

Manydown Development Brief Supplementary Planning Document

Strategic Environmental Assessment Screening and Habitats Regulations Assessment

Executive Summary

This report details the need for a Strategic Environmental Assessment and/or a full Habitats Regulations Assessment to be produced to accompany the Manydown Development Brief Supplementary Planning Document.

Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it concludes that an SEA is not required, and that the SPD would not need to be subject to full Appropriate Assessment under the Habitats Regulations.

Introduction

- 1 This report is designed to determine whether the Manydown Development Brief Supplementary Planning Document (the SPD) requires:
 - A Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and
 - An assessment against the Habitats Regulations to establish whether there would be any significant effects on European site(s).

Purpose and content of the Manydown Development Brief SPD

- 2 Basingstoke and Deane Borough Council, in its role as Local Planning Authority is producing a Development Brief for the allocated housing site at Manydown, with the intention that it will be adopted as a Supplementary Planning Document (SPD). It is anticipated that consultation on a draft document will take place in late summer 2016.
- 3 The purpose of the Manydown Development Brief SPD is to provide more detailed guidance regarding the implementation of Policy SS3.10 (Manydown) of the adopted Basingstoke and Deane Local Plan (2011-2029) (as set out in Appendix 1). It does not seek to prescribe the detailed design of Manydown, but sets out a series of development principles that add greater detail to the Local Plan policies, most notably the detailed criteria of Policy SS3.10, and provide guidance on how those policies should be interpreted and implemented. The geographic area covered by the SPD is the same as that allocated for development by Policy SS3.10 (including a country park), as identified on the Local Plan policies map(Appendix 1).
- 4 It is proposed that the Development Brief will be structured around six key objectives that expand upon criteria in the Local Plan policy. These cover:

- i. A mix of homes to create a sustainable new community
Including development principles on the delivery of affordable homes, self-build plots, and sites for Gypsies and Travellers.
- ii. An effective and efficient transport system
Including development principles that reduce reliance upon the private car through the provision of high quality walking and cycling connections and public transport, and guidance about the design of a link road.
- iii. Social and community infrastructure to create sustainable neighbourhoods
Including development principles that set out the types of uses expected in the centres and how the new development should interrelate with surrounding communities.
- iv. Environmental quality
Including development principles on how development should take advantage of, and respond sensitively to, the site's green infrastructure and its heritage assets (including the listed buildings in Worting Conservation Area and archaeological sites).
- v. Design quality
Including development principles to ensure that the development is of an appropriate form and character, and to ensure car parking is properly integrated into the development.
- vi. Integrated masterplan and comprehensive infrastructure delivery
Including development principles to ensure that the infrastructure on Manydown is planned and delivered in a manner that creates a 'single place'.

SEA screening

- 5 The adopted Local Plan (2011-2029) was the subject of Sustainability Appraisal (incorporating Strategic Environmental Assessment). This included a specific assessment of the principle of development at Manydown, the detailed criteria of site allocation policy SS3.10, as well as assessments of all other policies within the Local Plan. The Local Plan can be found on the council website at: <http://www.basingstoke.gov.uk/planningpolicy> and the Sustainability Appraisal can be viewed here: <http://www.basingstoke.gov.uk/content/doclib/952.pdf>
- 6 With regard to the need for SA (inc.SEA) for SPDs, the National Planning Policy Guidance (Reference ID: 11-008-20140306) states that:

‘Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that

have not already have been assessed during the preparation of the Local Plan.

‘A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.

‘Before deciding whether significant environment effects are likely, the local planning authority should take into account the criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies’.

- 7 The following table therefore assesses the proposed SPD in relation to Schedule 1 of the EIA Regulations to determine whether it would have a significant effect on the environment.

