) in order to avoid through town queues. Travel to town is reasonable along main corridor but with some peak congestion, but scale of the site could deliver some moderate wider improvements e.g. to Brighton Hill Roundabout.</p> <p>Walk/cycle route improvements to local centres would be required, including a new pedestrian / cycle crossing of to provide access to facilities that lie to the east of the highway.</p>	<p>To improve accessibility to all services and facilities</p>
<p>There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes</p>	<p>Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.</p>	<p>Transport Assessment (2009/10); Basingstoke Transport Model</p>	<p>Negative</p>	<p>The location of the site and scale of development is unlikely to generate any large scale infrastructure improvements other than a junction link to the A30. Being 'on the end' of the developed area any infrastructure would be self serving only to enable its joining to the existing network.</p>	<p>To improve choice and access to sustainable transport options</p>
<p>The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas</p>	<p>Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.</p>	<p>Transport Assessment (2009/10); Basingstoke Transport Model</p>	<p>Neutral</p>	<p>Size of site may provide some services to neighbouring areas e.g. district centre, GP, school. These small scale services would create self containment trips. However, its disconnection from existing development may prove a deterrent. Contributions to wider highway improvement measures would benefit all users.</p>	<p>To improve accessibility to all services and facilities</p>

<p>There would be the opportunity to accommodate new local services and facilities to serve the additional population</p>	<p>Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.</p>	<p>Infrastructure delivery information and service providers</p>	<p>Neutral</p>	<p>Updated:</p> <p><u>Community facilities:</u> There is insufficient capacity at present and size of development justifies provision of new small on-site facilities (500 sqm community centre) and contribution towards staffing costs. A Phasing Plan should be agreed.</p> <p>On-site 2 x Grass pitches and 2 x Tennis courts, and a financial contribution towards new and existing strategic provision.</p> <p><u>Utilities Electricity:</u> Presently there is adequate capacity to serve this site with appropriate extension of the 11,000 volt and low voltage network to connect the development.</p> <p><u>Gas:</u> The nearest relevant main is Low Pressure and 488.29m from the site boundary. Gas Diversionary or abandonment works may be required.</p> <p><u>Library:</u> There is insufficient capacity at present and financial contributions would be sought from developers to improve capacity.</p> <p><u>Waste:</u> Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service</p> <p><u>Rights of Way</u> must be considered and financial contributions would be sought.</p>	<p>To improve accessibility to all services and facilities</p>
<p>The site would have the potential to incorporate and/or promote the use of renewable energy technologies</p>	<p>Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.</p>	<p>North Hampshire Renewable Energy and Low Carbon Development Study (2010)</p>	<p>Strongly Positive</p>	<p>The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy</p>	<p>To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.</p>
<p>Environmental conditions for new residents</p>					

The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) previously set out in PPG24 and associated guidance (no replacement assessment method currently available)	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The site is affected by traffic noise from the A30. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities
The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement	Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.	Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers	Strongly Positive	As far as is known, the site is not within close proximity of an un-neighbourly use.	To improve health and well-being through the development of healthy communities
Deliverability					
The site is available for development	Based on criteria set out in the NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	Updated: The whole of the site is within the freehold ownership of Pellipar Investments Ltd, a company owned wholly by the Skinners Company. It is the subject of a farm tenancy only and is not subject to any long term leases. There are no property or title encumbrances that the promoter is aware of. The Skinners Company is actively promoting the land for new uses and it is therefore available for development (Deloitte promoting). Previous representations made by Deloitte indicate that the site could accommodate circa 1,000 homes. However in Deloitte's representations on the Pre-Submission Local Plan its states that "Previous representations made by Pellipar have identified that the site could accommodate circa 1,000 homes. Whilst this may still be acceptable, the masterplan shows a scheme for circa 750 homes within a development envelope that responds to landscape and visual sensitivities. The average density when net of safeguarded areas for the country park and community facilities would equate to circa 35-40 units per hectare."	To provide all residents with the opportunity to live in a sustainable, decent home

The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in the NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter	Neutral	Updated: Deloitte stated that the actual level of affordable housing provision on the site would need to be considered alongside the other obligations.	To provide all residents with the opportunity to live in a sustainable, decent home
LDF Consultation Responses					
Number of responses received from the public and local interest groups, and main issues raised		Issues and Options consultation results (2008), consultation on the draft SHLAA (2008), further consultation on the draft SHLAA (2010) and any other relevant responses to LDF related consultations including petitions		<p><u>2008 Issues and Options consultation:</u> 14 responses were received in relation to the westward extension as one of the options as a future approach to greenfield development in the borough including representations from Lychpit and Old Basing Parish Council, Newnham Parish Council, CPRE North Hampshire, Country Watch, other agents and 1 individual respondent. Whilst the majority of these related to BAS098, key issues raised specifically in relation to an extension to the south west of the town which include: close proximity to M3 and A30.</p> <p><u>2010 SHLAA consultation:</u> 6 responses were received including representations from Environment Agency, Dummer Parish Council and 4 individual respondents. Key issues raised included: impact on the rural landscape and AONB (2), impact on the natural boundary and ridgeline to the town (2), insufficient water and sewerage infrastructure (2), and previous Local Plan Inspectors rejected site (2)</p> <p><u>2011 New Homes consultation:</u> No comments were received which specifically referred to the site.</p>	
				Updated: <u>2013 Pre-Submission Local Plan:</u> Deloitte, on behalf of Pellipar Investments Ltd (the freeholder of Hounsome Fields) commented that the site should be allocated. There were also several other comments made by other respondents that this site should be allocated instead of East of Basingstoke	

