

Consultation Statement

May 2018

1. Introduction

1.1 Background

1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) in relation to design and sustainability considerations in order to guide development within the borough. The SPD provides more detailed advice and guidance concerning the relevant policies within the adopted Local Plan (2011 – 2029), and once adopted will be used as a material consideration for planning applications determined within the borough.

1.2 Purpose of the Consultation Statement

1.2.1 Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities (LPA) should prepare a Consultation Statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

1.3 How much consultation do the Regulations require? What is good practice?

1.3.1 The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority website.

1.3.2 Basingstoke and Deane Borough Council has adopted a Statement of Community Involvement (SCI), which sets a commitment to go over and above the legal minimum. This states that the council will undertake the following:

Table 2: Supplementary Planning Documents	
Key stages	Opportunities for engagement
<p>Evidence gathering/preparation of draft document Baseline information and evidence gathering. Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required). Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant.</p>
<p>Consultation on draft SPD Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents. • Make consultation documents available on the council's website, at the civic offices and other locations as considered appropriate such as libraries. • Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate. • Use social media and local media to raise awareness • Depending on the content, consultation may also be supported by workshops/meetings. • If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops or via community magazines and publications
<p>Finalise SPD Review representations received and make any changes to SPD where justified.</p>	<ul style="list-style-type: none"> • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made. • Further consultation may be undertaken if responses lead to a significant change of direction.
<p>Adoption of the SPD SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none"> • Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website at the civic offices and other locations as considered appropriate such as libraries or parish offices. • Send a copy of the adoption statement to any person who has asked to be notified of the adoption. • Where appropriate, use social media and local media/press to publicise adoption.

1.3.3 The purpose of this document is to demonstrate that LPA has met the regulatory requirements for a Supplementary Planning Document and complied with the best practice set out within the adopted SCI. It also provides

the necessary information required under Part 12 of the Regulations (as set out above).

2. Evidence gathering and early engagement

- 2.1.1 The draft consultation document was informed by discussions with stakeholders including Councillors and other departments within the council. This included a design workshop for Councillors held in October 2017.
- 2.1.2 The draft document was discussed at the council's Economic, Planning and Housing Committee on 23 November 2017 and a number of further changes were made in response to comments made by Councillors at the committee meeting. These mainly related to strengthening the wording of various sections, along with including additional text in relation to heritage considerations. These changes were also discussed at a second design workshop for Councillors held in January 2018.
- 2.1.3 Prior to consulting on the SPD, the LPA carried out a screening exercise in order to establish whether there was a need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that an SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

3. Formal consultation on the draft SPD: Who was consulted and how?

- 3.0.1 The LPA consulted on the draft SPD for six weeks from 5 February 2018 to 19 March 2018. In accordance with the adopted SCI, the council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.

Where letters/emails were sent out they contained the following information (in accordance with the SCI):

- what was being consulted on
- where the documents could be viewed
- how and when comments could be made, and
- the next steps in the process.

3.1 Statutory consultees

- 3.1.1 Emails and letters were sent to the relevant statutory consultees. The statutory consultees are listed in **Appendix A** and an example email/letter is contained in **Appendix B**.

3.2 Members of the public

- 3.2.1 The LPA consulted members of the public people registered on the council's planning policy database who had expressed an interest in being notified about new planning guidance. Members of the public were also engaged through a statutory notice which was placed in the Basingstoke Gazette, Newbury News and Andover Advertiser (as shown in **Appendix C**). Paper copies of the consultation version of the SPD were also available to view at the borough council's offices and all libraries across the borough.
- 3.2.2 Information about the consultation was also publicised through the council's social media platforms (**Appendix F**).

3.3 Others consultees

- 3.3.1 The LPA also consulted members of the public. An email was sent to approximately 170 people on the council's planning policy database (**Appendix C**).
- 3.3.2 The council also organised a consultation event, in the form of a breakfast briefing, in order to engage with local developers/landowners, architects and planning/urban design consultants. However, owing to a very limited level of interest the event was cancelled.

3.4 Where was the information available to view?

- 3.4.1 The consultation was publicised on the council's planning policy consultations web page (<http://www.basingstoke.gov.uk/planning-policy-consultations>) where consultees could find out more about the consultation and a link was provided to where they could view the document.
- 3.4.2 The council's consultation web page included a PDF copy of the document, the SEA and HRA screening opinions, along with a copy of the representation form, which could be filled in electronically or printed and returned to the LPA. The web page included an option to respond directly through the council's consultation software if the consultee wished (web text in **Appendix D** and consultation portal page in **Appendix E**).
- 3.4.3 The web page explained where hard copies of the document could be viewed, explained how to make comments and set out the deadline for making representations.

4. What issues were raised and how were they taken into account in the final document?

4.1.0 What responses were received?

4.1.1 In response to the consultation, the LPA received 83 responses from 19 individuals, groups or organisations. This included representations from:

- Local residents
- Member of Parliament
- HCC - Countryside Planning Services
- Statutory consultees – Historic England, Natural England, Thames Water, Southern Water and Highways England,
- Organisations – Festival Place and BDBC/HCC Manydown Team
- Parish Council – Tadley Town Council

4.1.2 A table showing who said what and how the LPA responded to those issues is set out in **Appendix G (Part i)**. The full comments can be viewed on the consultation portal at: http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/dsspd_1

4.1.3 There are a number of other changes made to the draft Design and Sustainability SPD as a result of changes in national policy (including the publication of the consultation draft NPPF in March 2018). These are set out in **Appendix G (part ii)**. There have also been a number of other minor changes, typos, presentational amendments and factual amendments/updates, however these minor changes are not detailed in the appendix.

4.1.4 An acknowledgement email/ letter was sent to all the respondents that made representations.

4.2.0 Issues raised

4.2.1 A summary of the responses received and the LPA responses are set out in full in **Appendix G**. The key issues raised in the representations, in no order or priority, included the following:

- Minor amendments were requested by statutory and technical consultees, developers/landowners and members of the public
- The revisions requested related to amendments and additions concerning:
 - cycle infrastructure and footpaths
 - landscape and biodiversity
 - heritage considerations
 - sustainable design approaches
 - residential amenity standards

4.3.0 How was the document changed?

4.3.1 A number of changes were made to the draft document. The changes relate to specific comments made, are minor in nature, and strengthen the document rather than change the overall meaning. The following key changes were made:

- additional guidance provided in relation cycle infrastructure and footpath considerations
- greater detail concerning landscape and biodiversity issues
- additional references to heritage issues
- minor alterations to various sections in response to comments from landowners/developers

5. Other Consultation

5.0.1 A key issue for Councillors has been whether the SPD could require developments to comply with the Nationally Described Space Standard (NDSS).

5.0.2 Following discussions at EPH Committee in November 2017 the council wrote to the Ministry of Housing, Communities and Local Government to seek clarity regarding the extent to which the SPD could incorporate the NDSS. A brief letter was subsequently received, dated 12 January, however, the council requested that a more detailed response be provided. The second letter, dated 25 January 2018, stated that the formal adoption of the NDSS would need to be via the Local Plan. However, the letter did suggest that it is possible to recommend in the SPD that new housing accord with the NDSS, even where the NDSS had not yet been formally adopted. The letter stated that the NDSS could be referred to in supplementary guidance. These letters are set out in Appendix H below.

5.0.3 In light of this letter the council is confident that the approach taken in the Design and Sustainability SPD is appropriate. As a result of the departmental response, and for ease of reference, the appendices have been extended in order to set out the relevant technical standards and size thresholds which form part of the NDSS.

Appendices

- A List of statutory consultees (specific and general bodies) consulted
- B Text of emails/letters sent to statutory consultees and those on the Local Plan database
- C Public Notice for the Andover Advertiser, Newbury News and Basingstoke Gazette
- D Planning Policy consultations on BDBC webpage text
- E Objective web text
- F Social media platforms – Twitter and Facebook
- G Full schedule of comments and proposed changes:
 - Part i: LPA response to representations received
 - Part ii: Other changes including those in response to changes in national policy.

Appendix A: List of statutory consultees (specific and general consultees) consulted

Specific consultees

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below:

All parish councils within and adjoining the borough
East Hampshire District Council
English Heritage
Enterprise M3
Greater London Authority
Hampshire County Council
Hampshire Fire and Rescue
Hampshire Hospitals NHS Foundation Trust
Hart District Council
Highways Agency
Historic England
Homes England (previously The Home and Communities Agency)
Mayor of London
Mono consultants (represents mobile operators)
National Grid
Natural England
Network Strategy and Planning Network Rail South East
NHS England
NHS West Hampshire Clinical Commissioning Group
North Hampshire Clinical Commissioning Group
North Wessex Downs AONB
Office for Nuclear Regulation
Office of Rail Regulation
Police and Crime Commissioner
Scottish and Southern Energy
South East Water
Southern Gas Networks
Southern Water
Test Valley Borough Council
Thames Water
The Coal Authority
The Environment Agency
The Marine Management Organisation
Transport for London
West Berkshire Council

Winchester City Council
Wokingham Borough Council

General consultation bodies

In addition to the specific consultation bodies listed above, the council will involve as many people and groups as possible in preparing supplementary planning documents. A number of whom are listed below:

Access for All Working Group
Association of Parish Councils
Basingstoke Voluntary Action
Campaign for the Protection of Rural England
Church Commissioners for England
Cycle Basingstoke
Defence Infrastructure Organisation
Hampshire and Isle of Wight Local Nature
Partnership
Hampshire and Isle of Wight Wildlife Trust
Hampshire County Council Children's Services
Hampshire County Council Strategic Transport
Hampshire Police Authority
Health and Safety Executive
Integra
Maria Miller MP
Ministry of Defence
National Farmers Union
Natural Basingstoke
North Wessex Downs AONB
Office for Nuclear Regulation
Sport England
Thames Valley Police
The Whitchurch Association
Theatres Trust
Transition Basingstoke
Various land agents and planning consultants

Appendix B: Text of email sent to statutory consultees and consultees on the Local Plan Database

Dear Sir / Madam,

Basingstoke and Deane Borough Council is consulting on three draft Supplementary Planning Documents (SPDs) relating to Design and Sustainability; Housing; and Parking Standards.

What do the documents cover?

The documents have been prepared by the Local Planning Authority to add further detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 and guide future development across the borough.

The **Design and Sustainability SPD** sets out an approach to ensure a high standard of design and improve the sustainability credentials of the borough.