Criteria for determining the likely significance of effects of the environment	Potential effects of the SPD	Is there a likely significant effect?
The characteristics of the plan having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The SPD will provide guidance on how to apply policy set in the Local Plan (most notably Policy SS3.10:Manydown). It does not establish new policy. . The adopted Local Plan was prepared with continuous, iterative input from the SA (inc. SEA). The Local Plan was considered sound by an independent Inspector.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD sits in a hierarchy of documents. It does not directly affect any other plans or programmes but is influenced by the adopted Local Plan and other higher tier planning policy documents including the National Planning Policy Framework (NPPF).	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to	The adopted Local Plan and other higher level policies set the context for achieving sustainable development in the borough. The SPD will provide	No

<p>promoting sustainable development;</p>	<p>further guidance as to how this should be achieved. Options considered through the development of the SPD will not change the higher level policy requirements which have, in themselves, been subject to SA (inc. SEA).</p> <p>The Local Plan SA (inc.SEA) Report (July 2015, appendix 18, p140) concludes that the site allocation policy for Manydown (S3.10) has generally positive impacts when assessed against the majority of the SA objectives. The policy criteria and other policies within the Local Plan will individually or cumulatively ensure no significant adverse direct or indirect impacts.</p>	
<p>(d) environmental problems relevant to the plan or programme; and</p>	<p>The Local Plan SA (inc.SEA) identified the policy has partially positive and partially negative impacts against a number of SA objectives. This included objective 4 (biodiversity) where it was recognised that it may not be possible for all adverse impacts to be mitigated. The SPD will provide further guidance and reinforce relevant parts of the policy to ensure that any potential negative environmental effects are mitigated where possible.</p>	<p>No</p>
<p>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p>	<p>It is unlikely that there would be any significant environmental effects resulting from the further guidance for this site allocation area.</p>	<p>No</p>
<p>Characteristics of the effects likely having regard, in particular, to:</p>		
<p>(a) the probability, duration, frequency and reversibility of the effects;</p>	<p>The SPD will not provide guidance for a period longer than that covered by the Local Plan (2011-2029).</p> <p>A SA (inc. SEA) was undertaken for the adopted Local Plan which allocates the Manydown site. The area that will be</p>	<p>No</p>

	<p>addressed by the SPD is the same as that allocated under Policy SS3.10 and defined on the Local Plan Policies Map.</p> <p>The evidence to support the SA (inc.SEA) for the Local Plan continues to be up-to-date and considered the probability, duration, frequency and reversibility of effects.</p>	
(b) the cumulative nature of the effects;	The cumulative effects of the Manydown site allocation have been assessed within the SA (inc.SEA) of the Local Plan. There are no likely cumulative effects that would result from the production of the SPD.	No
(c) the transboundary nature of the effects;	There will be no transboundary effects (in relation to other EU member states).	No
(d) the risks to human health or the environment (e.g. due to accidents);	There are unlikely to be any significant risks to human health. There is a limited risk of harm to the environment during construction works (which can be controlled through relevant planning conditions set as part of the permission).	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The spatial extent of the SPD will not be larger than the area allocated under policy SS3.10 and defined on the Local Plan Policies Map.	No
(f) the value and vulnerability of the area likely to be affected due to – (i) special natural characteristics or cultural heritage; . (ii) exceeded environmental quality standards or limit values; or . (iii) intensive land-use; and	The value and vulnerability of the area covered by the Manydown SPD has been considered as part of the SA(inc. SEA) of the Local Plan. The SPD will provide further guidance and reinforce relevant policies to ensure that any potential negative environmental effects are mitigated where possible.	No
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	Part of the site would be visible from the North Wessex Downs Area of Outstanding Natural Beauty (AONB). However, further site-specific guidance provided by the SPD regarding appropriate design and mitigation	No

	measures is likely to have a positive environmental impact.	
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SEA conclusion

- 8 The land at Manydown, to which the SPD relates, was allocated through the Local Plan (2011-2029) process and, as such, has been subject to detailed and iterative SA (inc.SEA) as part of the Local Plan process, both in terms of the principle of development on the site and the specific site policy and its detailed criteria. Taking into account the comments of the statutory consultees (see Appendix 3), the conclusion of the screening process is that as the draft Manydown Development Brief SPD does not make any changes to this allocation in terms of either land area or uses, or introduce new planning policy, it will not give rise to significant environmental effects. A Strategic Environmental Assessment is therefore not required.

