



*Basingstoke  
and Deane*



Revised Basingstoke and Deane Pre-Submission  
Local Plan 2011 to 2029

# **Habitats Regulations Screening Assessment**

Draft for public consultation - April 2014



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# 1. INTRODUCTION

## 1.1 Scope of the assessment

The objective of the Habitats Regulations Assessment (HRA) is to identify any aspects of the Basingstoke and Deane Local Plan that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to devise appropriate mitigation strategies where such effects are identified. The assessment has been subject to consultation with Natural England, the Environment Agency and other organisations. Subsequent to the recommendations made in this HRA, and following consultation, the Council has produced a revised Pre-Submission version of its Local Plan. This current HRA document therefore updates the previous [HRA Screening of the Local Plan](#) (August 2013).

## 1.2 Legislation

The need for HRA is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats & Species Regulations 2010 (as amended). The ultimate aim of the Habitats Directive is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status. European sites (also called Natura 2000 sites) can be defined as actual or proposed/candidate Special Areas of Conservation (SAC) or Special Protection Areas (SPA). It is also Government policy for sites designated under the Convention on Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status to Natura 2000 sites.

The Habitats Directive applies the precautionary principle to protected areas. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. This is in contrast to the SEA Directive which does not prescribe how a plan or programme should respond to the findings of an environmental assessment; merely that the assessment findings (as documented in the ‘environmental report’) should be ‘taken into account’ during preparation of the plan or programme. In the case of the Habitats Directive, plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

All the European sites referred to in this document are shown in Figure 1. In order to ascertain whether or not site integrity will be affected, a HRA should be undertaken of the plan or project in question:

### **Habitats Directive 1992**

Article 6 (3) states that:

*“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.”*

### **Conservation of Habitats & Species Regulations 2010 (as amended)**

The Regulations state that:

“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives... The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site”.

## **1.3 Basingstoke and Deane Borough**

There is no pre-defined guidance that dictates the physical scope of a HRA of a Local Plan. Current guidance suggests that the following European sites be included in the scope of assessment:

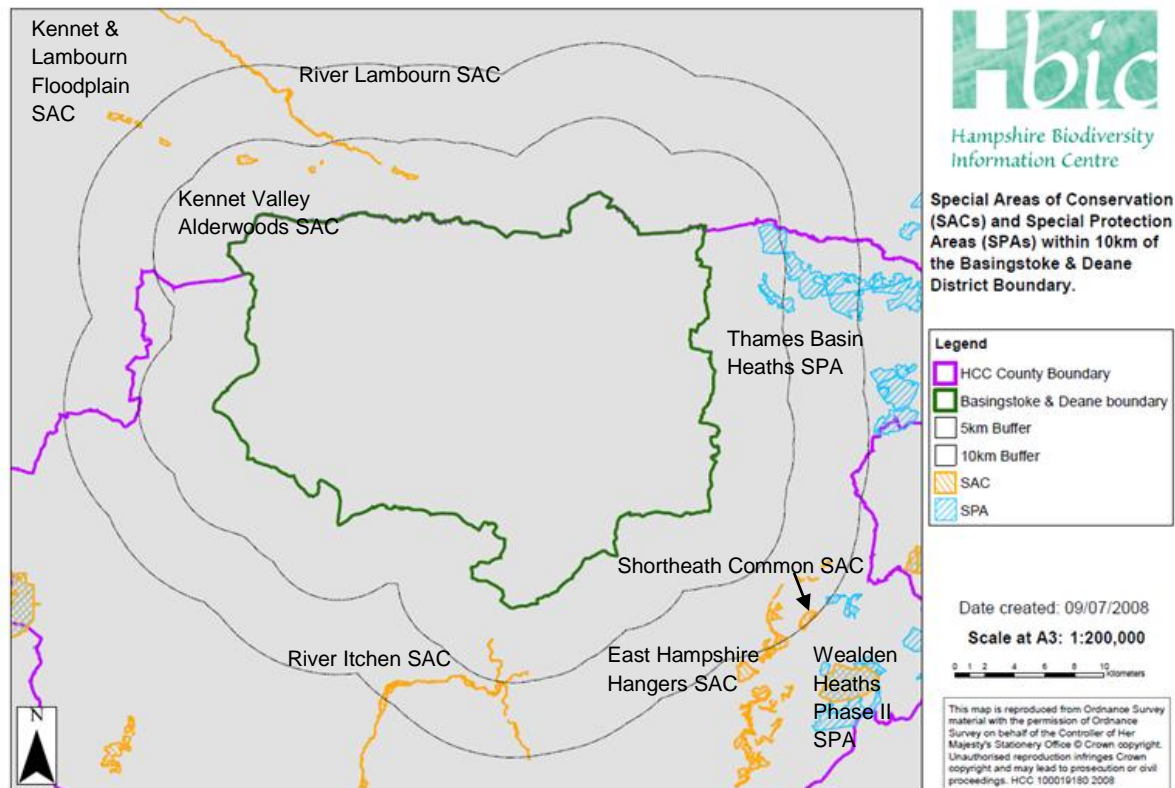
- All sites within the borough boundary; and
- Other sites shown to be linked to development within the borough boundary through a known 'pathway'