The **Housing SPD** provides guidance on: affordable housing; the mix of market homes; housing for older people and those in need of care; and self-build and custom housebuilding.

The **Parking Standards SPD** identifies the number of car and cycle parking spaces required for different types of development and guidance on how they should be designed and located.

The council is keen to engage with interested parties on the preparation of the SPDs and to offer the opportunity to raise relevant issues. Once adopted, the SPDs will be used as a material consideration for planning decisions within the borough.

The consultation runs for six weeks from **Monday 5 February to Monday 19 March**.

Viewing the documents

The draft SPDs and supporting documents can be viewed on the council's website at www.basingstoke.gov.uk/planning-policy-consultations.

Paper copies of all the documents are available for public viewing at the Borough Council's offices, London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

How to comment

If you would like to comment on any of the draft documents, please complete a representation form and return it to the council **by 4pm on Monday 19 March**. Representation forms can be completed online or can be downloaded from our website (www.basingstoke.gov.uk/planning-policy-consultations). Paper copies are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to local.plan@basingstoke.gov.uk
- By post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

Next steps

Following this consultation, all comments for each respective SPD will be taken into consideration in compiling a final version of each document.

Consultation database

The council is contacting you because you have asked to receive updates on planning policy related issues.

If you would like to be removed from the planning policy consultation database or would like your details amended, please email local.plan@basingstoke.gov.uk or contact the Planning Policy team on 01256 844844.

Further information

If you require further information about the draft SPDs, please email local.plan@basingstoke.gov.uk or contact 01256 844844.

Yours sincerely


Planning Policy Team

Appendix C: Statutory Notices

Andover Advertiser:

ite
ng
its

Public Notices



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

**PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING
(LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design and Sustainability, and Parking Standards
Supplementary Planning Documents (SPDs)**

Statement of the Representations Procedure

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between **5 February and 19 March 2018**.

The draft SPDs have been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and provide guidance in future development across the borough. In accordance with the regulations, the council has a made a copy of each of the SPDs and this statement available:

- on the council's website at www.basingstoke.gov.uk/planning-policy-consultations; and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

Consultation Responses

Representations can be made during the period to be made no later than 4pm on 19 March 2018 using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>
Or by e-mail to: local.plan@basingstoke.gov.uk
Or by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices,
London Road, Basingstoke, Hampshire, RG21 4AH


Representations made will be considered for incorporation into the final version of each document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and includes on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

Thursday, February 8, 2018 **51**

Public Notice

Basingstoke and Deane Borough Council  Basingstoke
PLANNING AND COMPULSORY and Deane
PURCHASE ACT 2004

**THE TOWN AND COUNTRY PLANNING
(LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design
and Sustainability, and Parking Standards Supplementary
Planning Documents (SPDs)**

Statement of the Representations Procedure

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between **5 February and 19 March 2018.**

The draft SPDs have been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and provide guidance in future development across the borough. In accordance with the regulations, the council has made a copy of each of the SPDs and this statement available:

- on the council's website at www.basingstoke.gov.uk/planning-policy-consultations; and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

Consultation Responses

Representations can be made during the period to be made no later than 4pm on 19 March 2018 using the council's online consultation portal, by email or by post.

Online at:

<http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: local.plan@basingstoke.gov.uk

Or by post to: Planning Policy Team,

Basingstoke and Deane Borough Council, Civic Offices,
London Road, Basingstoke, Hampshire RG21 4AH

Representations made will be considered for incorporation into the final version of each document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and includes on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

Basingstoke Gazette:

Public Notices



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

**PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING
(LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Housing, Design and Sustainability, and Parking Standards
Supplementary Planning Documents (SPDs)**

Statement of the Representations Procedure

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft:

- Housing SPD;
- Design and Sustainability SPD; and
- Parking Standards SPD

between **5 February and 19 March 2018**.

The draft SPDs have been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and provide guidance in future development across the borough. In accordance with the regulations, the council has made a copy of each of the SPDs and this statement available:

- on the council's website at www.basingstoke.gov.uk/planning-policy-consultations; and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

Consultation Responses

Representations can be made during the period to be made no later than 4pm on 19 March 2018 using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: local.plan@basingstoke.gov.uk

Or by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices,
London Road, Basingstoke, Hampshire, RG21 4AH

Representations made will be considered for incorporation into the final version of each document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and included on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

Appendix D: Text from BDBC Website (<https://www.basingstoke.gov.uk/planning-policy-consultations>)

Plan Policy Consultations

We are keen to engage with our local residents and a range of stakeholders in the development of planning policy documents. If you would like to get involved and comment on an open consultation, register or amend your details for future consultations, please visit the [Basingstoke and Deane Consultation Portal](#).

Current consultations

We are currently consulting on:

- [Design and Sustainability Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Housing Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Parking Standards Supplementary Planning Document](#) (consultation closes on 19 March 2018)
- [Submission Kingsclere Neighbourhood Plan](#) (consultation closes on 13 March 2018).

Further details about these documents can be found below.

Supplementary Planning Documents (SPDs)

Consultation on the three SPDs: Design and Sustainability, Housing and Parking will run for six weeks, from **Monday 5 February 2018** until 4pm on **Monday 19 March 2018**.

The easiest way to respond to one of the consultations is through the [Consultation Portal](#). Alternatively, you can download a comments form from the consultation web pages and send your comments to us by email or post.

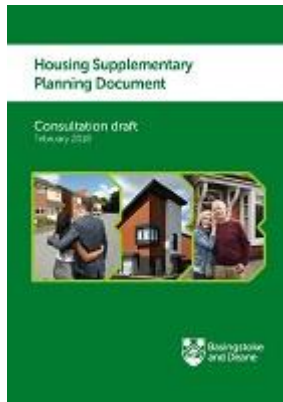
Design and Sustainability SPD



This draft SPD sets out an approach to ensure a high standard of design and improve the sustainability credentials of the borough.

[View the draft SPD](#) and please let us have your comments.

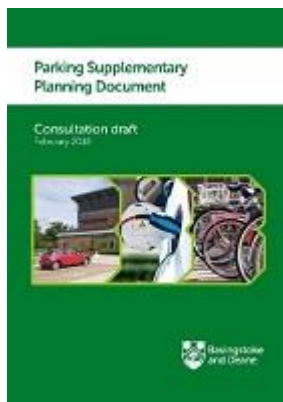
Housing Supplementary Planning Document



This draft SPD provides guidance on: affordable housing; the mix (size and type) of market homes; housing for older people and those in need of care; and self-build and custom house building.

[View the draft SPD](#) and please let us have your comments.

Parking Standards Supplementary Planning Document (SPD)



This draft SPD identifies the number of car and cycle parking spaces required for different types of development, and guidance on how they should be designed and located.

[View the draft SPD](#) and please let us have your comments

Appendix E: Text from Objective (http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/dsspd_1)

Draft Design and Sustainability Supplementary Planning Document



Design and Sustainability Supplementary Planning Document

Consultation draft

February 2018



This draft Design and Sustainability Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029. The SPD sets out a positive and practical approach to ensuring a high standard of design and improving the sustainability credentials of the borough. When adopted by the council, the SPD will be a material consideration in the determination of planning applications.

How do you have your say?

The consultation is now open and responses must be received **by 4pm on Monday 19 March 2018**.

The Draft Design and Sustainability SPD can be downloaded by clicking the '**View and Comment**' button. The Strategic Environmental Assessment Screening and Habitats Regulations Assessment for the SPD is also available to download from '**Supporting Documents**' below.

In order to comment, we would encourage you to register (using the tab at the top of the page) and complete an online form. Alternatively you can download a representation form (below) and submit this by email to

local.plan@basingstoke.gov.uk or via post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH.

Please note the comments received during this consultation cannot be treated as confidential. Responses will be published on the council's website and this will include the name and/or organisation of the respondent.

Next Steps

When the consultation has ended, the council will prepare a statement setting out who was consulted, a summary of the main issues raised and how the council has addressed those issues.

Should you have any questions, contact the Planning Policy Team on 01256 844844.

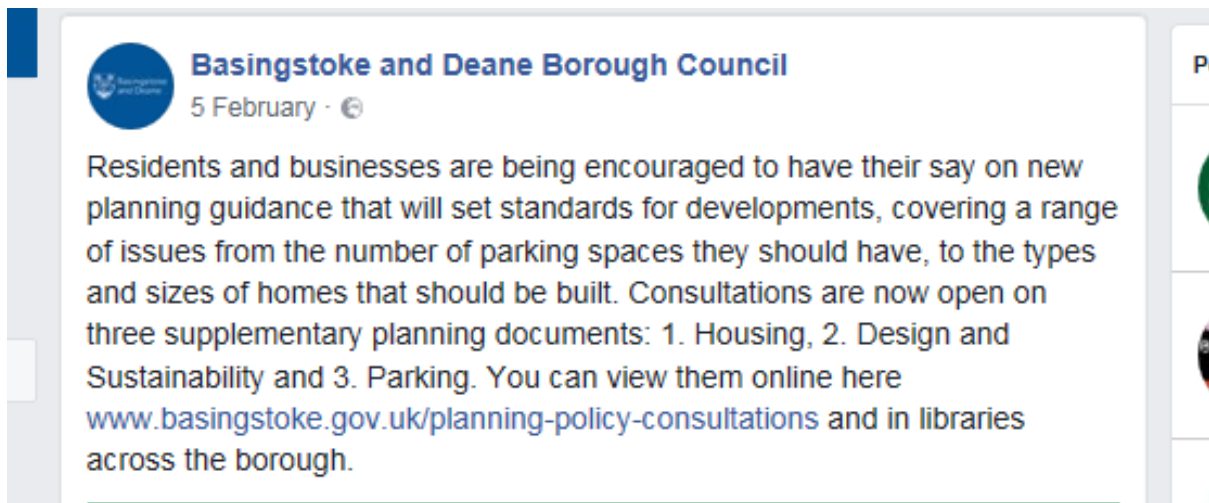


Appendix F: Social media notices

Twitter:



Facebook:



Appendix G: Full schedule of comments and proposed changes

ID	Title	Given Name	Family Name	Company / Organisation	PART B – Representations on the Design and Sustainability SPD - Please state which aspect of the Design and Sustainability SPD you are commenting on (i.e. section or development principle)	Summary - Summary of comments	Respondents suggested modifications	BDBC response
1	Mrs	Abigail	Compton-Burnett		Local Centres, Green Spaces	Notes that community buildings and open spaces must be prioritised and should be attached where possible as these facilities work best together.		Additional text has been added in order to emphasise the importance of community facilities. Within the Contextual Survey and Analysis section, the new text is as follows: " <u>It is also important to establish at the outset what community facilities will be needed, both in terms of meeting the council's requirements, and how such facilities can most effectively meet the needs of the community</u> ". The adopted LP already makes some references to the co-location of facilities, but some further clarification has been added to this section. Other principles in relation to community facilities are also set out in other existing council documents, and links to these have been added within the Local Centres section: " <u>Community facilities have an important role in supporting community well-being. They need to be located and designed in a manner which maximises their viability and usability. For example, by co-locating community facilities (e.g. community centres need to be next to outdoor sport facilities/open spaces).</u> Further guidance is set out in other council documents, which should be referred to when devising relevant schemes: https://www.basingstoke.gov.uk/content/page/52613/Community%20Building%20Strategy%20V2%20Jan%2017.pdf https://www.basingstoke.gov.uk/community-investment-framework "
2		Sheila	Peacock		4.17-4.20; 6.38-6.40; 8.46-8.56; 8.86; Sect. 10	Suggests inclusion of dedicated cycle lanes for faster commuter cyclists (not mixed with pedestrians or motor traffic) in 4.17 - 4.20. Welcomes commitment to maintaining / planting new trees in paragraphs 6.38 - 6.40. Requests something is added to particularly encourage the planting of blossoming and fruiting trees for the sustenance of bird and bee populations. Suggests the inclusion of a design consideration that it is not necessary to trim these trees down low enough every year that they fail to blossom and fruit. Regarding paragraphs 8.46 - 8.56 notes that more advanced (than composting toilets) and communal facilities for the processing of sewage in-situ are not mentioned. Requests the addition of an explicit commitment to encouraging major innovation on this. Raises concern current conditions will lead to groundwater pollution. Welcomes the consideration of HMOs in paragraph 8.86. Suggests the final version gives further guidance on minimum requirements for thermal and sound insulation and that cycle storage should be provided (unless constraints prevent it). Suggests including and encouraging the use of open space, private gardens and public amenity space for cultivating food plants in Section 10.	Paragraphs 4.17 - 4.20: Include the requirement for dedicated commuter cycle lanes (not mixed with pedestrians or motor traffic). Paragraphs 6.38 - 6.40: Encourage the planting of blossoming and fruiting trees and include a design consideration that it is not necessary to trim these trees low enough every year that they fail to blossom and fruit. Paragraphs 8.46 - 8.56: Add explicit comment to encourage major innovation of sewage disposal facilities. Paragraph 8.86: Provide further guidance on minimum requirements for thermal and sound insulation and that cycle storage should be provided (unless constraints prevent it) for HMOs. Section 10: Include and encourage the use of open space, private gardens and public amenity space for cultivating food plants.	Additional text has been added to paragraph 5.7 in relation to cycle routes: " for example, experienced cyclists may choose not to use a cycle path if it will bring them into conflict with pedestrians. This also means that dedicated cycle routes should be provided, where suitable, as many experienced cyclists will avoid shared paths in order to prevent conflicts with pedestrians. " General reference to how landscaping can enhance biodiversity has already been included: " <u>New landscaping also needs to have regard to how it can most effectively provide enhancements for biodiversity.</u> " However, specifications in terms of blossoming and fruit trees and how these are trimmed is considered to be overly specific and would be very difficult to enforce through the planning process. This issue can also be addressed in more detail via the Landscape and Biodiversity SPD. In terms of sewage disposal, it is considered that this issue is beyond the remit of this document, as this issues falls within the purview of the Environment Agency and relevant water companies. A reference to cycle storage has been added to the HMO section as requested (point 9: <u>and cycle storage</u>). In terms of plant choices (in relation to cultivating food plants), it is considered that this issue would be more appropriately addressed in the Landscape and Biodiversity SPD.
3	Mr	Frank	Wright	Basingstoke and Deane Borough Council	Natural features	Suggests inclusion of paragraph: " Species will need to be chosen to ensure adequate diversity and resilience to pests, disease and climate change, both within the development site and across the wider landscape." as these issues will become more prevalent. Suggest inclusion of paragraph: "New development should be designed in such a way that prominent retained trees, groups of trees and woodlands are located and integrated into areas of open space, rather than being incorporated into private gardens. To safeguard woodlands, adequate buffers must be provided to separate it from nearby development." as this often a major issue for development with little/no access to maintain trees once development is complete. Also prevent post occupation tree loss.	Include paragraphs: " Species will need to be chosen to ensure adequate diversity and resilience to pests, disease and climate change, both within the development site and across the wider landscape." and; "New development should be designed in such a way that prominent retained trees, groups of trees and woodlands are located and integrated into areas of open space, rather than being incorporated into private gardens. To safeguard woodlands, adequate buffers must be provided to separate it from nearby development."	It is agreed that this text would be helpful as it is considered that successful inclusion of trees is important in relation to both urban design and sustainability. Consequently, the paragraph has been added as requested (new paragraph ...).
4	Mr	Frank	Wright	Basingstoke and Deane Borough Council	Natural light and outlook	Include the paragraph: " The canopies of trees can block out significant amounts of light to dwellings and their gardens. New housing should therefore avoid the prevention of daylight into habitable rooms, such as kitchens and lounges. Overhang from trees and shadowing of garden areas should also be kept to a minimum." as similar text is included in the existing SPD and is often cited by NET in DC responses	Included paragraph: " The canopies of trees can block out significant amounts of light to dwellings and their gardens. New housing should therefore avoid the prevention of daylight into habitable rooms, such as kitchens and lounges. Overhang from trees and shadowing of garden areas should also be kept to a minimum."	It is agreed that this paragraph would be helpful, as successful urban design should prevent conflicts between trees new development, and ensuring a suitable level of daylighting is important from a sustainability perspective. Consequently, this paragraph has been added as requested (new paragraph...).
5	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	Sustainable Urban Design Principles	In layout bullets, add "Retain and enhance where possible habitat linkages and corridors through the built environment" In buildings bullets consider mentioning the introduction of green roofs/walls and other technologies introducing biodiversity to urban areas.	In layout bullets, add "Retain and enhance where possible habitat linkages and corridors through the built environment". In buildings bullet add bullet to highlight the introduction of green roofs/walls and other technologies introducing biodiversity to urban areas.	It is agreed that it would be helpful to include these factors, in order to ensure that the biodiversity aspects of sustainability are properly integrated. Consequently these principles have been incorporated, though slightly simplified in order to make them consistent with the other bullets. The new text is as follows: • " <u>Retain and enhance habitat linkages and corridors</u> ". And: • " <u>Incorporate suitable features for the enhancement of biodiversity.</u> "

6	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	Key urban design and sustainability principles for the borough	Include "a need to retain habitat links throughout the built environment to retain habitat corridors and a linked framework" in the bullet points.	Include "a need to retain habitat links throughout the built environment to retain habitat corridors and a linked framework" in the bullet points.	Agree that biodiversity should be added to this section in order to reflect its importance from a sustainability perspective, however, it is considered that a slightly simplified reference should be added (to make it more consistent with the style of the other principles), which also addresses the request from Paul Johnston that Green Infrastructure be included, so a new criterion has been added: " <u>preserve and enhance green infrastructure and biodiversity</u> ", which is considered to incorporate the need for biodiversity to be included within this section.
7	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	2.4	In relation to the last bullet of para 2.4 note that when relating to biodiversity issues, natural features should not be mixed with soft landscaping.	Don't mix natural features with soft landscaping in the last bullet of 2.4	This bullet has been amended to refer to just natural environment features: " <u>Soft landscaping and natural environment features</u> ". It is hoped that this addresses the concern raised.
8	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	4.11	Include EM4 in para 4.11	Include EM4 in para 4.11. which states there will be no harm to the integrity of linkage between designated sites and key habitats.	This reference has been added as requested as it is closely related to the existing reference to Green Infrastructure and the green space standards: " <u>EM4 (Biodiversity, Giodiversity and Nature Conservation)</u> ".
9	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	4.31	Suggests adding that " if any protected habitats are present within the development the structure of the development would have to take this into account".	Add: " if any protected habitats are present within the development the structure of the development would have to take this into account". To para 4.31.	It is agreed that it would be helpful to include this text, in order to reflect the importance of biodiversity from a sustainability perspective, and it has been added to the relevant paragraph, though with some slight amendments to the wording: <u>In addition, if any protected habitats are present within the site, then the structure of the new development would have to take this into account.</u>
10	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	5.4	In relation to the 2nd bullet of para 5.4; notes that, regarding access and protected habitats within developments, access should be arranged so as not to impact wildlife.		This section focuses specifically on movement and walkability, whereas other sections already emphasise the importance of biodiversity, and hence it is not considered necessary to re-state biodiversity considerations in this section. There is also an opportunity to address any biodiversity issues in relation to access arrangements through the Landscape and Biodiversity SPD.
11	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	6.38	Notes that the introduction of biodiversity enhancements (habitat introduction) into a scheme is dependant on the specific location and its relation to the surrounding environment.		It does not appear that any specific change is being requested. This paragraph is not directly related to biodiversity, as it focuses on research which has been produced on the positive impacts natural features have on human well-being. The research in question is mainly focused on certain visual and aesthetic aspects of natural features, and the research does not appear to have incorporated consideration of biodiversity, meaning it would be inaccurate to make reference to it when describing this research.
12	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	ABS 10	Regarding pre-existing natural features; states that there needs to be alteration of development around key habitat features.		A new principle has been added in terms of requiring that the arrangement of new development prevents harm to biodiversity, in order to reflect the importance of biodiversity from a sustainability perspective and in order to ensure that biodiversity is properly factored into layout considerations: " <u>ABS11: Ensure that the arrangement of new development prevents harm to biodiversity</u> ".
13	Mr	Christopher	Slack	Basingstoke and Deane Borough Council	6.63	Relating to the 4th bullet in para 6.63; emphasises the need for development to take into account all protected habitat types (not just trees/hedgerows).		Reference to biodiversity features has been added in order to reflect the importance of biodiversity for sustainable development: "Existing tree belts, <u>and hedgerows and other biodiversity features</u> will be important"
14	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Paragraph 2.20	Suggests rewording of paragraph (see full comments). Notes not all newts are protected so need to define species / or other. Questions whether the terms 'SSSIs' and 'SINCs' will be defined elsewhere in the document.	Reword paragraph as follows: "Consider the potential implications on biodiversity of the proposed development. For example, is there the potential for the development to have impacts on protected species such as bats and great crested newts, and/or designated sites such as SSSIs or SINCs. In addition, the opportunities to incorporate biodiversity mitigation and enhancement should be sought, for example through the creation of new habitat such as hedgerows composed of native species, bird and bat boxes, wildlife friendly water features or by maintaining and extending habitat corridors." Define particular newt species.	This section has been amended as per the recommendation in order to ensure that it is accurate from a technical perspective: "Consider the potential biodiversity implications of the proposed development. For example, is there the potential for the development to impact on protected species such as bats <u>and great crested</u> newts, and designated areas such as SSSIs or SINCs. In addition, the opportunities to incorporate biodiversity mitigation and enhancement should also be established, for example through the <u>creation of green corridors, new habitat areas (such as native hedges or bat boxes) or water features of native species, bird and bat boxes, wildlife friendly water features or by maintaining and extending habitat corridors.</u> " However, it is considered beyond the scope of this document to address the definitions of different species, and this issue can be more appropriately addressed in the Landscape and Biodiversity SPD.
15	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Section 6	Requests that it is mentioned that we would not like to see an arrangement whereby houses back onto woodlands and important hedgerows.	Add mention that: "We would not like to see an arrangement whereby houses back onto woodlands and important hedgerows thereby avoiding the dumping of garden waste into these habitats and maintaining a buffer (in line with Biodiversity SPD) to enable such habitats still to be accessed so they can be managed."	A small section on Biodiversity has been added to section 6, and incorporates this text: " <u>The arrangement of built form needs to protect existing biodiversity features, and maintain green/habitat corridors. In addition, the arrangement of new development needs to have a successful relationship with existing habitats for example by ensuring that these are retained and that new development does not back onto important woodlands and hedgerows, thereby avoiding disposal of garden waste into these habitats and maintaining a suitable buffer to enable such habitats to be accessed and managed.</u> " It is considered that this addresses the issue raised, and will ensure that biodiversity considerations are properly factored into the process of designing the layout of new development. In addition, this issue can be addressed in more detail in the Landscape and Biodiversity SPD.