Habitats Regulation Assessment Screening

- 9 A Habitats Regulations Assessment (HRA) screening report was undertaken for the adopted Local Plan (2011-2029). In relation to Policy SS3.10 (Manydown), it concluded that ‘this policy may be screened out as there is no likely significant effect arising on European sites’. Given the SPD does not make any changes to this allocation or introduce new planning policy, the SPD, alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Taking into account the comments of the statutory consultees, it is therefore concluded that a full Appropriate Assessment under the Habitats Regulations is not required.

**Appendix 1: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029:
Policy SS3.10 and introductory text**

Manydown

4.55 Manydown will deliver a high quality, sustainable new development of approximately 3,400 new homes in this plan period. The proposals will be designed sensitively to respond to the site's opportunities and constraints, in particular its landscape and biodiversity context, heritage assets, and relationship with existing communities. The details will be worked up through extensive engagement with the local community and deliver a range of amenities to new and existing residents alike. The wider Manydown site offers longer term potential for further development and as a component of this, consideration should be given to the future provision of a western by-pass connecting the A339 and junction 7 of the M3. In undertaking master-planning of the wider Manydown area, regard should be given to safeguarding land for crossing the railway line, as identified on the Inset Map, and the need to avoid prejudicing the delivery of the current proposed housing.

Policy SS3.10 Manydown

This 290 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Provide for the phased delivery of approximately 3,400 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, healthcare facilities and sports and leisure facilities including playing pitches with an Infrastructure Delivery Strategy to demonstrate that the infrastructure requirements of the Manydown allocation have been comprehensively planned and will be met;
- d) Phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and

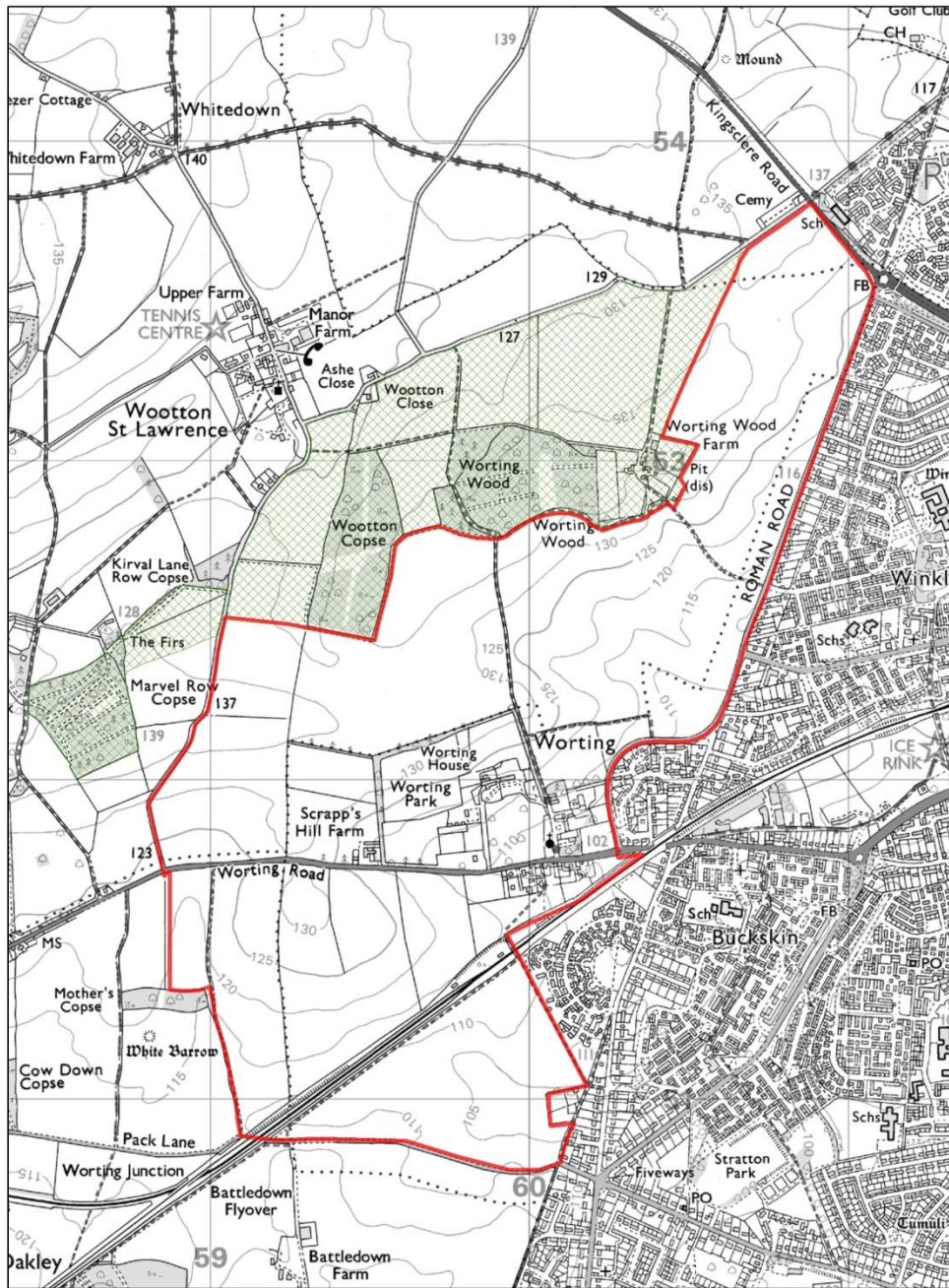
- g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- i) Retain the separate identity and character of Wootton St Lawrence and Oakley and restrict coalescence between the new development and these villages. The development will also retain the separate identity and character of Worting and Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary;
- j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;
- k) Avoid or mitigate the direct and indirect adverse impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site. Where this is proved not to be possible, mitigation and compensation for the loss will be required to ensure a net gain in biodiversity. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;
- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400, Pack Lane, and the road through Wootton St Lawrence with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
- m) Include provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location and design of the road being determined through the master-planning process to achieve the optimum balance between movement and place-shaping. Land shall be safeguarded for a potential future crossing of the railway;
- n) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.
- o) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network and the Strategic Cycle Network, with direct cycle access to the town centre and the provision of public transport from the outset;
- p) Incorporate and/or promote renewable and low-carbon energy technologies;