There are no Natura 2000 sites within the borough of Basingstoke & Deane. Therefore, the first stage is to identify sites that are within close enough proximity to warrant screening. In accordance with best practice and in line with advice from Natural England, all Natura 2000 sites within a linear distance of 10km of the boundary of Basingstoke and Deane have been

identified. It should be clarified that the Council is not aware of any sites beyond 10km which may be influenced by the Local Plan.

There are a total of 8 Natura 2000 sites, comprising 6 Special Areas of Conservation (SAC) and 2 Special Protection Areas (SPA) within 10km of the boundary of Basingstoke and Deane (see Figure 1 below).

**Figure 1 – Locations of Natura 2000 sites within 10km of Basingstoke and Deane Borough**



Please note: The boundaries for statutory sites have been provided as digital data from Natural England (NE); this digital data is indicative not definitive. Paper maps produced by NE at the time the sites were designated show the official site boundaries.

A summary in relation to each of these sites is set out in Chapters 4 to 11, including a brief description, reasons for its designation<sup>1</sup> and a summary of its environmental condition and conservation vulnerabilities. Detailed maps showing the locations of the each of the sites and the 5km and 10km buffers are contained within Appendix 2. Unless otherwise stated, information in relation to these sites has been obtained from [www.natureonthemap.co.uk](http://www.natureonthemap.co.uk) and [www.jncc.gov.uk](http://www.jncc.gov.uk)<sup>2</sup>.

<sup>1</sup> The designation of the Natura 2000 sites is determined by the EU Birds Directive and the EU Habitats Directive. Annex I of the Birds Directive relates to a list of endangered and migratory species requiring habitat protection. Annex I habitats and Annex II species are listed in the Habitats Directive as being under threat.

<sup>2</sup> The Joint Nature Conservation Committee (JNCC) is a statutory advisor to UK Government and devolved administrations