16	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Roof lights page 83	Suggests roof light installation considers the use of loft spaces by bats where this may not be appropriate.	Add text to reflect that roof lights may not be appropriate where loft spaces are occupied by bats.	This section of the document is focused on aesthetic considerations, and it would appear incongruous to consider specific issues in relation to other policy areas (i.e. biodiversity). However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
17	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Design of individual buildings page 96	Suggests inclusion of a comment regarding enhancements for bird species that make use of tall buildings.	Include comment that enhancements for bird species that make use of tall buildings such as peregrine falcons could be included here.	This section of the document is focused on aesthetic considerations, and it would appear incongruous to consider specific issues in relation to other policy areas (i.e. biodiversity). However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
18	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Elevations - Bricks page 109	Suggests inclusion of use of bat friendly bricks.	Include use of bat friendly bricks.	This section of the document is focused on aesthetic considerations, and it would appear incongruous to consider specific issues in relation to other policy areas (i.e. biodiversity). However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
19	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Tile Hanging page 111	Suggests mentioning that hanging tiles are particularly favoured by roosting bats on existing buildings for doing works to these.	Mention that hanging tiles are particularly favoured by roosting bats on existing buildings for doing works to these.	This section of the document is focused on aesthetic considerations, and it would appear incongruous to consider specific issues in relation to other policy areas (i.e. biodiversity). However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
20	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Roof detailing page 120	Notes that inclusion of bat friendly roof tiles and bat friendly roof felt (i.e. non-breathable) is a cheap/easy way to make a biodiversity enhancement.		This section of the document is focused on aesthetic considerations, and it would appear incongruous to consider specific issues in relation to other policy areas (i.e. biodiversity). However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
21	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	Section 11 - Extensions	Suggests inclusion of text noting that extensions which tie into the loft space, require works to the roof, soffits, barge boards etc are favoured roosting sites of bats which are all protected. Suggests linking this to the biodiversity checklist so applicants can see if their extension is likely to impact bats.	Include text: "Extensions which tie into the loft space, require works to the roof, soffits, barge boards etc are favoured roosting sites of bats which are all protected." Link text to biodiversity checklist.	This section of the document is focused on general design considerations, and it would appear incongruous to consider specific detailed issues in relation to particular policy areas. However, it may well be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
22	Mrs	Julia	Nethercott	Basingstoke & Deane Borough Council	General	Suggests SPD highlights: Nesting sites for swifts, hedgehog friendly fencing, new planting / natural feature creation, dark corridors to be maintained Draws attention to Exeter City Council Residential Design Guide SPD. Requests we include something similar to ECCs Appendix 2, unless overlaps too much with Biodiversity SPD.	Highlight: Nesting sites for swifts, hedgehog friendly fencing, new planting / natural feature creation, dark corridors to be maintained. Include Appendix similar to Exeter City Council (unless overlap with Biodiversity SPD)	It is considered that these aspects are too detailed for this SPD. However, it may be appropriate to address this issue in the revised Landscape and Biodiversity SPD.
23		Paula	James-Bailey	Basingstoke and Deane Borough Council	General - Environmental Issues and Safety	Presents issues around the borough including: Timber Knee-rail Fences, Walls and timber rail fences around parking bays, Planted Areas, New build Areas Roads, Shared Surfaces / Space (blurred Rights of Way), Quarter driveway design, Verges and Green Spaces used as Parking, Design for Bin Areas, Shop Areas, Regeneration of areas, Housing Materials, and Recent Recreation and Park Areas. (See attached full representation for details and accompanying photographs).		Additional text has been added in order to address the points raised. This is considered important in order to reflect the social dimension of urban design and in order to ensure that the design principles set out can be delivered in a practical sense. Some additional text has been added to the section on open spaces in paragraph 6.37: " <u>For example, ensure that open spaces such as kickabout areas are not located in positions whereby there will be conflicts created with housing, parking areas or roads.</u> " The section on definition of spaces has been expanded in order to cover issues in relation to maintenance of spaces and protecting landscape features: " <u>In addition, landscape features such as planting areas and grass verges need to be adequately protected and maintained. For example, timber fences often require replacement, and brick walls need to be repaired. The responsibility for this should be incorporated into the terms of management agreements for open spaces.</u> " <u>The use of attractive, but also durable, protection for, landscape features is also recommended, for example estate railing has been used successfully to define edges, prevent parking on grass verges, and ensure that a high standard of visual amenity is preserved.</u> "
24		Paul	Johnston	Basingstoke and Deane Borough Council	Sustainable urban design principles (page 6)	Regarding layout bullets 3, 4 & 5; consider a good extension of GI strategic principles. Suggest specific reference to habitats needs to be added. Suggests to work 'existing' is added to 'loss of planting/natural features'. Considers 'minimise' and 'generous' too vague, suggests needs a firmer definition. Notes this is especially relevant for site where there are TPOs and protected species and nature conservation designations. Regarding bullet 1 of the Strategic principles; notes that the need to incorporate green infrastructure (GI) within development, particularly where there is a GI structure that already exists within the site or where links exist on adjacent sites is an important strategic consideration.	Add specific reference to habitats (bullet 3,4,5 of layout) 'existing' needs to be added to 'loss of planting/natural features' Add firm definition in place of words like 'minimise' and 'generous'	Reference to biodiversity has been added to this section as per the comments from the biodiversity officers. Reference to Green Infrastructure has also been added to the list of strategic principles (please see response above concerning comment 6). In terms of providing more extensive definitions, as this is intended to be a list of general principles it is not considered appropriate to provide detailed definitions in this part of the document.
25		Paul	Johnston	Basingstoke and Deane Borough Council	Key urban design and sustainability principles for the borough	Suggests inclusion of another principle relating to GI needs including here. Suggests addition of bullet under bullet 2, outlining the need to provide a high quality and well designed external environment.	Include another principle relating to GI. Add bullet highlighting the need to provide a high quality and well designed external environment.	Reference to maintaining and enhancing green infrastructure has been added to the list, as has the suggested wording regarding a well-designed external environment, as these are both considered to be important aspects of urban design and sustainability.: " <u>* Maintain and enhance Green Infrastructure</u> " " <u>Ensure high quality and well-designed external environment</u> ".
26		Paul	Johnston	Basingstoke and Deane Borough Council	1.24	Consider that reference to the GI strategy towards the start of the document is necessary.	Refer to the GI strategy near the start of the document.	It is agreed that this would be helpful as GI is an important part of urban design and sustainability. Reference has been added to paragraph 1.6: " <u>It is important to ensure that there is a high quality, well designed external environment, and new development needs to support the delivery of the council's Green Infrastructure Strategy.</u> "
27		Paul	Johnston	Basingstoke and Deane Borough Council	2.29	Suggests after last bullet, add bullet outlining the need to incorporate a GI network within the constraints and opportunities/vision. Suggests being more explicit with GI to get it on the agenda. Requests illustration is developed to include hedge between two housing parcels, with hedge, open space footpath and ecology area labelled as GI network.	Add bullet outlining need to incorporate GI network within the constraints and opportunities/vision. Develop illustration. Include hedge between housing parcels. Label hedge, open space footpath and ecology area as GI network.	It is agreed that including this bullet would be helpful, as GI is an important part of urban design and sustainability and it should be factored into the design process from the outset. Reference to the GI Strategy has been added to paragraph 2.17: " <u>having regard to the council's Green Infrastructure Strategy</u> " and also to paragraph 2.29 " <u>(including how it relates to the council's Green Infrastructure Strategy)</u> ". The drawing has been amended to add some hedging between the parcels.
28		Paul	Johnston	Basingstoke and Deane Borough Council	CSA2	Regarding bullet 2, suggests removing 'other' before green infrastructure.	Remove 'other' before green infrastructure in bullet 2.	The word "other" has been removed as requested in order to ensure that the wording is correct from a technical perspective.