			(Policy SS3.9).	
--	--	--	-----------------	--

Updated

SITE CONCLUSIONS: Past consultation events raised concerns regarding impact on the rural landscape and AONB, impact on the natural boundary and ridgeline to the town, proximity to the M3 and A30 and insufficient capacity of the sewerage infrastructure. The site has relatively few biodiversity constraints subject to a development layout that protects the SINCs and incorporates woodland and hedgerows. There is, therefore, good scope to mitigate and enhance biodiversity. The Landscape capacity of the site is deemed to be low. As indicated in the council's Landscape Capacity Study "...the design and layout of any development would need to minimise impact upon the wider area, particularly to the south and south-west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspect of design would be essential." To minimise impact strong landscape buffers would be required..

A large part of the site is high quality agricultural land. The site lies beyond the settlement boundary and the development of the site in isolation would be unacceptable t, although the presence of the M3 could help prevent coalescence. Kennel Farm is adjacent to the northern boundary of the site. Outline planning permission on the Kennel Farm site was allowed at appeal for 310 dwellings on 15 January 2014. Archaeological concerns regarding the nationally significant monument on the site border can be mitigated subject to an investigation. The relationship of the development to the Roman road is sensitive but provides opportunity to engage with the historic environment. There is a listed building in the south west corner of the site and development is unlikely to be permitted within its setting. The site would be affected by traffic noise from the A30 and a detailed noise assessment could be required to ensure acceptable noise standards can be met. Whilst this has resulted in a negative assessment, it is not deemed to be a significant constraint to development.

In terms of infrastructure, on site-provision and/or financial contributions would be required towards community facilities, sports provision, libraries, health care and waste. Open space and play requirements would have to be met on site due to the distance of the site from existing provision. There are insufficient primary and secondary education facilities currently and due to the lack of capacity at local primary schools a new school would need to be provided, to be funded by developer contributions. ~~Existing secondary schools will be expanded as necessary to respond to the demand from the site. An extension to Brighton Hill secondary school would also be required.~~ Major infrastructure is required to convey sewage effluent to the treatment works and further investigations are required into this issue. However, this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. In terms of accessibility, the site is located in an edge of urban area location and is disconnected from any existing development. Most services lie to the east of the A30 so improved links would be needed. The site may need to deliver wider highways improvements ~~to Brighton Hill roundabout~~. The site could provide small scale services to neighbouring area and improvements to the wider highway network could benefit others. The site is on an urban edge location where links to walking and cycle route and additional bus services would be required although this is not deemed to be a significant constraint to development. Overall the most significant constraint to development is landscape impact.

Manydown - Wider Area (Parcels 1, 2, 3, 4, 5 and 6)

Each of the parcels of Manydown have been previously assessed (see Volume 2, March 2014) and assessments for different combinations of parcels were also published (see volume 3, March 2014). This assessment is for parcels 1-6.

Method for assessment /indicators	Detailed Criteria	Source of Evidence	Potential Impact	Comments	Relevant Sustainability Appraisal Criteria
Potential Impacts					
Development of the site would be compatible with biodiversity policies and/or legal requirements	Based on the conclusions of the Biodiversity Assessment (1-5 grading) which were derived from detailed criteria outlined in the study's assessment framework. Detailed criteria include the effect on designated sites such as European sites, SSSI and SINCS and potential for habitat restoration and creation.	Biodiversity Assessment (2010) and information from statutory consultees	Negative	The previous biodiversity assessments of these areas of land concluded only Parcel 1 would have a neutral impact on biodiversity. BAS 116 and BAS 105 are considered able to accommodate some development if the adjacent grassland SINC to BAS 116 is isolated with a suitable buffer to prevent inappropriate access which would prevent the site from being grazed. Buffers will also be required between development and boundary vegetation, which is used by dormice, on area BAS105. However, overall it is concluded that the combined impacts over the whole area would be negative since Parcels 2, 4, 5 and part of 6 contain areas of land which are identified as important for rare arable plants and their conservation. If development within this area was considered, then further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required. Indirect impacts on the adjacent/nearby SINCS and boundary vegetation would need to be considered. Adequate buffers would be required to mitigate impacts on these and the bats/dormice using them. Any breaks in the hedgerows and tree belts for access should be kept to a minimum and fully compensated for to prevent the creation of barriers to species movement. Opportunities to improve habitat linkages between existing woodlands should be secured.	To protect and enhance local biodiversity, flora and fauna.