## 1.4 This Report

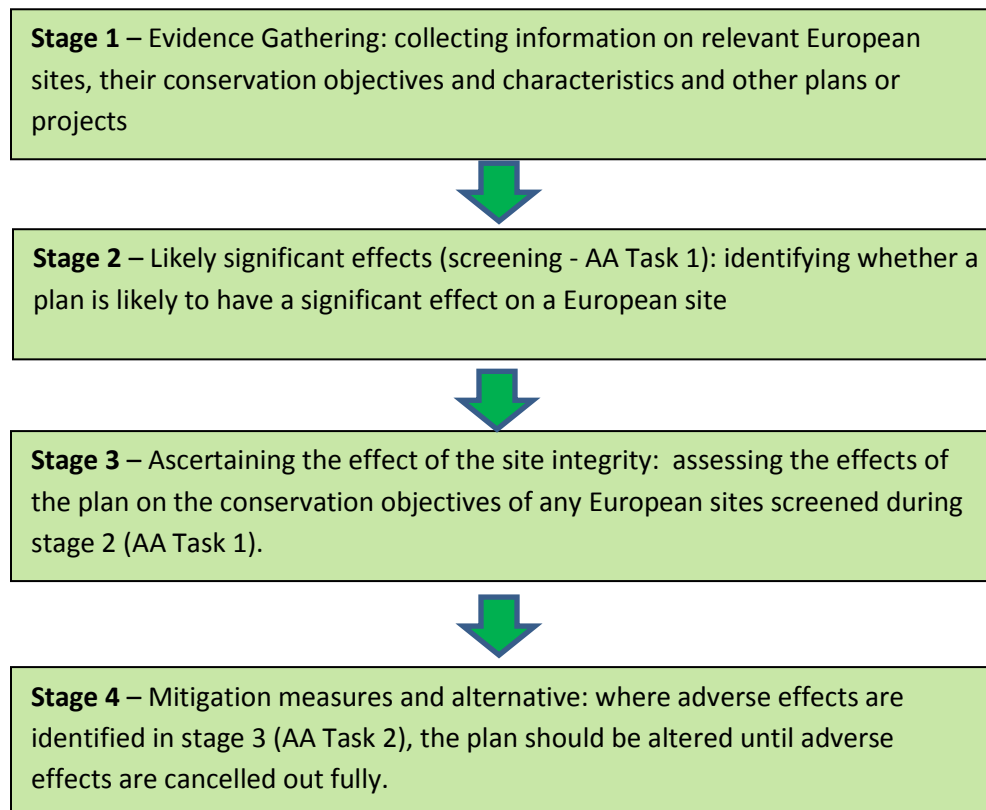
Chapter 2 of this report explains the process by which the HRA has been carried out. Chapter 3 explores the relevant pathways of impact. Chapters 4 to 11 are organised on the basis of one chapter per European site. Each chapter begins with a consideration of the interest features and ecological condition of the site and environmental process essential to maintain site integrity. An assessment of the Local Plan in respect of each European site is then carried out. The key findings are summarised in Chapter 12: Conclusions.

## 2. METHODOLOGY

The HRA is being carried out in the absence of formal Government guidance. Communities and Local Government released a consultation paper on Appropriate Assessment of Plans in 2006<sup>3</sup>. As yet, no further formal guidance has emerged. The Council has also used where necessary, guidance produced by the European Commission<sup>4</sup>

Figure 2 below outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

**Figure 2: Four Stage Approach to Habitat Regulations Assessment (Source CLG, 2006)**



<sup>3</sup> [CLG \(2006\) Planning for the Protection of European Sites, Consultation Paper](#)

<sup>4</sup> [European Commission \(2001\) Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6\(3\) and \(4\) of the Habitats Directive 92/43/EEC](#)

## 2.1 Likely Significant Effects (LSE)

The first stage of any Habitat Regulations Assessment (AA Task 1) is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

*"Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites.

This screening assessment supersedes that produced to support the Basingstoke and Deane Pre-Submission Local Plan (August 2013).

## 2.2 Confirming other plans and projects that may act 'in combination'

It is clearly neither practical nor necessary to assess the 'in combination' effects of the Local Plan within the context of all other plans and projects within the South East region. In practice therefore, in combination assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential. For the purposes of this assessment, we have determined that the key other plans and projects that could result in in combination effects to European sites are neighbouring authorities Development Plan Documents.

Table 1 below identifies the annual housing allocations for each of the borough's neighbouring districts. Four of these local authority areas contain European designated sites (Natura 2000). The table provides a useful overview of the scale of development proposed for the areas surrounding the borough of Basingstoke and Deane.

**Table 1 – Annual Housing requirements of neighbouring authorities**

<b>Neighbouring Authority</b>	<b>Annual Local Plan Housing Allocation</b>
East Hampshire District	592
Hart District	236 <sup>5</sup>
Test Valley	588
West Berkshire	525
Winchester City	625
Wokingham Borough	661

There are other plans and projects that are often relevant to the 'in combination' assessment, most notably South East Water's final Water Resource Management Plan (December 2010) and

<sup>5</sup> As per withdrawn Core Strategy (2013)

the Environment Agency's River Loddon Catchment Abstraction Management Strategy. These have all been taken into account in this assessment. Table 2 summarises the documents that have been reviewed to inform this assessment.