29		Paul	Johnston	Basingstoke and Deane Borough Council	3.4	Requests clarification on the meaning of the term 'green corridors'	Clarify meaning of 'green corridors'.	In order to provide the requested clarification a definition has been added to glossary, taken from GI Strategy consultation document: " Rivers, roadside verges, canals, public rights of way and cycleways and railways ".
30		Paul	Johnston	Basingstoke and Deane Borough Council	Landscape (page 38) & 4.34	Suggests section is renamed 'Green Infrastructure' as it doesn't just include landscape elements. Suggest the following section 'Open Space', as a component of GI, could be combined with that to provide a comprehensive 'external environment' section.	Rename section 'Green Infrastructure'. Combine newly named 'Green Infrastructure' section with 'Open Space' to provide an 'external environment' section.	It is agreed that this amendment would be helpful in order to ensure that these different issues are properly integrated and reflect the council's wider approach to GI issues. The amendments have been made as requested.
31		Paul	Johnston	Basingstoke and Deane Borough Council	4.32	Suggests using the phrase 'existing green infrastructure network' in place of 'landscape structure'.	Rephrase term 'landscape structure' to 'existing green infrastructure network'.	The wording has been amended as per the request made in order to ensure the wording is correct from a technical perspective. Reference to "landscape structure" replaced with " green infrastructure network ".
32		Paul	Johnston	Basingstoke and Deane Borough Council	4.37	Suggests a specific cross reference to the Green Space Standards is necessary here.	Cross reference to Green Space Standards in paragraph 4.37.	Reference to the Green Space Standards has been added as requested in order to ensure that these requirements are factored into the design process as early as possible: " Please see Green Space Standards for further details. "
33		Paul	Johnston	Basingstoke and Deane Borough Council	5.4	In bullet 1, suggests the text says 'existing movement networks beyond the site'.	Change bullet 1 text from: '...existing movement networks...' to '...existing movement networks beyond the site...'	The text has been amended as requested in order to ensure it is correct from a technical perspective.
34		Paul	Johnston	Basingstoke and Deane Borough Council	Landscape design	Suggests tying together sections Landscape, Open Space and Natural features. Suggests adding the consideration that the spaces will need to be laid out in such a way that allows efficient and effective maintenance in the future.	Tie together sections on Landscape, Open Space and Natural features. Include consideration that spaces will need to be laid out in such a way that allows efficient and effective maintenance in the future.	These sections have been tied together under a heading of Green Infrastructure in order to ensure these issues are properly integrated and in order to reflect the council's wider approach to green infrastructure. In addition, the text requested in relation to maintenance has been added: " Open spaces and landscape features need to be located and arranged in a manner which facilitates their efficient and effective maintenance. " This is considered important, as high quality urban design needs to be practical to deliver and maintain.
35		Paul	Johnston	Basingstoke and Deane Borough Council	6.38	Requests inclusion of hedge, meadows and kickabout spaces under 'soft landscaping' (not just tree planting). Requests that provision of play areas is highlighted in this section.	Include hedges, meadows and kickabout spaces under 'soft landscaping'. Highlight provision of play areas.	Reference to trees and hedges has been added to this paragraph as requested in order to provide clarification: "Therefore, it is important to try and incorporate soft landscaping (including trees and hedging) into new development," However, the reference to play spaces has not been included, as this paragraph is referring to research on the importance of natural features for well-being, largely on the basis of their visual and aesthetic qualities, and play spaces are unlikely to have the same benefits (as they will probably not appear to be natural spaces).
36		Paul	Johnston	Basingstoke and Deane Borough Council	Definition of space	Suggests extending section to address fundamental design issues relating to open spaces (see full comment for detail).	Extend section to address fundamental design issues relating to open spaces.	Additional text has been proposed in order to address the points raised: " The provision of open spaces has a significant impact on the character and identity of places (village greens for example). However, open spaces which have no clearly defined function often fail to properly utilise their potential to have a positive influence on new development, especially if they are used inappropriately and poorly maintained. It is also vital to avoid SLOAP (Space Left Over After Planning). " and " These spaces must be effective in meeting their functional requirements in order to count towards meeting the council's green infrastructure requirements (including open space standards). " This is considered important in terms of ensuring successful urban design, as undefined spaces often become unattractive and have a detrimental impact on the character of new development.
37		Margaret	McGrath	Basingstoke & Deane Borough Council	Open Space (4.34)	Suggests including Open Space section as part of Green Infrastructure section.	Combine Open Space and Green Infrastructure sections.	This section has been combined as per the comments from Paul Johnston above (comment ID30).
38		Margaret	McGrath	Basingstoke & Deane Borough Council	4.37	Suggests directing readers to the Green Space Standards contained in the GI Strategy	Include text directing readers to the Green Space Standards within the GI Strategy.	This amendment has been made as per comment from Paul Johnston above (comment ID31).
39	Mr	Owen	Devine	HCC Countryside Planning	Section 1 - Introduction	Suggest addition of a principle to provide extensive and well connected cycleways and pedestrian routes.	Add principle to 'Provide extensive, well connected cycleways and pedestrian routes, which protect and enhance on-site public rights of way, and where appropriate, connect to the surrounding access network.'	The text requested has been added to paragraph 1.6. This change is considered advisable as cycle and footpath connectivity is hugely important for ensuring connectivity, and is hence an important part of the context, and consequently this should be emphasised in the introduction.
40	Mr	Owen	Devine	HCC Countryside Planning	Relevant Planning Policy	Request that reference is made to para 75 NPPF requiring plans to protect and enhance public right of way, including adding links to existing network. Request any work to PROWs accords with the Countryside Service Design Standards.	Refer to para 75 of the NPPF Include that work to PROWs needs to be carried out to Countryside Service Design Standards.	The following text has been added to the Movement and Walkability section in order to address this point: " It is also vital to ensure that any work done to Public Rights of Way are carried out in accordance with the HCC Countryside Service Design Standards: https://www.hants.gov.uk/landplanningandenvironment/countryside/designstandards " However, it is not considered advisable to include the reference to the NPPF as this is likely to be amended in the near future and the revised version of the wording has not yet been finalised (as it is still subject to consultation).
41	Mr	Owen	Devine	HCC Countryside Planning	Section 4 - Formation and expression of structure	Request that the document notes that existing and proposed PROW should be retained within a green corridor, separate from estate roads.	Add note that 'existing and proposed PROW should be retained within a green corridor, separate from estate roads'.	The text requested has been added to paragraph 5.5. It is considered that this will have the benefit of ensuring a high quality pedestrian environment.

42	Mr	Owen	Devine	HCC Countryside Planning	Section 5 - Movement and walkability	Suggest raised tables and appropriate signage should be provided to maintain pedestrian priority. Suggest footpaths need to be located in parts of the site which are attractive and green.	Add in the need for provision of raised tables and appropriate signage. Add in the need for footpaths to be location in attractive green part of the site.	New text has been added to the list of bullets in paragraph 5.4 in order to reflect the comments concerning raised tables and signage: • <u>"legible: footpaths need to be easy to navigate, including through the provision of raised tables and appropriate signage"</u> . This will have the benefit of supporting the delivery of a high quality pedestrian environment. Reference to footpaths being attractive is already included within the list of bullets in paragraph 5.4.
43	Mrs	Beata	Ginn	Highways England	General	Will be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M3 and A34. No comments.		Comments noted, no change has been requested or considered to be required.
44	Mr	Martin	Small	Historic England	Page 6	Welcome the inclusion of re-using buildings of historic significance. Request "respect for the historic street pattern" and "enhancing the setting of historic buildings" are added as Key urban design and sustainability principles for the Borough.	Include additional Key urban design and sustainability principles as below: "Respect for the historic street pattern" and; "enhancing the setting of historic buildings".	The text has been added as requested, as these are considered to be important urban design considerations.
45	Mr	Martin	Small	Historic England	Paragraph 1.25	Consider that there should be reference to the historic environment in the SPD even though there is a forthcoming Conservation/Historic Environment SPD.	Refer to the historic environment in the SPD.	Some references to the historic environment have been included where appropriate, however, in general it is considered more effective to address these issues in detail in the forthcoming Heritage SPD, as that will allow for more detailed consideration of the relevant issues.
46	Mr	Martin	Small	Historic England	Paragraph 2.4	Note that it is important to consider all heritage assets, not just listed buildings. Suggest that it should be the setting of heritage assets rather than their curtilage.	Broaden scope to include all heritage assets. Amend to 'setting of heritage assets' rather than 'their curtilage'.	Reference to " <u>other heritage assets</u> " has been added as all could be relevant to design of new development. The reference to "curtilage" has been changed to "setting" as requested, in order to ensure the wording is correct from a technical perspective: • "identify important buildings, including historic/listed buildings and <u>other heritage assets, along with their settingcurtilage</u> ".
47	Mr	Martin	Small	Historic England	Paragraphs 2.16, 2.6 and 2.7.	Welcome and support paragraphs 2.6, 2.7 and 2.16. Additional advice on characterisation is available on the Historic England website.		Comment noted. A link to the characterisation material has been included as it may help to inform the contextual survey and analysis: " <u>Historic England have also published guidance on characterisation which may be consulted when assessing the historic context:</u> https://historicengland.org.uk/research/methods/characterisation-2/urban-characterisation/
48	Mr	Martin	Small	Historic England	CSA2	Welcome the reference to the history of the area in CSA2.		Comment noted. No change has been requested.
49	Mr	Martin	Small	Historic England	Paragraph 8.61	Suggest consideration to existing views of any landmark historic buildings and ensuring new tall buildings do not block such views or detract from them by competing with the historic landmark should be reflected in the Key design principles. Suggest the BDBC may wish to consider a study similar to that commissioned by Southampton City Council.	In the Key design principles, reflect the following: The importance to give consideration to existing views of any landmark historic buildings, such as churches, and to ensure that new tall buildings do not block such views or detract from them by competing with the historic landmark.	The following text has been added to paragraph 8.61 as requested: " <u>it is important that the design and location of tall buildings has regard to landmark historic buildings, and that they do not block such views or detract from them by competing with the historic landmark.</u> " This is considered important as the relationship between tall buildings and historic landmark buildings can have important urban design implications.
50	Miss	Marie-Claire	Marsh	Lichfields	Paragraphs 8.62 Key principles Tb1 - Tb4	Welcome the encouragement of tall buildings and guidance encouraging high-quality and well-considered tall buildings. Note that part of festival place is excluded from the identified area for 'tall buildings'. Question the rationale for this boundary (pg 94) and consider it is drawn too tightly. Suggest expansion of the boundary to include additional buildings within the town centre (outside historic areas) and including festival place. Suggest clarity is provided such that it is for applicants to assess the townscape and visual impacts of any proposed tall building, and potential effects to heritage assets and other considerations, at planning application stage.	Expand tall buildings boundary in town centre to the south to include additional buildings within the town centre(outside historic areas) and including festival place. Respondent suggests that clarity should be provided that it is for applicants to assess the townscape and visual impacts of any proposed tall building, and potential effects to heritage assets and other considerations, at the planning application stage.	It is not considered advisable to extend the identified zone for tall buildings in order to encompass the whole of Festival Place, as this could facilitate potential harm to the setting of heritage assets (owing to the proximity to the Conservation Area and Listed Buildings), and could impact upon the character of the town centre. In addition, the guidance does allow for tall buildings outside of the identified area, where this can be justified, and it is considered that this provides sufficient flexibility in order to mean there is no need to formally extend the area specifically identified for tall buildings. Clarification regarding the need for the applicant to assess the impact of tall buildings has been added as requested: " <u>Applications for new tall buildings will need to be supported by detailed assessment and analysis of the potential impacts. This will need to encompass consideration of the factors set out above along with any other relevant site specific and contextual factors.</u> "
51	Mrs.	Maria	Miller MP		General	Welcomes the SPD. Considers the SPD to demonstrate BDBC's commitment in the Local Plan to delivering high quality development, and minimising energy and water consumption.		Comment noted. No change has been requested.
52	Mrs.	Maria	Miller MP		Section 5	Supports objectives to improve accessibility for pedestrians and cyclists. Notes that routes need to be as direct as possible and link new developments to stations for example.		Comment noted. No change has been requested.
53	Mrs.	Maria	Miller MP		Section 7	Notes that design of parking provision needs to take account of convenience to prevent on-street (front of house) parking where allocated parking is provided to the rear of properties.		Comment noted. No change has been requested.
54	Mrs.	Maria	Miller MP		Section 8	Considers that the principles regarding renewable energy, water efficiency technologies and SuDS should be rigorously applied.		Comment noted. No change has been requested.
55	Mrs.	Maria	Miller MP		Section 10	Welcomes the principles in Section 10, particularly regarding provision of internal space. Supports the principle that new housing should provide enough space to ensure a high quality living environment. Regarding conversions of office buildings to residential use, suggests going further and suggesting that developers should also be required to ensure that such buildings are accessible for disabled people.	Add that developers are required to ensure that buildings subject to office-residential conversion are accessible for disabled people.	While the suggestion concerning disabled access is noted and this is an important issue, it is considered that this matter is most appropriately addressed through building regulations.