Development of the site would protect and enhance the borough's landscape character and diversity	Based on whether the site has high; medium/high; medium; medium/low; or low landscape capacity. This will be informed by the more detailed criteria outlined in the Landscape Capacity Studies relating to landscape character sensitivity, visual amenity and the landscape value of an area	Landscape Capacity Study: Site Options (2010); AONB Management Plan and information from statutory consultees	Negative	<p>Overall this combination of sites has a medium-low capacity for development. To the north east, adjacent to Roman Road the landscape has a medium capacity for residential development due to the urban influence of the busy road and adjacent housing to the east. Any impacts on landscape character could be mitigated in these areas. To the south east, north of Pack Lane there is also the capacity for residential development which could relate to existing development off Old Kempshott Lane and would have limited impacts on landscape character due to the existing intrusion of the railway line to the north. To the west of the area within parcels 4 and 5 there is a low capacity for development due to the adverse impacts on Worting and intrusion in to the wider countryside and setting to Oakley. Development in these parcels would have adverse impacts on landscape character which could not be mitigated.</p> <p>With regards to parcel 6, the northern half of the site is influenced by existing development along the edge of Basingstoke and the railway line, whilst the southern half of the site has stronger links with the rural character of the wider countryside further south. Any development should be limited to part of the northern area and would need to be designed and laid out in such a way so as to minimise impacts on the wider landscape.</p>	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements	Based on whether development would lead to an isolated form of development which is well related to existing development and does not lead to coalescence; has the potential to result in an isolated form of development or lead to the coalescence of settlements but there is potential to address this through siting and layout; or development will lead to an isolated form of development or the coalescence of existing settlements	Landscape Capacity Study (2008) and subsequent 2010 updates	Neutral	The site lies adjacent to housing at Rooksdown, Winklebury, Buckskin and Kempshott to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. Development of the whole site could lead to a degree of coalescence with the adjoining hamlet of Worting. However, any coalescence could be mitigated through siting by maintaining a buffer strip between new development and Worting in order to maintain its separate identity.	To create and sustain vibrant settlements and communities
Development of the site would protect areas of	Whether the development would have no impact on areas of archaeological interest; low/ acceptable	HCC records and information from statutory consultees	Neutral	There are two Scheduled Ancient Monuments (parcel 1), some known substantive sites particular Scrapps Hill (parcel 5) and generally the area has a high archaeological potential. Given the large size of the allocation it would be possible to mitigate both	To protect and enhance distinctive and high quality features of the local built environment

<p>archaeological interest (through avoidance or mitigation/extraction)</p>	<p>impact; some impact but these can be wholly mitigated against; negative impact which can only partially be mitigated against; or negative impact which cannot be mitigated against.</p>			<p>through design and layout to achieve preservation of the scheduled monument and archaeological assessment and recording of other remains. It is likely that substantive archaeological sites as yet unrecorded will be encountered and archaeological assessment and mitigation will be needed.</p> <p>Given the large size of the allocation it would be possible to mitigate both through design and layout to achieve preservation of the scheduled monuments at Catterns Crossroads (parcel 1). If consideration is given to the excavation of the sites, the advice, opinion and consent of English Heritage will need to be sought and archaeological assessment and recording of other remains. It is likely that substantive archaeological sites as yet unrecorded will be encountered and archaeological assessment and mitigation will be needed. There is a large double ditched enclosure cropmark which has been investigated and shown to be of Iron Age date at Worting (parcel 3). Whilst similar sites have been mitigated by prior excavation elsewhere in Basingstoke it is an important archaeological burden. There is an important archaeological Iron Age/ Roman site known in the corner to the south of Worting wood (parcel 2). Scrapps Hill (parcel 5) has an important and complex set of settlements, probably Iron Age and Roman. Due to the sheer extent and scale of the site, it is possible that this would prove to be a significant consideration. It might be necessary/ possible to preserve elements in order to reduce the scale of archaeological excavation needed. Potential impact on the setting of White Barrow, some care and consideration needed.</p> <p>Regarding parcel 6, an Anti tank ditch is buried along southern boundary and lower east boundary. Opportunities include embedded archaeological site within a new community, harvesting of local archaeological knowledge (as mitigation to removal) relevant to neighbourhood. Southern boundary is the old Harrow Way route with great local historical resonance, and the anti tank ditch is an overlooked aspect of Basingstoke's recent heritage.</p> <p>Opportunities include embedded archaeological sites within a new community, harvesting of local archaeological knowledge relevant (as recording is the mitigation to removal) to neighbourhood, including the Winklebury community (this land is within the shadow of the important Iron Age hill fort that is at the heart of the Winklebury residential area to the east – Fort Hill School, Winklebury).</p>	
---	--	--	--	---	--