**Table 2 – Documents reviewed in order to inform this screening assessment**

<b>Document</b>		<b>Relevant content</b>
Basingstoke and Deane Borough Council (2013)	Basingstoke and Deane Borough Council Strategic Housing Land Availability Assessment (SHLAA) Version 8	Identifies all sites considered potentially suitable for development, although it carries no presumption that development on those sites will be permitted
Core Strategies and Local Plans for neighbouring local authorities	Spatial development policies for East Hampshire, Hart, Test Valley, West Berkshire, Winchester City and Wokingham.	Provides projected levels of housing for authorities surrounding the borough of Basingstoke and Deane.
Environment Agency (2003)	The Loddon Catchment Abstraction Management Plan	Sets out the Environment Agency's position regarding future abstraction within the Loddon Catchment
Environment Agency (2006)	Final Water Resource Management Plan	Sets out the proposed approach to providing water resources in the future
Hampshire County Council (2011)	The Hampshire Full Local Transport Plan, 2011 – 2031.	Transport schemes
Natural England (2006)	Thames Basin Heaths Special Protection Area: Mitigation Standards for Residential Development. 26 May 2006	Avoidance and mitigation for recreational impacts on heathland SPA.
Thames Basin Heaths Joint Strategic Partnership Board (2009)	Thames Basin Heaths SPA Delivery Framework	Sets out the agreed Framework regarding the Thames Basin Heaths SPA
South East Water (December 2010)	Final Water Resource Management Plan	Sets out the proposed approach to providing water resources in the future
Southern Water (Oct 2009)	Water Resource Management Plan	Sets out the proposed approach to providing water resources in the future

In preparing this HRA we have utilised data held on the following sources in order to inform on the current ecological status of relevant European sites:

- The UK Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk)); and
- Nature on the Map and its links to SSSI citations and the JNCC website ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk))

## 3. PATHWAYS OF IMPACT

### 3.1 Introduction

In carrying out an HRA it is important to determine the various ways in which land use plans can impact on European sites by following the pathways along which development can be connected with European sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site.

### 3.2 Urbanisation

This impact is closely related to recreational pressure, in that they both result from increased populations within close proximity to sensitive sites. Urbanisation is considered separately as the detail of the impacts is distinct from the trampling, disturbance and dog-fouling that results specifically from recreational activity. The list of urbanisation impacts can be extensive, but core impacts can be singled out:

- Cat predation - A large proportion of domestic cats are found in urban situations, and increasing urbanisation is likely to lead to increased cat predation.
- Increased fly-tipping - Rubbish tipping is unsightly but the principle adverse ecological effect of tipping is the introduction of invasive alien species with garden waste. Alien species may also be introduced deliberately or may be bird-sown from local gardens.

### 3.3 Recreational pressure

Consultation for the HRA of the South East Plan revealed that potentially damaging levels of recreational pressure are already faced by many European sites. Recreational use of a site has the potential to:

- Cause disturbance to sensitive species, particularly ground-nesting birds such as woodlark and nightjar, and wintering wildfowl;
- Prevent appropriate management or exacerbate existing management difficulties;
- Cause damage through erosion; and
- Cause eutrophication as a result of dog fouling.

Different types of European sites (e.g. heathland, chalk grassland) are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex. It would appear that recreational pressure can have a significant adverse effect on the Annex 1 bird species for which the SPAs in this area are designated.

Disturbance can have an adverse effect in various ways, with increased nest predation by natural predators as a result of adults being flushed from the nest and deterred from returning to it by the presence of people and dogs likely to be a particular problem.

A number of studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals, and can cause eutrophication near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the eutrophication impacts of dog faeces.

Where increased recreational use is predicted to cause adverse impacts on a site, avoidance and mitigation should be considered. Avoidance of recreational impacts at European sites involves location of new development away from such sites; Local Plans (and other strategic plans) provide the mechanism for this. Where avoidance is not possible, mitigation will usually involve a mix of access management, habitat management and provision of alternative recreational space.