56	Sharon	Jenkins	Natural England	General	No specific comments. The response sets out general guidance advising that the following issues are considered: Green Infrastructure, Biodiversity enhancement, Landscape enhancement, Other design considerations, and Strategic Environmental Assessment / Habitats Regulations Assessment. (Detail in full representation).		In terms of green infrastructure, it is considered that the SPD is already very supportive, and the approach taken has also been expanded in light of the comments from the council's Natural Environment Team. In addition, green roofs are already addressed in the document (section 8). However, text has been added in relation to roof gardens and green walls as this provides an opportunity to improve the sustainability credentials of new development: <u>"Similarly, there may be scope to incorporate roof gardens and green walls. These can be effective mechanisms for incorporating green infrastructure into urban environments while also improving the sustainability credentials of buildings"</u> . In terms of the references to biodiversity, it is considered that these would be more appropriately addressed in the Landscape and Biodiversity SPD, though in any case additional material in relation to biodiversity has already been incorporated as per the comments above. Similarly, the issues in respect of Landscape Enhancement would probably be more appropriately addressed in the Landscape and Biodiversity SPD, though as with biodiversity, it is considered that the document is already very supportive in relation to landscape and green infrastructure considerations.
57	Sophie	Lucas	Savills (on behalf of Miller Homes Ltd)	Paragraph 1.1 - 1.11	Recommend that reference to the NPPF is updated to reflect the proposed NPPF (2018) revisions to prevent the SPD quickly becoming out of date.	Amend NPPF references to reflect the proposed NPPF 2018 revisions.	It is agreed that amendments should be made to paragraphs 1.11 - 1.17 and 10.20 in order to reflect the changes in the consultation version of the revised NPPF. Please see Appendix G part ii of the Consultation Statement for the full details of these amendments.
58	Sophie	Lucas	Savills (on behalf of Miller Homes Ltd)	RA2	Question the requirement for 50sqm gardens to serve 1 bedroom houses. Consider the minimum requirement excessive. Note that depending on context, expectations of garden size vary i.e. urban / rural setting. Recommend that RA2 is amended to take into account variations in local context and set the minimum garden size for one bedroom properties reduced to 35sqm.	Amend RA2 to take variations in local context into account. Reduce minimum garden size for one bedroom properties to 35sqm in RA2.	As is noted in the representation some scope for flexibility is already incorporated, and it is considered that this is sufficient in order to reflect different development contexts. It is considered that little in the way of substantive justification has been provided for lowering the size threshold and hence it is considered that the size threshold should be retained as previously proposed.
59	Sophie	Lucas	Savills (on behalf of Miller Homes Ltd)	RA6	request further clarity on back to back distance for 2.5 storey properties as none has been suggested. Recommend a back to back distance of 25 meters is applied to 2.5 storey development (consider that greater would be excessive).	Add a back to back distance of 25 meters for 2.5 storey properties.	It is agreed that clarification regarding 2.5 storey development would be helpful, and the text has been amended in order to clarify that 2.5 storey buildings should be considered within category of 3 storey development: " para 10.11 - <u>(which would also include accommodation within the roofspace)</u> ". No detailed justification has been provided for why a different figure should be used for rooms in the roof/2.5 storey development, and there seems no reason why a different standard should be applied to such development as the overlooking is likely to be from the same height, and from the same sized windows, as 3 storey height windows not located in the roofspace. However, as the second floor window may be set back from the rear elevation (e.g. in the case of a dormer window), a footnote has been added specifying that the distance of the set-back can be discounted from the overlooking distance: <u>However, where the window at second floor level (e.g. dormer window) is set back from the rear elevation, then the distance of the set back can be substituted from the overlooking distance requirement. i.e. if the second floor dormer window is set back by a 1m then the required overlooking distance would be reduced to 27m.</u>
60	Sophie	Lucas	Savills (on behalf of Miller Homes Ltd)	HQB11	Note that building regs ensure delivery of low carbon housing, rendering HBQ11 unnecessary. Note that local requirements, following engagement with appropriate partners, will need to be based on robust, credible evidence with attention to viability. Request that HQB11 is removed.	Remove HQB11	It is considered that this principle is justified, as policy EM10 includes a clause requiring that new development should minimise energy consumption through sustainable approaches to design (criterion f). In addition, the PPG refers to providing opportunities for renewable and low carbon technologies, and promoting low carbon design approaches - Paragraph: 003 Reference ID: 6-003-20140612. However, "wherever possible" has been amended to "wherever possible" in order to reflect the lack of ability to require the inclusion of such features.
61	Sophie	Lucas	Savills (on behalf of Miller Homes Ltd)	HQB12	These requirements form part of the Council's Adopted Local Plan ('ALP') and so their inclusion within the SPD is not necessary.	Remove HQB12.	The reference to the Local Plan policy has been removed, as this is not necessary: in order to ensure compliance with policy EM9 of the ALP. However, it is considered that the principle of encouraging water efficiency should be retained as it is consistent with the goals of policy EM9 and will help improve the sustainability credentials of new development. It is also noted that the encouragement of water efficiency is supported by Southern Water.
62	Charlotte	Mayall	Southern Water	Paragraph 8.52 and HQB12	Support the inclusion of a requirement for water efficiency measures to be included in new buildings.		Comment noted. The specific reference to policy EM9 has been removed as this is not necessary, but the encouragement of water efficiency measures has been retained in order to support sustainable approaches to development.
63	Nicki	Barry	Tadley Town Council	2.11 and 2.12 (Movement and Highways)	Consider points important, particularly no. of parking spaces.		Comment noted. No change has been requested.
64	Nicki	Barry	Tadley Town Council	4.34 - 4.37 (Open Space)	Strongly support the incorporation of open space into design.		Comment noted. No change has been requested.
65	Nicki	Barry	Tadley Town Council	Principles MW1 - MW5 (Movement and Walkability)	Strongly support		Comment noted. No change has been requested.
			Tadley Town	7.28 (Non-curtilage)			