- q) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- r) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- s) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning;
- t) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of up to 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

Appendix 2: Area of land covered by Manydown Development Brief SPD (development land within red line, and country park hatched in green – both addressed in SPD)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



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Key

- Site Allocation Boundary
- Country Park

Appendix 3:

Responses from Statutory Consultees

Date: 02 August 2016
Our ref: 189673
Your ref: No reference given.



Matt Melville
Principal Planning Officer
Basingstoke and Deane Borough Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mat

SEA and HRA Screening for Manydown Development Brief Supplementary Planning Document (SPD)

Thank you for your consultation on the above dated 1 August 2016, which was received by Natural England on same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Strategic Environmental Assessment/Habitats Regulations Assessment

Natural England concurs with your conclusions set out in your Manydown Development Brief Supplementary Planning Document Strategic Environmental Assessment Screening and Habitats Regulations Assessment report. We agree that as the SPD does not make any changes to this allocation in terms of either land area or uses, or introduce new planning policy it should not require a SEA or HRA. Should any changes to the allocation or policy be made then Natural England would wish to be consulted again on the need for an SEA or HRA.

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance [here](#). While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. Natural England would recommend that the HRA for the Local Plan is submitted as part of the background evidence for the SPD to demonstrate that the alone and in combination impacts of the Manydown development has been considered as part of the Local Plan HRA.

In producing your SPD Natural England would encourage that the following form part of the details.

Green Infrastructure

This SPD should consider the details of the provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area.

The National Planning Policy Framework states that local planning authorities should plan '*positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure*'. The Planning Practice Guidance on [Green Infrastructure](#) provides more detail on this.

Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.

There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:

- green roof systems and roof gardens;
- green walls to provide insulation or shading and cooling;
- new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity).

You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.

Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "[Good Practice Guidance for Green Infrastructure and Biodiversity](#)".