				The Roman road along the eastern edge is a distinctive and positive character of the area and one which add great time depth to this locality. There are medieval landscape boundaries, (some of which are of importance and age and have given the landscape a framework for some time) in this area which could be utilised for local character.	
Development of the site would not harm heritage assets and/or their setting, whether or not designated.	Whether the development would have a positive impact on the borough's cultural heritage/landscape; no impact; some impact but these can be wholly mitigated; negative impact which can only partially be mitigated; or negative impact which cannot be mitigated against, resulting in development being unacceptable.	Conservation Area Appraisals; National Register for historic Parks and Gardens (English Heritage); List of Buildings of Special Architectural or Historical Interest; information from statutory consultees.	Strongly negative	This area combines the impacts previously identified with the constituent Parcels, along with a large cumulative impact. Parcels 1 and 2 were previously cautiously assessed as having a limited impact on the Worthing CA, with impacts on the CA and constituent buildings increasing southwards and then westwards as it would enclose the northern side of the village. If development within Parcel 4 were to breach a westernmost north-south line running from the north-west corner of Worthing Park, it would be strongly negative, as it would represent the substantial enclosure of Worthing from its rural setting. That enclosure would then be completed by the development of Parcel 5, unless it was restricted to a southern strip along the railway line to sit beneath the 'hump' that acts as a topographical screen from the B3400. Development within Parcel 6, north of Pack Lane could be effectively screened from impacting on the setting of the Worthing CA if it can be located or scaled away from the railway embankment, so that rooftops are pulled away from view over the top. The existing impact of the Old Kempshott Lane development to the NE should not be taken as justification for not doing so, but as an example of the caution that is required here. A green corridor / woodland break should be provided on the line of the Public Footpath that runs north from Church Lane towards Worthing Wood Farm in order to preserve some verdant outlook from the village.	To protect and enhance distinctive and high quality features of the local built environment
Development of the site would avoid the loss of best and most versatile agricultural land	Criteria based on Agricultural Land Classification in terms of whether a site is wholly or predominantly within Grades 1, 2 or 3a (good/very good/excellent quality); Grade 3b (moderate quality); Grade 4 (poor quality); or Grade 5 (very poor quality).	Strategic scale provisional Agricultural Land Classification (Natural England)	Negative	Post 1988 data indicates that 67% of the site is Grade 3a (good quality) agricultural land, that is - land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops. In addition, approximately 16% is classified as Grade 2 (very good quality) and 4% of the site is classified as Grade 3b (moderate quality).	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests

Development of the site would avoid the sterilisation of mineral resources	Whether there would be no mineral constraint; or a mineral constraint associated with the development.	Hampshire County Council Mineral Consultation Areas based on data supplied by British Geological Survey	Strongly positive	There are no mineral constraints associated with this site.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests
The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement	Whether the development relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement; the site may not well relate to the existing settlement but there is potential to mitigate this impact through siting, layout, scale, character and landscape design; or the site does not relate well and would not create a more integrated settlement.	Urban Character Study for Basingstoke (2008); Countryside Design Summary (2004)	Neutral	Development of the site would not relate well to the existing settlement of Basingstoke as it lies to the west of the existing, well-defined boundary formed by the Roman Road. However, there is potential to mitigate this impact through siting, layout, scale, character and landscape design of the proposal. Such a development would represent a limited extension of the town boundary.	To create and sustain vibrant settlements and communities
Development of the site would not have a negative impact on water quality	Criteria based on degree of deterioration in the Water Framework Directive band status of the River Loddon - no deterioration; some deterioration but no overall change in band status; deterioration that would result in a change of band status.	Water Cycle Study (2009) and information from statutory consultees	Negative	There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, which is reflected in the negative scoring, this is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

