

East of Basingstoke and Redlands Development Brief Supplementary Planning Document (January 2017)

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 East of Basingstoke and Redlands 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 East of Basingstoke and Redlands 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 East of Basingstoke and Redlands 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 sites at East of Basingstoke and Redlands, with the intention that it will be adopted as a SPD. It is anticipated that consultation on a draft document will take place in early 2017.
- 3 The purpose of the East of Basingstoke and Redlands Development Brief SPD is to provide more detailed guidance regarding the implementation of Policy SS3.7 (Redlands) and SS3.9 (East of Basingstoke) of the adopted Basingstoke and Deane Local Plan (2011-2029) (policies set out in Appendix 1). It does not seek to prescribe the detailed design of the allocated site, but sets out a series of development principles that add greater detail to the Local Plan policies, most notably the detailed criteria of Policy SS3.7 and SS3.9, 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 SS3.7 and SS3.9, as defined on the Local Plan policies map. Appendix 2 includes the Inset Map for East of Basingstoke and Redlands that is shown on page 49 of the adopted Local Plan. This Inset Map defined the boundaries of the allocated sites.

- 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 walking and cycling connections and public transport, and guidance about access into and between the sites.
 - iii. Social and community infrastructure to create sustainable neighbourhoods including development principles that set out the types of uses expected on the sites.
 - iv. Environmental quality
Including development principles on how development should respond sensitively to, the site's green infrastructure, ecology and its heritage and archaeological assets (including the Park Pale Scheduled Monument) and also odour, noise and flood risk constraints.
 - 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.

SEA screening

- 5 The adopted Local Plan was the subject of Sustainability Appraisal (SA) (incorporating SEA). This included a specific assessment of the principle of development of the East of Basingstoke and Redlands sites, the detailed criteria of site allocation policies SS3.7 and SS3.9, 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 SA 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;	<p>The SPD will provide guidance on how to apply policy set in the Local Plan (most notably Policy SS3.7 (Redlands) and SS3.9 (East of Basingstoke). It does not establish new policy.</p> <p>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.</p>	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 promoting sustainable development;	The adopted Local Plan and other higher level policies set the context for achieving sustainable development in the borough. The SPD will provide further guidance as to how this should be achieved. Options considered	No

	<p>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 (April 2015, appendix 18, p116 and p139 concludes that the policy SS3.7 (Redlands) and SS3.9 (East of Basingstoke) impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment.</p> <p>These policies are broadly compatible with the social SA objectives, including enabling housing provision. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p> <p>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>

(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).	It is unlikely that there would be any significant environmental effects resulting from the further guidance for this site allocation area.	No
Characteristics of the effects likely having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects;	<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 East of Basingstoke and Redlands site. The area that will be addressed by the SPD is the same as that allocated under Policy SS3.7 and SS3.9 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>	No
(b) the cumulative nature of the effects;	The cumulative effects of the East of Basingstoke and Redlands site allocations 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	The spatial extent of the SPD will not be larger than the area allocated under	No

area and size of the population likely to be affected);	policy SS3.7 and SS3.9 and defined on the Local Plan Policies Map.	
(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 East of Basingstoke and Redlands 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.	The site is not within nor visible from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) or any other national or international protected landscape. Site-specific guidance will be provided by the SPD regarding appropriate design and mitigation measures. This is likely to have a positive environmental impact.	No

SEA conclusion

- 8 The land at East of Basingstoke and Redlands, 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 East of Basingstoke and Redlands 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 SS3.7 (Redlands) and SS3.9 (East of Basingstoke), 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 the allocations 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 (appendix 3), it is therefore concluded that a full Appropriate Assessment under the Habitats Regulations is not required.

Conclusion

- 10 Taking into account the comments of the three statutory consultees (the Environment Agency, Historic England and Natural England), it is concluded that an SEA is not required for the East of Basingstoke and Redlands Development Brief SPD. Similarly, it would not need to be subject to full Appropriate Assessment under the Habitats Regulations.

**Appendix 1: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029:
Policy SS3.7 and SS3.9 introductory text**

East of Basingstoke and Redlands

4.52 Approximately 615 new homes will be brought forward on sites SS3.7 and SS3.9 as part of a high quality, comprehensively planned development, providing supporting infrastructure that is necessary to serve the sites. The sites will respect and respond to their landscape and biodiversity context and build upon the local green infrastructure assets. An inset map has been developed for this site and East of Basingstoke (Policy SS3.9) together, and is set out alongside Policy SS3.9.