After extensive research, Natural England and its partners produced the Thames Basin Heaths SPA Delivery Framework which makes recommendations for accommodating development while also protecting the interest features of the Thames Basin Heaths SPA. This included the recommendation of implementing a series of zones within which varying constraints would be placed upon development. While the zones relating to recreational pressure expanded to 5km (as this was determined from visitor surveys to be the principal recreational catchment for this European site), those concerning other aspects of urbanisation (particularly predation of the chicks of ground-nesting birds by domestic cats, but also including recreational pressure, fly tipping, increased incidence of fires and general urbanisation) was determined at 400m from the SPA boundary.

In light of the fact that a small area of the borough falls within the 5km of the Thames Basin Heath Special Protection Area, Local Plan Policy EM3 sets out the process for dealing with planning applications with the 5km zone, and also for major schemes within the 5-7km radius.

The potential impacts of recreational pressure and the zone of influence (i.e. distance travelled by visitors) vary for each of the European sites. Chapters 4 to 11 of this report set out the potential for recreational pressure on each of the European sites (where applicable) resulting from the revised Pre-Submission Local Plan.

### 3.4 Atmospheric Pollution

Current levels of understanding of air quality effects on semi-natural habitats are not adequate to allow a rigorous assessment of the likelihood of significant effects on the integrity of key European sites.

The main pollutants of concern for European sites are ammonia (NH<sub>3</sub>), oxides of nitrogen (NO<sub>x</sub>), and sulphur dioxide (SO<sub>2</sub>). NO<sub>x</sub> can have a directly toxic effect upon vegetation. In addition, greater NO<sub>x</sub> or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

Sulphur dioxide emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil. Ammonia emissions are dominated by agriculture, with some chemical processes also making notable contributions. As such, it is unlikely that material increases in SO<sub>2</sub> or NH<sub>3</sub> emissions will be associated with the Basingstoke and Deane Local Plan or those of its neighbouring districts. However, NO<sub>x</sub> emissions are dominated by the output of vehicle exhausts (more than half of all emissions). Of the additional NO<sub>x</sub> emissions resulting from new housing development, over 90% of these are generated from vehicular traffic. Emissions of NO<sub>x</sub> could therefore be reasonably expected to increase as a result of greater vehicle use as an indirect effect of the Local Plan.

The World Health Organisation (WHO) state that the critical NO<sub>x</sub> concentration (critical threshold) for the protection of vegetation is 30 µg<sup>-3</sup>. Table 3 below identifies the NO<sub>x</sub> concentrations<sup>6</sup> at the eight European Sites to be screened and confirms that none of the sites exceeds the critical level of 30 µg<sup>-3</sup>.

**Table 3 - NO<sub>x</sub> concentrations<sup>7</sup> for the eight European sites considered within this assessment (APIS data correct as of 26/07/13).**

Site	Grid reference <sup>8</sup>	Actual NO <sub>x</sub> concentration (µg)
Thames Basin Heath SPA	477925 158405	14.53
Wealden Heaths Phase II SPA	478903, 137937	10.71
East Hampshire Hangers SAC	477028 139307	10.71
Kennet & Lambourne	445056 167270	14.28

<sup>6</sup> As NO<sub>2</sub>

<sup>7</sup> As NO<sub>2</sub>

<sup>8</sup> Given that all of the European sites are located outside of Basingstoke and Deane Borough, the grid references relate to the closest points to the Borough.

Floodplain SAC		
Kennet Valley Alderwoods SAC	444827 166920	10.71
River Itchen SAC	450401 132537	12.88
River Lambourne SAC	445598 169162	14.28

Table 3 identifies that the eight European sites all have NO<sub>x</sub> concentrations under 50% of the WHO critical threshold. In addition, it is worth noting that the sites with the two highest NO<sub>x</sub> concentrations, notably the Thames Basin Heaths SPA and River Lambourne SAC, are both located in close proximity to major roads (see Table 4) which may explain the higher NO<sub>x</sub> concentrations at these sites. The impacts of vehicle emissions on the 8 European sites are discussed in more detail below:

### Local Air Pollution

Department for Transport guidance as expressed in the Design Manual for Roads and Bridges (DMRB) states that the first process in determining air quality impacts from road schemes is to determine whether the road in question is an 'affected road' which is defined as, among other criteria, if it will experience an increase in flows of more than 1,000 Average Annual Daily Traffic (AADT). The guidance also states that "beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant".