Biodiversity enhancement

This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the [Exeter Residential Design Guide SPD](#), which advises (amongst other matters) a ratio of one nest/roost box per residential unit.

Landscape enhancement

The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.

Other design considerations

The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity ([para 125](#)).

For any queries relating to the specific advice in this letter only please contact Dr Pauline Holmes on 0208 2256972. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours Sincerely

P Holmes

Dr Pauline Holmes
Sustainable Development Lead Advisor
Dorset, Hampshire and Isle of Wight Area Team

Mr Matt Melville
Basingstoke & Deane Borough Council
Planning Policy
Civic Offices London Road
Basingstoke
Hampshire
RG21 4AH

Our ref: WA/2011/109908/SE-
08/SC1-L01
Your ref:
Date: 02 August 2016

Dear Mr Melville

SEA and HRA Screening Opinion for Manydown Development Brief SPD

Thanks you for consulting us on the strategic environmental assessment (SEA) and habitats regulations assessment (HRA) screening opinion request for the Manydown Development Brief Supplementary Planning Document (SPD). We have reviewed the submitted preliminary screening report with regards to our remit and wish to provide the following comments.

Environment Agency position

We agree with the findings of the preliminary screening report and conclude that SEA and HRA are **NOT REQUIRED** for the Manydown Development Brief SPD.

Advice to the LPA

We wish to take this opportunity to note that we have previously commented on the proposed Manydown development and raised concerns regarding the possibility of discharging foul sewerage to ground.

We expect developments discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. Where it is not reasonable to connect to the public foul sewer we will grant an environmental permit, as long as the proposed discharge is otherwise environmentally acceptable.

As there is a public sewer very near to the Manydown site the developer would need to provide very strong justification as to why they could not connect to foul.

We have recommended to the developer that they should discuss network capacity with Thames and Southern water as the sewerage undertakers.

Yours sincerely

Cont/d..



Mr Oliver Rathmill
Sustainable Places | Planning Advisor

Direct dial 0208 4747 682

E-mail planning-farnham@environment-agency.gov.uk



Historic England

Mr Matt Melville
Principal Planning Officer
Basingstoke and Deane Borough Council
Civic Offices, London Road
Basingstoke
Hampshire, RG21 4AH

Our ref: HD/P5229/01/PC3
Your ref:
Telephone 01483 252040
Fax

20th July 2016

Dear Matt,

SEA and HRA Screening for Manydown Development Brief SPD

Thank you for your e-mail of 28th June seeking the opinion of Historic England on whether or not the Council's Manydown Development Brief SPD should be subject to SEA and/or HRA.

We are aware that the principle of development at Manydown and the detailed criteria of site allocation policy SS3.10 were assessed in detail in the Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the adopted Local Plan (2011-2029). At that time, the layout of the proposed development was unknown and so it was not possible to be more specific about the extent and nature of likely effects on, for example, the heritage assets on and around the site.

We note that the Development Brief is apparently not intended to prescribe the layout or detailed design of the development either (from the statement in the Council's Draft Opinion that the Development Brief "does not seek to prescribe the detailed design of Manydown, but sets out a series of development principles that add greater detail to the Local Plan policies, most notably the detailed criteria of Policy SS3.10, and provide guidance on how those policies should be interpreted and implemented").

We are also aware that the layout is being progressed through the masterplan and we assume that a future application would be accompanied by an Environmental Impact Assessment that would consider the effects on, inter alia, the heritage assets in detail.

We therefore agree with the Council's conclusion that the draft Manydown Development Brief SPD will not itself give rise to significant environmental effects and that therefore a Strategic Environmental Assessment is **not** required.

We make no comment on the need or otherwise for a Habitats Regulations Assessment.



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH

Telephone 01483 25 2020 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



We hope these comments are helpful. Please contact me if you have any queries.

Thank you again for consulting Historic England.

Yours sincerely,

A handwritten signature in black ink that reads "Martin Small". The signature is written in a cursive, slightly slanted style.

Martin Small

Principal Adviser, Historic Environment Planning

(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: martin.small@historicengland.org.uk