Policy SS3.7 – Redlands

This 9.4 hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:

- a) Make provision for the delivery of approximately 165 dwellings;
- b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;
- c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);
- d) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and Strategic Cycle Network with direct access to the town centre and the ability to service the site by public transport;
- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including remnant parkland trees, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity;
- f) Ensure that renewable and low carbon energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;
- g) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;
- h) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy;

- i) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2020/2021, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.9 – East of Basingstoke

This 67.8 hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 450 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 a community centre, local shopping facilities, sports facilities including playing pitches, and a two form entry primary school, if required by the Local Education Authority¹;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
- e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
- f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;
- g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-

¹ The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.

users, including vehicles accessing the adjacent incinerator and sewerage treatment works;

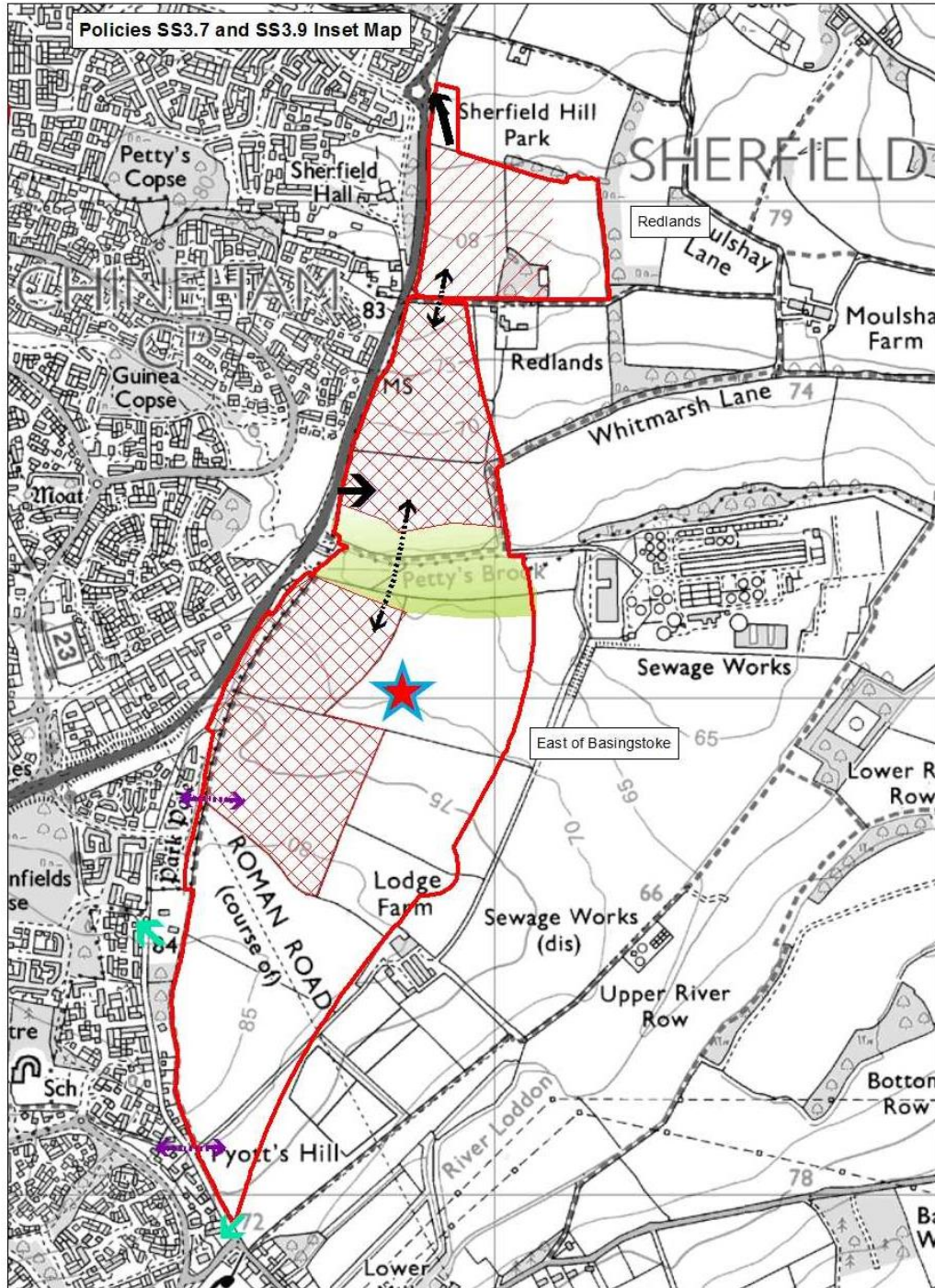
- i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and the Strategic Cycle Network with direct cycle access to the town centre and the provision of public transport from the outset;
- j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;
- k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;
- l) Avoid or mitigate direct and indirect adverse impacts on key species and habitats including adjacent ancient woodland Sites of Importance for Nature Conservation, Petty's Brook and natural flood zones. This will be achieved through adequate buffering of natural features and habitats and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;
- m) Ensure that renewable and low carbon energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;
- n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;
- p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2018/19 to 2022/23, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.