Accessibility			Positive		
<p>The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres and, town centres and community facilities</p>	<p>Whether the site is close to or easily accessible to key services; some services are inaccessible or would need additional access provision; or the site is remote to key services by existing networks and they can only be accessed by private car. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.</p>	<p>Accession modelling; Public Transport mapping; cycle routes; Transport Assessment</p>		<p>Cycle Infrastructure: In assessing this larger site there are differentials in pedestrian and cycling accessibility across the site. The development of the site to the North of Worthing Road would be able to provide high quality internal pedestrian and cycle infrastructure to connect to the existing developed area adjacent to the site. The provision of new cycle infrastructure the full length of the Roman Road between Kingsclere Road and Worthing Road would provide a connection to existing cycle routes (off road / shared use) to the North and West off road / shared use connections which form part of the wider Basingstoke cycle network. The part of the site to the south of Worthing Road is currently poorly served by pedestrian and cycle infrastructure and therefore improvements would need to be made to the wider network, but also on providing connections to the northern part of the site which is located on the opposite side of Worthing Road. However, it is considered that with appropriate phasing and infrastructure provision the site in its entirety will be accessible to key services and facilities by a range of modes.</p> <p>Parcel 6 is well served by cycle infrastructure that adjoins the site. To the south boundary of the site is adjoins a shared use / off road cycle route connecting Oakley to the Kempshott. The south eastern corner of the site borders the Roman Road cycle way that provides a north / south link between Kempshott and Beggarwood.</p> <p>Bus: The part of the site located to the north of Worthing Road is relatively well connected by existing public transport provision with the Jazz 4 service (90 minute daytime frequency) running along the Roman Way which forms the eastern boundary of the site. In addition, the Jazz 6 service (12 minute daytime frequency) can also be accessed from the sites eastern boundary along the Roman Road on the boundary towards the north east corner of the site.</p> <p>The Jazz 5 service travels along Pack Lane which adjoins the Southern boundary of the site and provides a daytime 30 minute service connects Oakley to Basingstoke, West Popley and Oakridge.</p> <p>The parts of the site bordering Worthing Road are served by the 76 and 86 services (hourly daytime frequency) that connect Basingstoke with Winchester and Andover respectively. Development of the scale proposed (circa, 5,200) units is likely to provide viable for a local bus operator to amend an existing route(s)</p>	<p>To improve accessibility to all services and facilities</p>

				<p>to serve the site. Therefore, on balance the existing and potential public transport infrastructure provides good connectivity to key services and infrastructure.</p> <p>Accessibility: Accession software (approved by the Department for Transport) has been used to calculate the accessibility of the site my a range of modes (public transport, walking, cycling and private vehicle). The following list provides details of the distance to specific destinations' from the sites centre:</p> <ul style="list-style-type: none"> • Primary school - 1.1km - Castle Hill Infant School • Secondary school - 1.7km - Fort Hill Community School • Further education facility - 5.1km - Basingstoke College of Technology • The North Hampshire Hospital - 3.3km • GP surgery - 4.4km • Food store - 2.3km • Train station - 5.3km • Civic offices - 5.1km • Employment - 3.3km - West Ham Industrial Estate <p>The site is relatively well located for a range of services, most of which are within a 5km distance. The scale of development proposed is likely to lead to the provision of new facilities on site, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle.</p>	
--	--	--	--	---	--

<p>The site has the potential to be accessible to key services by developing or extending transport networks</p>	<p>Whether the site can be linked to existing networks for access to services; only some services are within reasonable access but there may be scope to address this through extending networks; or the site is remote from services and there is no scope to address this through extended networks. This will be informed by more detailed criteria based on varying distance thresholds appropriate to the service/facility.</p>	<p>Accession modelling, Transport Assessment (2009/2010), network maps</p>	<p>Positive</p>	<p>The sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. In addition, there may be scope to secure improved off site provision (e.g. bus shelters and cycle ways). The site will be able to connect to existing walking and cycling infrastructure. Highways improvements in the vicinity of the development (including a new link road between the B3400 and A339) will be required to mitigate the impact of a development of this size.</p> <p>The site adjoins both sides of Pack Lane a classified road that links the B3400 with A30 at Brighton Hill roundabout and would form the main access to the site. An additional access could be created via Dorset Crescent in Kite Hill to provide a secondary access serving part of the site for vehicle movements and providing a enhanced connectivity for pedestrians and cyclists.</p>	<p>To improve choice and access to sustainable transport options</p>
--	--	--	-----------------	---	--

Physical Constraints					
The site is uncontaminated or the clearance of the contamination is viable	Whether there is no record of contamination on site; any recorded contamination is likely to be capable of being cleared without significant cost; clearance of contamination is likely to require significant cost affecting the financial viability of scheme; or clearance of contamination likely to require excessive cost, making scheme unviable.	Historic landuse maps; Site investigation reports, landfill site evidence.	Positive	Historic maps indicate the presence of a potentially in-filled chalk pits in the more southerly part of the wider site. Also, given the use of the site for agriculture, the presence of contaminants associated with this industry cannot be discounted. Given the sensitivity of the proposed use some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health, however any recorded contamination is likely to be capable of being cleared without significant cost.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies
Development of the site would minimise the risk of flooding.	Criteria relating to Flood Zones (1,2 or 3); the site's situation in relation to Critical Drainage Areas and Upstream of Critical Drainage Areas; whether the site has been predominantly flooded by groundwater; whether localised flooding issues have been experienced and risk of future surface water flooding.	EA Flood Zones, SFRA, EA susceptibility flood maps and Surface Water Management Plans work, and information from statutory consultees	Positive	This combined site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised flooding in parts of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Development of the site would minimise the risk of polluting a water source.	Criteria based on whether a site is within a Source Protection Zone and if so whether its zone 1, or 2 and 3.	Environment Agency information contained on GIS and any additional information from statutory consultees	Neutral	Majority of the site is within Source Protection Zone 2 and therefore the Groundwater policy of the Environment Agency will need to be taken into consideration at the development stage to ensure the risk of polluting a water source is minimised. This is not deemed to be a significant constraint to development.	To maintain and improve the quality of water resources in the Borough

