

**Annexe to Reasons for Conditions**  
**(as required by Article 31 of the Town and Country Planning**  
**(Development Management Procedure) (England) Order 2010)**

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**BASINGSTOKE AND DEANE BOROUGH LOCAL PLAN REVIEW 1996-2011**  
**(ADOPTED JULY 2006)**

**Policy EC7 (Farm Diversification)**

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

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

**Policy E6 (Landscape Character)**

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned. Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

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

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way. The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

**Policy E1 (Development Control)**

**Policy E1**

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

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building

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

**Policy A1**

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