This is therefore the distance that has been used throughout this HRA in order to determine whether European sites are likely to be significantly affected by development proposed by the Pre Submission Local Plan. Table 4 below identified that several of the European sites are located within 200m of a major road(s) that may be regularly used by vehicle journeys resulting from Local Plan development. It was concluded that air quality should be included within the scope of this assessment.

**Table 4 – Major roads located near European Sites**

<b>Site</b>	<b>Proximity to major roads</b>
Thames Basin Heaths SPA	The site lies in close proximity to roads within neighbouring Hart district that are likely to experience an increase in traffic resulting from Local Plan development, including the A30, A287 and M3.
Wealden Heaths Phase II SPA	The site lies in close proximity to the A325 which may experience a slight increase in traffic resulting from Local Plan development.
East Hampshire Hangers SAC	No major routes within 200m that are likely to experience an increase in traffic as a result of Local Plan development.
Kennet & Lambourne Floodplain SAC	The site lies in close proximity to the A34 and A339 that are likely to experience an increase in traffic as a result of Local Plan development.
Kennet Valley Alderwoods SAC	The site lies in close proximity to the A34 that is likely to experience an increase in traffic as a result of Local Plan

	development.
River Itchen SAC	The site lies in close proximity to the M3 Motorway that is likely to experience an increase in traffic as a result of Local Plan development.
River Lambourne SAC	The River Lambourne lies in close proximity to the A34 and A339 that are likely to experience an increase in traffic as a result of Local Plan development.
Shortheath Common SAC,	No major routes within 200m that are likely to experience an increase in traffic as a result of Local Plan development.

Of the eight European sites detailed in Table 4 above, six are located in close proximity to major roads in neighbouring authority areas. However, traffic data is not currently available to assess changes in traffic levels external to the borough as a result of the implementation of the revised Pre-Submission Local Plan. Therefore, the council is unable to determine whether the plan would result in an increase in traffic of more than 1000 Annual Average Daily Flows on the aforementioned routes. Where applicable this issue is discussed in more detail in Chapters 4 to 11.

#### Diffuse air pollution

In addition to the contribution to local air quality issues, development can also contribute cumulatively to an overall deterioration in background air quality across an entire region. In July 2006, when this issue was raised by Runnymede Borough Council, Natural England advised that their Local Development Framework 'can only be concerned with locally emitted and short range locally acting pollutants' as this is the only scale which falls within a local authority remit.

In the light of this it is considered reasonable to conclude that diffuse pan-authority air quality impacts are the responsibility of higher tier strategies or national government, both since they relate to the overall quantum of development across a large geographical area (over which individual districts have very little control), and since this issue is best addressed at the highest pan-authority level.

### 3.5 Water abstraction

Water resources are recognised as an issue in the South East and the region is acknowledged as being water stressed. However, water supply to meet the needs of future growth can be provided for over the plan period as outlined in Southern Water and South East Water's Water Resource Management Plans (WRMP). Sustainable use of water is a key issue for the borough and firm implementation of water efficiency standards is essential to manage demand on the water environment.

Southern Water published its WRMP in October 2009 covering the 25-year period from 2010 to 2035. SW describes the challenges to water resources in this region as significant, but the water company believe that the options identified in the WRMP are robust and appropriate to meet these challenges. South East Water published its WRMP in December 2010 also covering the 25-year period from 2010 to 2035. The WRMP sets out the key challenges to water resources in the company's supply area and how the company plans to ensure these challenges are overcome to ensure appropriate security of water supply.

Southern Water and South East Water are currently developing their plans which cover the period 2015 to 2040.

There is no identified supply deficit for the area during the plan period and it is therefore anticipated that the level of planned development within Basingstoke and Deane to 2029 can be accommodated without the need for further water resources schemes to be implemented.