The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	Based on the Standard Percentage Runoff of the soil.	Water Cycle Study (2009) and information from statutory consultees	Strongly Positive	This area has a very low Standard Percentage Runoff of 2%. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Storage volumes will be relatively high in order to ensure runoff rates are managed. Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. The Environment Agency considers that the site is large enough not to experience difficulty attenuating surface water.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
Infrastructure					
There would be capacity within local health/social care facilities to serve the site or new facilities could be provided	Whether there is adequate capacity within existing local health/social care facilities to serve the site; there is insufficient capacity at present but there is scope to accommodate the site through expansion of existing facilities or by on-site provision of new facilities; or services are too remote from the site or there is insufficient capacity and neither opportunity for expansion nor provision of facilities to meet the needs of residents of the site.	Information from the Primary Care Projects Facilitator/Internal BDBC Services as appropriate	Neutral	Hospital: There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision and additional pressure on hospital parking and treatment. PCT: There is sufficient capacity between existing GPs (Beggawood, Bramley Grange, Crown Heights, Gillies, Rooksdown, South Ham) to absorb a significant increase in patients. If capacity was to increase by 4.000-8.000 residents then a further 2-3 GPs would be required.	To improve health and well-being through the development of healthy communities

<p>There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local primary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local primary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Facilities</p>	<p>Neutral</p>	<p>There is insufficient capacity at present and new on-site provision would be needed, reflecting the number of new households created. Two primary schools (a two form entry and a three form entry) are required to serve the site. Phasing should be agreed but will need to open early in the phasing of the housing development to accommodate pupils</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>
<p>There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided</p>	<p>Whether there is adequate capacity within local secondary schools to accommodate additional pupils created by the site's development; there is insufficient capacity at present but there is scope to accommodate additional pupils through expansion of existing schools within the catchment area or by on-site provision of a new school; or there are no local secondary schools within a reasonable distance to accommodate additional pupils and on-site provision is not achievable due to site constraints or costs.</p>	<p>Schools Organisation Plan (2010) and information from HCC Children's Service Facilities</p>	<p>Neutral</p>	<p>The secondary schools locally are unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements would need to be reviewed. The key issue is for additional education infrastructure and a secondary school site should be reserved until further details are available regardless of the size of development - to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development. (Threshold for a new secondary school site is for 4,000/4,500 new dwellings)</p>	<p>To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development</p>

<p>The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.</p>	<p>Whether the site offers opportunities to improve local open space/green infrastructure provision or there is sufficient and appropriate open space/green infrastructure to meet with increased needs; there is insufficient open space/green infrastructure but needs can be met through on-site provision; or there is insufficient open space/green infrastructure to meet increased needs and on-site provision is not achievable due to site constraints/cost</p>	<p>Leisure and Recreational Needs Assessment (2009) and Infrastructure delivery information</p>	<p>Positive</p>	<p>There is a deficit of open space in the locality and the site offers the opportunity of addressing some of those deficiencies at the same time as meeting the additional needs of new residents (including through the provision of a potential country park)</p>	<p>To improve health and well-being through the development of healthy communities</p>
<p>There would be adequate water supply to serve the site</p>	<p>Whether or not there is adequate water supply to serve the site</p>	<p>Water Cycle Study (2009); Water Company Water Resource Management Plans and information from statutory consultees</p>	<p>Positive</p>	<p>The water company responsible for water supply is South East Water. This company has a statutory duty to provide water, how water will be supplied up to 2020 is detailed within South East Water's Water Resource Management Plan. The Plan will subsequently be reviewed to ensure the delivery of adequate supply.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>