67		Nicki	Barry	Tadley Town Council	11.5 (Extensions)	Agree that extensions should not be built right up to the boundary.		Comment noted. No change has been requested.
68		Nicki	Barry	Tadley Town Council	11.8 (Overshadowing and Overbearing Impacts)	Raise a concern that overshadowing could occur as a result of permitted development.		Comment noted. No specific change has been requested. The guidance in the document will help to reduce the likelihood of overshadowing, however, it can only be utilised where an application is required.
69		Nicki	Barry	Tadley Town Council	11.44 (Residential Annexes)	Requests the application of a planning approval condition that any annexe remains part of the main dwelling can cannot be converted to a separate dwelling in the future.	Apply a planning approval condition that any annexe remains part of the main dwelling can cannot be converted to a separate dwelling in the future.	It is considered that the decision about whether to impose such a condition should rest with the decision maker based on the particular circumstances pertaining to relevant applications. Therefore, it is not considered advisable to make the change requested.
70	Mr	David	Wilson	Thames Water Utilities (c/o Savills)	Section 8.52 (Water Usage)	Generally support section but suggest further detail is provided. Suggest that the SPD should make reference to the PPG guidance concerning 110 litres per head per day.	Reference should be made to PPG guidance concerning 110 litres per head per day.	It is considered that there is no need to make reference to the PPG guidance, as it is already set out in national guidance and referred to in policy EM9 of the ALP.
71	Mr	David	Wilson	Thames Water Utilities (c/o Savills)	Section 8.53 - 8.55 (Sustainable Drainage)	Note that SuDS are not appropriate for use in all areas but they have the potential to help ensure the sewerage network has the capacity to cater for population growth and the effects of climate change. Request that the following paragraph is included in the SPD: "It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding." Note that measures are required in order to comply with paragraph 103 of the NPPF. (See full representation for further context and detail on these points)	Included the paragraph: "It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding."	The requested wording has been added to paragraph 8.55 in order to ensure that these considerations are properly factored into the design process and in order to prevent future problems in relation to flooding.
72	Mr	David	Wilson	Thames Water Utilities (c/o Savills)	Landscaping	Recognise the benefits of trees and encourages planting. Note that tree / shrub planting over / close to underground infrastructure can cause serious damage. Suggest consideration is given to this in the selected of species and planting location.	Consider species and location of tree / shrub planting so as not to cause damage to underground infrastructure.	General wording has been added to paragraph 6.43 in order to address this issue: " <u>It will also be necessary to consider how the proposed tree planting will be compatible with constraints such as nearby infrastructure</u> ". This is considered important in order to ensure that conflicts between tree planting and infrastructure are avoided, as such situations could create pressure for tree removal, which would be detrimental from an urban design and sustainability perspective. However, more general wording has been used as tree planting choices could impact on wider infrastructure features than just those used for water.
73		James	Rowley	Basingstoke and Deane Borough Council	General	Consider the objectives in line with the Manydown vision. Support approach to concentrate on setting out design principles and processes. Consider it will allow designers flexibility to achieve high quality residential environments. Suggest the inclusion of references to measurable processes e.g. Building for Life. Also notes the importance of design review, and how this is intended to be used in relation to Manydown.	Include reference to Building for Life.	The council already utilises Building for Life as part of the Authority Monitoring Report process. In addition, the council helps run a local design review panel (the North East Hampshire Design Review Panel), and this is referred to in the introduction of the document. Therefore, it is considered that the document is consistent with the points made in the representation. However, for completeness/clarification, reference to Building for Life has been added to the paragraph on design review in the introduction: " <u>The council also makes use of Building for Life when reviewing the quality of new development as reported through its Authority Monitoring Report.</u> "
74		James	Rowley	Basingstoke and Deane Borough Council	Section 2	Consider that the large scale nature of Manydown means that relevant context should be informed by wider Hampshire and countrywide exemplar developments, rather than adjoining suburban neighbourhoods.		Comment noted. No specific change has been requested. It is considered that this document would not prevent designers drawing on a wide range of design precedents, and the SPD itself draws on examples from various locations.
75		James	Rowley	Basingstoke and Deane Borough Council	Section 3	Support the approach to master-planning, favouring irregular grids and perimeter blocks. Note this will be supported at Manydown. Note that a variety of unit types is important to ensure a rich character and mixed community, repetition and formal approaches do however have their place in creating distinction and giving importance to particular areas of the townscape. Believe cul-de-sacs should remain the exception (they undermine the importance of permeable networks safe for pedestrians and cyclists). Raise concern about the suggestion to include community buildings, children's nurseries and local shops / cafes in cul-de-sacs (p28). These uses require prominent positions to fulfil their role as a focal point for the community.		Comment noted. No specific change has been requested. In terms of including community buildings, it is considered that there may be instances, in larger scale developments, where these can be provided in cul-de-sac layouts, though generally they should indeed be located in prominent positions.
76		James	Rowley	Basingstoke and Deane Borough Council	Section 4	Support the objective to create clearly defined and effective movement networks. Question the implied preference for curved roads over straight roads. Note that short sections of straight road create enclosure and identity. Consider that curved roads in combination with highway requirements would not allow to deliver an example as shown in the SPD. Could lead to a highway dominated environment.		Comment noted. No specific change has been requested. The SPD does not seek to prevent straight streets. In addition, it is considered that curved streets are probably more effective at providing enclosure, as the curves prevent the creation of large, sometimes open views and vistas, which can be detrimental from an enclosure perspective. The example of a curved street in the document is intended to illustrate a visual principle, and should not be over-interpreted as an example of how streets should be designed in a modern context.
77		James	Rowley	Basingstoke and Deane Borough Council	Section 5	Welcome the emphasis on pedestrians and cyclists. Fully support MW2 - MW5. Note that design constraints occur with adoption requirements. Innovative approaches have to be privately maintained to achieve place-making and avoid compromising on quality.		Comment noted. No specific change has been requested. The points in relation to the barriers to more creative approaches are noted and acknowledged, but unfortunately it is not feasible to solve those problems through this SPD.

78	James	Rowley	Basingstoke and Deane Borough Council	Section 6	Generally support the guidance in section 6. Question the guidance that development should not be built on elevated sites or traverse slopes. Note that views towards new development and their roofscapes need to be carefully considered, avoiding long monolithic buildings. Recommend a building height to street width ratio 1:15 to 1:13 is added to paragraph 6.21 but note that this will need to be used flexibly (particularly when applied to taller buildings within district centres). Recommend plots ratios at 35-45% (not exceeding 50%) for new commercial buildings in paragraph 6.6.2. Note that this should be applied flexibly in mixed use areas as it would lead to stand alone buildings.		In relation to the concern about building on elevated sites, it is considered that the proposed wording in the SPD could be somewhat sweeping, and so it is proposed to amend this as follows: "New development should not be built on elevated sites <u>needs to be carefully considered in order to ensure that it doesn't have a detrimental impact on the character of the area and may be inappropriate in some circumstances.</u> " In terms of enclosure, this section is intended to be interpreted in a flexible manner, but amended wording is proposed in order to emphasise this: ", <u>taking into account the context and type of development proposed. In addition, as:</u> " Turning to the plot ratios, these mainly relate to B2 and B8, and hence are not likely to be relevant to Manydown, as it is assumed that only B1 uses would be provided on this site, as B2 and B8 are generally not likely to be easy to accommodate within residential development. However, if any were to be provided then it is likely that the plot ratios would still be important, as even within mixed use areas the same demands for features such as parking, storage areas and landscaping will exist.
79	James	Rowley	Basingstoke and Deane Borough Council	Section 7	Support the inclusion of integral garages. Suggest a wide range of parking solutions minimises impact and on-street parking has an important role to play. Generally agree with principles in paragraphs 7.15 - 7.19, however, with communal parking areas raise concern that these measures will increase land take (especially when combined with new parking space standards) and a balance needs to be struck between car use and promoting more sustainable transport modes. Raise concern that a preference for garages to side allows for only a limited range of typologies and direct design towards semi-detached houses. Note that this risks creating homogenous development.		The document was not intended to be interpreted as it has been in this comment. Amendments have been made to paragraphs 7.15 and 7.16 in order to reflect the concerns raised about perceived implications that garages could be used instead of driveways: "7.15 <u>Providing suitable parking within the curtilage is an important way of preventing inappropriate on street parking</u> Parking can be provided within the curtilage of the dwelling either via the provision of garages, and/or with private driveways. The Providing parking within the curtilage also has the advantage of facilitating locating car parking within the curtilage of a dwelling is that the movement of people going from the front entrance to their car is visible from the public realm, creating more activity within the street scene. However, it is important that the car parking and any garaging does not create a negative interface with the public realm. " "7.16 Where parking is provided within the curtilage, this should wherever possible be <u>located via driveways and/or garages</u> to the side of the property, set back from the main building line." In terms of the concerns about an over emphasis on parking to the side of dwellings, it is considered that this section allows for various different approaches to parking provision, and so it is not considered that any changes are needed in relation to this comment. The comments concerning land-take are probably more relevant to the Parking SPD, as it is considered that the guidance in this document should not necessarily result in any increase in land-take for parking.
80	James	Rowley	Basingstoke and Deane Borough Council	Section 8	Consider the tall building guidelines in paragraph 8.5.8 could be applied to district centres at Manydown. Request any guidance on buildings >18m is considered in relation to site context and intended character. Manydown masterplan and design codes will set out more appropriate site specific guidelines than the SPD which is more town centre focussed). Support 8.8.2, achieving high quality school buildings in principle. The comment also makes reference to the water efficiency standards in the ALP, and explains that while the requirement in relation to residential buildings is generally achievable, the standards for non-residential buildings are much more challenging.		No specific change has been requested. The existing text on tall buildings does clearly set out that there is the potential for tall buildings to be located outside of established areas identified in this SPD, subject to providing suitable explanation and justification. Therefore, it is considered that no change is required in light on this comment. In addition, it is considered more appropriate for the specific issues in relation to Manydown to be addressed through the planning application process and site specific design codes. The comments in relation to water efficiency standards are noted, but these are set out in the Local Plan and so can only be reconsidered when the LP is reviewed.
81	James	Rowley	Basingstoke and Deane Borough Council	Section 9	Welcome the guidance in Section 9. Particularly note that the of careful use of render point is well made.		Comment noted.
82	James	Rowley	Basingstoke and Deane Borough Council	Section 10	Consider that garden length guidelines, particularly those in RA2 should be applied flexibly ('rule of thumb' rather than mandatory). Note that variation in character is essential to avoid homogeneity and roof terraces and balconies can also deliver appropriate private amenity space. Suggest a minimum area through a variety of means (not just gardens) in combination with qualitative measures would be a more suitable approach. Suggest back to back distances, particularly those in RA6 should be applied flexibly. Note there are different ways to ensure privacy through design. Consider the minimum back to back distances for 2 + 3 storey buildings modest and allow sufficient flexibility for designers. Consider garden length standards reasonable for new houses. Note that smaller private spaces or communal spaces would be more appropriate to older persons houses (where in clusters) or for flats.	Apply garden length guidelines flexibly. Suggest a minimum amenity area through a variety of means (not just gardens) Apply back to back distance guidelines flexibly.	There is already scope within the document for flexible approaches to types of amenity provision (such as roofgardens), where these can be justified. In addition, it is considered that the guidance is also already sufficiently flexible in its approach to size requirements and overlooking distances.
83	James	Rowley	Basingstoke and Deane Borough Council	10. Designing Extensions	Note that overlooking can be prevented by a number of means and not just distance. Consider the flexibility should be retained to allow people to stay in their properties and adapt them as lifestyles change. Suggest including guidance on designing for working from home.	Include guidance on designing for working from home.	The comments are noted. The only specific change suggested is in relation to providing guidance for home-working. However, urban design is mainly focused on design considerations for the external environment, as opposed to the internal spaces within buildings. Therefore, design guidance pertaining to measures which would facilitate home-working is not considered appropriate.

Policy/paragraph	Amendment made	Reason
Foreward	Updated in order to reflect current status of the document.	In order to reflect the progression from the consultation version to the adoption version.
1.11	One of the core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17).	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.12	NPPF states that the government attaches great importance to the design of the built environment. Good design is also identified as a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.13	well-designed places good design and establishes a strong framework for <u>supporting the creation of high quality buildings and places</u> ensuring good design in the borough.	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.14	respond positively to local distinctiveness (para 60 of the NPPF).	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.15	While †The NPPF stresses that the visual appearance and architecture of individual buildings is are very important factors. However, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, this guidance also ensures connections between people and places and the successful integration of new development into the natural, built and historic environment, in particular through the emphasis on contextual design solutions. (para 61 of the NPPF).	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.16	(para 63 of the NPPF).	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.