In addition, the Environment Agency has advised that, as none of the housing sites sit on the same aquifer as the Kennet and Lambourn, there is no route of impact (unless developers are proposing a new water supply for the sites located in the aquifers feeding the Kennet or Lambourn sites).

### 3.6 Water quality

Development within Basingstoke and Deane Borough over the plan period will increase wastewater production. Wastewater from the Borough is treated by Thames Water and Southern Water. There are many wastewater treatments works (STW) within Basingstoke with the Chineham Wastewater/Sewage Treatment works being the largest facility, with other facilities serving the needs of other towns and villages. The sewerage works in the borough feed into the Loddon river tributary, which is not a European site.

The principal sewage treatment works dealing with foul water from Basingstoke is Chineham, discharging to the Loddon catchment and therefore the water quality of Kennet and Lambourn is not an issue. Small scale development in the catchment of the Kennet and Lambourn is unlikely to have a significant impact both in respect of groundwater and surface water quality.

### 3.7 Summary of initial screening

All policies within the revised Pre-Submission Local Plan were subject to an initial screening exercise to identify all those that did not require further consideration in the Likely Significant Effects test. The majority of policies could be screened out as there was no potential for any of these policies to result in adverse effects on European sites. The full screening table for the policies is contained within Appendix 1.

The following policies were deemed to require further consideration as part of the Likely Significant Effects test as they may lead to adverse effects on European sites generally because they promote and determine the location or scale of development:

- SS1: Scale and Distribution of New Housing
- SS3: Greenfield Sites
- SS5: Neighbourhood Planning
- SS6: New housing in the Countryside
- CN2: Rural Exceptions for Affordable Housing
- CN4: Housing for older people/ Specialist Housing
- CN5: Gypsies Travellers and Travelling Show People

It should be noted that only policies that have the potential for negative impact on European sites are screened in for assessment. Those policies that might have a beneficial effect are referred to where appropriate in the following chapters, but have not been actually assessed. This is due to the fact that HRA is only concerned with adverse effects.

## 4. THAMES BASIN HEATHS SPA

### 4.1 Introduction

The Thames Basin Heaths cover an area of 8,400 hectares and comprise a rare example of lowland heathland across Surrey, Hampshire and Berkshire. The heaths support significant populations of 3 important bird species and consist of 13 Sites of Special Scientific Interest (SSSI). Hazeley Heath SSSI is the nearest part of the SPA to the borough (located within 5km of the borough boundary).

Due to the size, location and nature of this site and the surrounding development pressure, English Nature published a draft Delivery Plan for the Thames Basin Heaths SPA in May 2006. This was updated by the 'Thames Basin Heaths Special Protection Area Delivery Framework' published in January 2009 (Thames Basin Heaths Joint Strategic Partnership Board). The document sets out a strategic approach for development by providing a consistent method through which local authorities can meet the requirements of the Habitats Regulations through avoidance and mitigation measures.

### 4.2 Features of European Interest

Annex I birds and regularly occurring migratory birds not listed on Annex I:

- *Caprimulgus europaeus* (nightjar)
- *Lullula arborea* (woodlark)
- *Sylvia undata* (Dartford warbler)

### 4.3 Key environmental conditions/ vulnerability of the site

The mosaic of habitats which form the internationally important lowland heathland are dependent on active heathland management. Lack of grazing and other traditional management practices therefore pose a threat.

Development pressure on neighbouring land, urbanisation issues and the cumulative and indirect effects of neighbouring developments also pose a potential long-term problem. A strategic approach to accommodating development whilst ensuring compatibility with the Habitats Regulations is being addressed through the Thames Basin Heaths Area Based Delivery Project. This seeks to address the detrimental impacts of recreational pressure, particularly dog walking, on ground nesting bird populations.

#### 4.4 Potential effects of the plan

Two potential impacts of the Basingstoke and Deane Local Plan upon the SAC site have been identified:

- Recreational pressure.
- Atmospheric pollution

##### Recreational Pressure

The Thames Basin Heaths have a fairly large catchment area, although broadly speaking people living closer to the site are responsible for a greater number of visits than those living further away. It is important to note that a small area to the north east of the borough lies within 5km of the Thames Basin Heaths.