Appendix 2: Inset Map

The Inset map defines the area of land covered by the East of Basingstoke and Redlands Development Brief SPD (development land within red line addressed in SPD)

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



© Crown copyright and database rights 2013 Ordnance Survey LA100019356

Key

-  Site Allocation Boundary
-  Phase 1 (2017/18-20/21)
-  Phase 2 (2018/19 - 22/23)
-  Principal Access
-  Access between SS3.7 and SS3.9, and SS3.9 parcels
-  Indicative pedestrian and cycling access
-  Primary School (reserved) and Centre
-  Green Corridor
-  National Cycle Network 23

Appendix 3: Responses from Statutory Consultees

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

Our ref: WA/2011/109908/SD-
04/IS1-L01
Your ref: East of Bas & Redlands
Date: 10 October 2016

Dear Mr Rehill

**Land East of Basingstoke and Redlands Supplementary Planning Document
SEA Screening**

Thank you for contacting us regarding the above SPD and the associated SEA/HRA screening opinion.

Given the recent adoption of your local plan the 'plan hierarchy' we agree with your conclusions that a SEA and/or HRA is not required at this time.

Yours sincerely

Mr Jonathan Fleming
Sustainable Places | Planning Specialist

Direct dial: 02030 259 494
Email: planning-wallingford@environment-agency.gov.uk

End



Edward Rehill
Principal Planning Officer
Basingstoke and Deane Borough Council
Planning Policy Team
Basingstoke and Deane Borough Council
Civic Offices, London Road
Basingstoke, RG21 4AH

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

27th October 2016

Dear Ed,

Confidential - East of Basingstoke and Redlands Development Brief SPD SEA Screening Opinion

Thank you for your e-mails of 3rd October inviting Historic England to comment on your Council's SEA Screening Opinion for the draft of the East of Basingstoke and Redlands Development Brief Supplementary Planning Document. We are pleased to make the following comments.

SEA Screening Opinion

We are aware that the principle of development at East of Basingstoke and Redlands and the detailed criteria of site allocation policies SS3.7 and SS3.9 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 does not prescribe the layout or detailed design of the development either, but sets out a series of development principles that add greater detail to the Local Plan policies, most notably the detailed criteria of Policy SS3.7 and SS3.9, and provide guidance on how those policies should be interpreted and implemented..

We note the references to masterplanning in the policies and 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 East of Basingstoke and Redlands Development Brief SPD will not itself give rise to significant environmental effects and that therefore a Strategic Environmental Assessment is **not** required.

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

Thank you again for consulting Historic England.

Kind regards,

A handwritten signature in black ink that reads "Martin Small". The signature is written in a cursive style and is centered within a light grey rectangular box.

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



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.



From: Holmes, Pauline (NE) [mailto:Pauline.Holmes@naturalengland.org.uk]
Sent: 27 October 2016 14:32
To: Edward Rehill <edward.rehill@basingstoke.gov.uk>
Subject: RE: SEA and HRA Screening for East of Basingstoke and Redlands Development Brief SPD

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Dear Ed

Thank you for sending Natural England the SEA and HRA screening for the East of Basingstoke and Redlands Development brief SPD for our views.

I can confirm that based on the information provided we concur with your conclusions from the SEA and HRA screening that a Strategic Environmental Assessment and Habitat Regulations assessment are not required

If you wish to discuss this further then please do not hesitate to contact me.

Regards

Pauline

Dr Pauline Holmes
Lead Advisor
Dorset, Hampshire and Isle of Wight Area Team
Natural England
2nd Floor, Cromwell House
15 Andover Road
Winchester
Hampshire
SO23 7BT

Tel : 0208 2256972
Mobile : 07917 651481

NB. My normal working week is Monday to Thursday .

<http://www.gov.uk/natural-england>

Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk. Or, if it is not possible to consult us electronically then consultations should be sent to the postal address below.

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
Cheshire

CW1 6GJ

www.gov.uk/government/organisations/natural-england

Natural England is accredited to the Cabinet Office Customer Services Excellence Standard.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.