<p>There would be adequate sewerage infrastructure to serve the site</p>	<p>Whether there is adequate sewerage infrastructure in place to convey sewage effluent to the sewage treatment works (STW); there is adequate sewerage infrastructure planned to convey the sewage effluent to the STWs; there is inadequate capacity within the network and further investigations required to be undertaken by the water company; major sewerage infrastructure is needed to convey the sewage effluents to the STWs; or the provision of the necessary infrastructure to serve the site would make it unviable.</p>	<p>Water Cycle Study (2009) and discussions with Water companies</p>	<p>Neutral</p>	<p>Thames Water: Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling which TW would normally expect developers to fund. It is normally the case that some early development can be accommodated within the existing network without the need for upgrades. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site. Exactly how many houses and where within the Manydown area would again be determined by modelling but bearing in mind Popleys location in relation to Manydown it is likely that developments to the north of Manydown would be favoured. Given this, it is appropriate to score the overall site as neutral. Southern Water: In principle this site could drain to SWS Ivy Down Lane Oakley wastewater treatment works. It would be possible to accommodate new development of 1,350 houses through extension of the existing works, subject to an environmental permit being granted by the EA.</p>	<p>To maintain and improve the quality of water resources in the Borough</p>
<p>There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided</p>	<p>Whether there is capacity within the local highway network to accommodate generated traffic flows from the site; mitigation measures could be used to accommodate traffic generated from the site; or significant investment would be needed to accommodate flows on the wider network to mitigate congestion; or the additionally generated traffic would not be able to be mitigated against.</p>	<p>Transport Assessment (2009/10); Basingstoke Transport Model</p>	<p>Neutral</p>	<p>The development of this site will impact upon the existing highway network and improvements will be required to the adjoining highway network to provide suitable access points to serve the development and the required link road between the B3400 and A339. In addition, improvements to the Roman Road and associated junctions will be required. The B3400 rail over road bridge / tunnel for vehicles heading towards the Ringway and Town centre is a potential constraint to peak hour movements, although the proposed link road could mitigate the impacts of this development. The Transport Assessment (2009) states that with the introduction of a Major Development Area at land at Manydown (Option A) (although larger scale of development than that proposed by this option), there are large delays to traffic accessing/egressing the MDA area. The report confirms that to a certain extent this delay is due to the assumptions made regarding the access from the MDA onto the surrounding road network and could potentially be overcome through further design work. Regarding parcel 6, the sites main access will be from Pack Lane which will require some upgrading to accommodate the level of development proposed. The development will impact upon on the</p>	<p>To improve accessibility to all services and facilities</p>

				existing highway network and improvements to the highway network (including pedestrian and cycle facilities) will be required. The impact of the development on the Fiveways signalled junction as a result of a development of this scale is likely to be significant , however it is considered that there is sufficient public highway available to undertake a fundamental revision of the junction and that there are various scenarios that could be tested.	
There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority lanes	Based on whether there are physical restrictions to provide new facilities/infrastructure - no physical restrictions; some limitations; or no opportunity.	Transport Assessment (2009/10); Basingstoke Transport Model	Neutral	The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site for example bus lay bys and shelters with real time information and potentially bus gates at certain access points on to the highway network. There may be scope to implement bus priority measures on the highway network between the site and Basingstoke town centre, although the feasibility of this would need to be explored further.	To improve choice and access to sustainable transport options
The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas	Whether the site will improve transport linkages for residents/workers in existing areas; the site gives neither advantage nor disadvantage to accessibility from existing areas; or the site has an adverse effect on accessibility from existing areas.	Transport Assessment (2009/10); Basingstoke Transport Model	Positive	The scale of development proposed at this combination of site would enable the provision of a link road between the B3400 and A339 to provide access to parts of the site located to the north of the B3400 and a new access route to benefit both existing and future residents between these two highway routes. However, the access to the part of the site located to the South of the B3400 would not be a through route. The provision of an improved / expanded bus service could also benefit residents in neighbouring areas by providing improved service coverage and frequency.	To improve accessibility to all services and facilities

There would be the opportunity to accommodate new local services and facilities to serve the additional population	Whether there is adequate capacity in local services and facilities to accommodate the additional population; there is insufficient capacity at present but there is scope to serve the additional population through the expansion of existing services and facilities or to provide new services and facilities; or services are currently too remote from the site/ there is insufficient capacity and there are no opportunities for expansion or provision of new facilities.	Infrastructure delivery information and service providers	Neutral	<p><u>Sport/Recreation</u>: Onsite provision of ATP, 6 playing pitches 6 tennis courts. New strategic services and facilities will also be required as a result of this and other development sites.</p> <p><u>Community facilities</u>: Onsite community facility roughly 750 sqm and a 375 sqm satellite site.</p> <p><u>Library</u>: Falls within the catchment of South Ham Library. Would require expansion of existing facilities funded by developer contributions.</p> <p><u>Waste</u>: Depending on the timing of the proposed new housing developments, and the number of dwellings being built, HCC would be looking to secure developer contributions to invest in strengthening the local HWRC service.</p> <p><u>Rights of Way</u> must be considered (if applicable) and financial contributions would be sought to enable improvement to Rights of Way.</p>	To improve accessibility to all services and facilities
The site would have the potential to incorporate and/or promote the use of renewable energy technologies	Based on whether the site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans.	North Hampshire Renewable Energy and Low Carbon Development Study (2010)	Strongly Positive	The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.
Environmental conditions for new residents					
The site is unaffected by noise pollution or there is scope for mitigation	Based on noise exposure categories (A-D) (previously set out in PPG24) and associated guidance.	Proximity to relevant land uses (road, rail, commercial etc); local knowledge of Environmental Health officers	Negative	The northern part of the site is affected by traffic noise from the A339 and this area is likely to fall within what was NEC C. Parts of the more southerly side of the site are also affected by railway noise and are also likely to fall within what was NEC C. The site has been given a negative score for these reasons. The site will also be affected by noise from the Roman Road and the B3400, although areas affected are likely to be in NEC B. Other possible noise sources include Scrapps Hill Farm and Worting Park where there is also potential for noise from agricultural machinery and vehicles. A detailed noise assessment will be required, particularly for the northern area, to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.	To improve health and well-being through the development of healthy communities