1.17	The council's approach to the consideration of new development also accords with the NPPF <u>encouragement requirement</u> for having local design review arrangements in place in order to facilitate high standards of design. Accordingly, this guide will help to inform the considerations of the Design Review Panel in providing design advice to BDBC (para 62 of the NPPF). The council also makes use of Building for Life when reviewing the quality of new development as part of its Authority Monitoring Report process.	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
1.23	Delete 'emerging' before St Mary Bourne and Sherfield on Loddon Neighbourhood Plans.	In order to reflect that these have now been made by the council.
2.27	text enlarged in diagram	In order to make the text easier to read, as per request from Cllr Parker.
2.29	hedges added to the design framework diagram	In order to respond to request from Paul Johnston.
6.21	delete 'also' before words 'be very important'.	In order to improve the wording of this sentence.
7.21 (new paragraph)	They also <u>Parking Courts</u> need to be convenient to use and feel safe and secure. This will require direct access to/from the surrounding dwellings and the provision of <u>adequate lighting</u> (dusk to dawn energy efficient lighting to appropriate levels). Boundary treatment may need to be designed to allow observation from dwellings over the parking spaces. Parking courts should not be located in <u>inaccessible areas at the extremity of the development.</u>	In response to comments from Cabinet members, who recommended that further guidance be provided concerning the means of improving the effectiveness of parking courts.
8.62	In diagram showing key long views of tall buildings, addition of viewpoint just to the south of Basingstoke on the A339.	This was left off in error in the version published for consultation.
8.64	In diagram showing locations for tall buildings, the key has been amended so that it is better related to the drawing.	In order to improve the presentation of the image.
9.4	Additional text: <u>Bricks are generally the traditional external finishing material used in the borough and their use in new development is encouraged.</u>	In response to comments from Cabinet members concerning the importance of using bricks.

9.9	Consequently, the use of clay tiles as an external finishing material is encouraged. This approach generally utilises clay tiles, but slate can also be employed.	In response to comments from Cabinet members concerning the importance of using tiles, and a consequential amendment to ensure the paragraph as a whole remains coherent.
9.16	Accordingly, the use of render is discouraged and it must <u>only be used where it can be demonstrated that it will be adequately maintained and will not become severely discoloured.</u> when using render it is necessary to have regard to the impact the use of this material will have on the locality, and how well it will weather in light of the specific site context.	In response to comments from Cabinet members regarding their concerns about the use of render in new development.
9.17 (new paragraph number)	Applications involving the use of render must demonstrate how it can be ensured that its appearance will not deteriorate/discolour. <u>Ensuring that the appearance of render is suitably maintained will be dependent on various factors. Examples include for example through the use of self-cleaning finishes/types of render such as silicone and using through-coloured render. The applicant must also demonstrate that suitable procedures are in place to ensure the ongoing maintenance and cleaning of the render, and this will need to be secured through the planning process.</u>	In response to comments from Cabinet members regarding their concerns about the use of render in new development.
9.18	As an external cladding system timber cladding can be left to weather naturally, or stained/ <u>coated</u> via various methods.	Clarification of wording.
MD5	MD5 – While render can produce attractive buildings, <u>the use of this material is discouraged</u> is material needs to be used with caution	In response to comments from Cabinet members regarding their concerns about the use of render in new development.
9.23	Staining/ <u>coating</u> timber removes the potential for the material to weather gracefully over time.	Clarification of wording.
9.25	Therefore, where timber cladding is proposed it will be important to demonstrate that it will be <u>maintained in a suitable manner, will be durable and will weather in an attractive manner.</u>	In response to comments from Cabinet members regarding their concerns about the use of timber cladding in new development.
MD7	MD7 – It is vital to ensure that the timber cladding is used in a manner which allows it to weather/age attractively and can be suitably maintained.	In response to comments from Cabinet members regarding their concerns about the use of timber cladding in new development.

10.20	One of the core principles of the NPPF and Policy EM10 in the ALP is to always seek a good requires the provision of a high standard of amenity for occupants of developments all existing and future occupants of land and buildings.	In order to reflect proposed changes to the NPPF, as set out in the consultation version of that document dated March 2018.
10.20	(please see appendix 3 for details).	For ease of reference the relevant information contained within the technical standards has been added to Appendix 3.
11.24	New paragraph: <u>Heritage impacts</u> It will also be important to establish whether there are any heritage implications associated with the proposed extension. Any extensions to listed buildings will require very detailed consideration, and there will be an array of specific design considerations which will apply in such scenarios. In addition, if extensions are proposed in conservation areas or in a location where they could impact upon the setting of a listed building(s) then it will be vital to consider in detail the impact this will have on the heritage assets. Further guidance regarding these issues will be set out in the council's Heritage SPD.	In response to comments from Cabinet members regarding the need to identify and respond to any heritage related implications associated with extensions.
Appendix 1, para 1.2	, while some are also specifically referenced in relevant neighbourhood plans. Consequently, these need to be and are	Text updated in order to reflect how Village Design Statements have integrated into neighbourhood plans.
Appendix 1, para 1.2	time and potentially updated in association with the neighbourhood planning process. Where these documents have been prepared applicants and developers must take them into account. A list of all the VDS documents in the borough is set out in Appendix 2 of this SPD and a	Text amended in order to reflect the potential impact of neighbourhood planning and in order to respond to avoid repeating the other text added to this paragraph.
Appendix 1, para 1.3	settlements documents	Correction in order to clarify the meaning of the text.
Appendices	Include new Appendix 3, comprising the relevant details from the Nationally Described Space Standards, this includes the technical requirements and the table setting out the minimum size thresholds.	For ease of reference in relation to the text set out in paragraph 10.20.

General	Updated paragraph numbering and table of contents.	In order to reflect the other changes made to the document.
---------	--	---

Appendix H: Letters received from Ministry for Housing, Communities and Local Government



Ministry of Housing,
Communities &
Local Government

*Ministry of Housing, Communities & Local
Government*
Fry Building,
3rd Floor,
2 Marsham Street,
London
SW1P 4DF

Councillor Ruffell

Email: Joanne.Brombley@basingstoke.gov.uk

Fax: 020 7035 0018

www.gov.uk/mhclg

Our Ref:3594915
Your Ref:

Date: **12 January 2018**

Dear Councillor Ruffell,

Thank you for your letter of 11 December 2017 to the Rt Hon Alok Sharma MP regarding the adoption of the Nationally Described Space Standard in your area. I have been asked to reply.

As you may be aware, Paragraphs 174 and 177 of the National Planning Policy Framework (NPPF) are specifically referenced in the WMS.

Paragraph 174 of the NPPF is clear that Local planning authorities should set out their policy on local standards in the Local Plan and that the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards should be assessed.

Paragraph 177 states that "infrastructure and development policies should be planned at the same time in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review."

This is re-iterated in the current National Planning Practice Guidance¹ which states that "Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan".

I appreciate your authority's desire to deliver good quality homes and the adoption of the standards will help this. You may therefore wish to consider bringing forward a review (or partial review) of the adopted Local Plan. The Government recently consulted on measures which would streamline the plan making process and make it easier for Local Authorities to get plans in place, and the Government are currently analysing the responses to this. You may also wish to respond to the consultation on the draft NPPF when it is published this year.

Yours sincerely,

Stephen Borrows

¹ Paragraph: 018 Reference ID: 56-018-20150327 www.gov.uk/guidance/housing-optional-technical-standards



**Ministry of Housing,
Communities &
Local Government**

**Ministry of Housing, Communities &
Local Government**

Building Regulation and
Energy Performance Division
2 Floor South East Fry Building
2 Marsham Street
London
SW1P 4DF

Mark Ruffell
Basingstoke & Deane Borough Council
Chief Executive
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

Tel: 0303 4442 240
Fax: 020 7035 0018
Email: luke.turner@communities.gsi.gov.uk

www.gov.uk/mhclg

Our Ref:3594236
Your Ref: Joanne Brombley's letter

Date: **25 January 2018**

Dear Mr Ruffell

Thank you for taking the time to contact The Department for Communities and Local Government. I have been asked to reply and I am sorry for the delay in replying.

The nationally described space standard (NDSS) was introduced in 2015 in the Housing Standards Review to rationalise existing space standards set by local authorities. It can be applied by a local authority subject to assessment of need and viability. The expectation is that the NDSS will feature in the Local Plan, and when it does it can be attached as a condition to planning permissions. If it does not feature in the Local Plan, although a helpful standard, it will not have the same formal power through planning. So to adopt it in any other way means it will remain a recommendation, not a condition of planning.

Sir Eric Pickles' Written Ministerial Statement (WMS) of 25th March 2015 set out how the space standard should be applied. It can be applied where a local authority has an appropriate local plan policy in place, subject to an assessment of local housing need and viability. A link to the WMS can be found at:

<https://www.gov.uk/government/speeches/planning-update-march-2015>

Basingstoke & Deane Borough Council having recently updated their Local Plan and might now only be able to include the standard in the next 5 yearly cycle. In the meantime, they might establish evidence and refer to it in their supplementary guidance, but they need to be aware that it will then not be attachable to planning permissions as a planning condition, but retain the status of guidance. Their proposed supplementary planning documents (SPD) will go to public consultation, but will not lead to the same level of Planning Inspectorate scrutiny as would a Local Plan. The risk with the SPD approach is that it will not deliver the powers behind the policy design, which works when the NDSS is referred to in the Local Plan.

The planning practice guidance (PPG) describes the method needed to embed space standards. There are no plans to add an alternate method to the actual

method described in the PPG, as this adds greater scope for complication, which the Housing Standards Review sought to reduce.

The application of a policy is a matter for the decision maker (the local planning authority), having regard to the local plan and any other material considerations.

The WMS of 25th March 2015 is one such material consideration. I note that Basingstoke and Deane adopted their local plan in May 2016 and that it contains a policy which sets out requirements for new development to provide a high quality of amenity for occupants, having regard for issues such as amenity space. You will appreciate that I cannot comment how that policy would apply to particular developments: that would be a matter for the decision maker. However, the intention of the March 2015 Statement was clearly that any references to space standards in either existing or new policies should be interpreted by reference to the nationally described space standard.

The development of a Supplementary Planning Document (SPD) on design and sustainability which will refer to NDSS is possible. In considering that, the Council should take account of paragraph 153 of the National Planning Policy Framework which explains how SPDs should be used:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607712/116950.pdf

Paragraph 153 says: Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.

Thank you for writing on this matter. I trust this information helps.

Yours sincerely

Luke Turner

Luke Turner

Principal Architect - Approved Documents K and M
Building Regulations and Energy Performance Division