<p>The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement</p>	<p>Based on whether the site is within close proximity of un-neighbourly uses and whether there is scope for mitigation or enhancements.</p>	<p>Database of un-neighbourly uses/properties; local knowledge of Environmental Health officers</p>	<p>Positive</p>	<p>There is some potential for un-neighbourly activity at Worting Wood Farm and Battledown Farm. However, these are not considered to be significant constraints.</p>	<p>To improve health and well-being through the development of healthy communities</p>
---	--	---	-----------------	---	--

Deliverability					
The site is available for development	Based on criteria set out in NPPF and associated guidance which relates to whether a site is currently available for development and there are no legal or ownership problems; the site is currently unavailable for development but may become available during the timescales of the Core Strategy, or problems with availability have been identified; or the site is unavailable and will not be available during the timescales of the Core Strategy.	SHLAA and information from site promoters	Strongly Positive	The vast majority of the site is owned jointly by Basingstoke and Deane Borough Council and Hampshire County Council through a lease agreement. The site was purchased for the proper planning of the area. The Manydown Executive committee agreed in July 2012 to recommend to the Borough's Full Council that the site be actively promoted for development and this was agreed by Full Council in July. HCC have also confirmed that the potential allocation of the land is supported. BAS116 is being actively promoted by Flavia Estates and is considered to be available for development. BAS105 is being actively promoted by planning agents on behalf of developer's Wates Developments Ltd and it is therefore available for development (GenesisTP promoting).	To provide all residents with the opportunity to live in a sustainable, decent home
The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant)	Based on criteria set out in NPPF and associated guidance which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time; market cost or delivery factors have been identified which may delay the achievability of the site; or delivery is not achievable	Work associated with the Infrastructure Delivery Plan, information from RSLs and the site promoter			To provide all residents with the opportunity to live in a sustainable, decent home

Site conclusions: In terms of biodiversity the combined impact over the whole area would be negative due to the presence of land identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent SINCS and boundary vegetation also need consideration. In terms of landscape capacity, the area gained a negative 'score' reflecting the overall medium-low capacity for development. Whilst the area would currently not relate well to the existing settlement of Basingstoke, lying to the west of the existing, well-defined boundary formed by the Roman Road, there is potential to mitigate this impact through siting, layout, scale, character and landscape design. The site is not isolated and would not lead to the coalescence of any larger settlements. Development of the whole site could, however, lead to a degree of coalescence with the adjoining hamlet of Worting although, again, this could be mitigated. The potential impact on heritage assets is considered to be strongly negative with impacts on the Worting Conservation Area and constituent buildings increasing southwards and westwards as development encloses the village. There are two Scheduled Ancient Monuments located to the north of the site and there are also some known substantive sites particular Scrapps Hill within the site which generally has high archaeological potential. However, any layout could potentially accommodate the preservation of these sites. The northern part of the site is affected by traffic noise from the A339 and will also be affected by the Roman Road and the B3400, although to a lesser degree. Parts of the more southerly side of the site are also affected by railway noise. These constraints could be mitigated through a suitable layout. The development of the site would lead to the loss of Grade 2, 3a and 3b agricultural land, the vast majority being Grade 3b (good quality). In terms of other physical issues such as soil permeability, contamination, the presence of mineral resources and flood risk the site 'scored' positively.

With regards to accessibility to key services/facilities, the combined site 'scored' positively. The site is relatively well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of new facilities which may lead to a degree of self containment. The site is well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle. The sites proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks and there may be scope to secure improved off site provision. The site will be able to connect to existing walking and cycling infrastructure. Highways improvements in the vicinity of the development would be required to mitigate the impact of a development of this size including a potential link road between the B3400 and A339, upgrading Pack Lane and mitigation for the Fiveways junction. In terms of other infrastructure, given the scale of potential development there is insufficient current provision in primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new on-site facilities as appropriate. Major sewerage infrastructure would also be needed, potentially affecting the phasing of any future development, although this is not seen as a significant constraint. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. There is a deficit of open space in the locality and this site offers the opportunity of addressing some of those deficiencies whilst meeting the additional needs of new residents. In conclusion, the combined site has a number of constraints, including a strongly negative impact on heritage, a negative impact on biodiversity and landscape, and noise issues.