The Thames Basin Heaths SPA is spread over a large area, with the majority of the Heathland being located over 10km from the key population centres in Basingstoke and Deane.

Local Plan Policy SS1 sets out that the Plan will permit development and redevelopment within the defined Settlement Policy Boundaries and that sites outside of defined settlement policy boundaries will be treated as countryside. Within the 5km zone from the Thames Basin Heaths there are no settlements with settlement policy boundaries, therefore residential development is likely to be limited and determined through Policy SS6 – New Housing in the Countryside. Policy SS3 of the Local Plan allocates land to accommodate 6,940 dwellings. The allocations are focused around the larger settlements of Basingstoke, Whitchurch and Oakley. The closest site allocation to the SPA is the East of Basingstoke site (covered by Local Plan policy SS3.9) which is located over 7km away and will provide approximately 450 homes within the plan period.

Policy SS5 sets a housing target to be delivered through Parish / Town Council neighbourhood plans in the borough, the nearest settlement to the SPA with a housing target is Bramley located over 7km away. The policy notes that a further 150 homes will need to be identified in other areas; this could potentially include areas within the 5km zone around the Thames Basin Heaths. In addition, Policies SS6 (New Housing in the Countryside), CN2: (Rural Exceptions for affordable Housing), CN4 (Housing for older people/ Specialist Housing) and CN5 (Gypsies, Travellers and Travelling Show People) could result in the provision of additional dwellings within the 5km zone.

In light of the above, whilst there is limited scope for sizable developments with 7km of the Thames Basin Heaths, the revised Pre-submission Local Plan Policy contains a policy specifically relating to the Thames Basin Heath Special Protection Area (Policy EM3). It is considered that this policy provides appropriate mitigation for recreational pressures generated by the Local Plan upon the Thames Basin Heaths SPA. The policy requires that for all net additional residential development within a 5km straight line distance of the SPA, relevant mitigation measures will be required in line with the Thames Basin Heaths Delivery Framework.

This will include the provision of, or contributions towards, Suitable Alternative Natural Green Space (SANGS), and Strategic Access Management and Monitoring (SAMM). Applications for large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.

### Atmospheric pollution

The protected site lies in close proximity to roads within neighbouring Hart district. The roads are likely to experience an increase in traffic resulting from the Local Plan development, including the A30, A287 and M3.

Department for Transport guidance as expressed in the Design Manual for Roads and Bridges (DMRB) states that the first process in determining air quality impacts from road schemes is to determine whether the road in question is an 'affected road' which is defined as, among other criteria, if it will experience an increase in flows of more than 1,000 Average Annual Daily Traffic (AADT).

The Basingstoke and Deane Local Plan Transport Assessment does not project AADT flows and only assesses the morning and evening peak hour flows on the strategic highway within the borough. Traffic on the strategic network will disperse once entering neighbouring boroughs and districts and it is therefore difficult to calculate in any certainty the increase in traffic that will result from local plan allocations on major roads that adjoin the Thames Basin Heaths SPA and are located within neighbouring authority areas. Due to the dispersal of traffic generated by the Local Plan once it enters neighbouring authority areas, resulting atmospheric pollution is not considered to be an issue and therefore no further air quality assessment is required.

In addition, Table 4 indicates that the closest part of the Thames Basin Heaths to the borough boundary, Warren Heath (adjacent to the A30) does not exceed the critical load in terms of NO<sub>x</sub> emissions. In light of the above, we consider it is unlikely that the revised Pre-Submission Local Plan in isolation would result in the critical load of NO<sub>x</sub> at the Thames Basin Heath SPA being exceeded. Consideration of the potential in-combination effects of the plan is detailed in section 4.5 below:

## **4.5 Potential in combination effects of the plan**

### Atmospheric Pollution

Atmospheric pollution is a collective planning authority issue and therefore it is considered that severe control of nitrogen deposition due to additional traffic arising from Basingstoke and Deane Local Plan would be disproportionate and that the Local Plan should instead focus on maximising opportunities for sustainable transport and reducing reliance on private vehicles.

It is noted that for other consultations in Hampshire, Natural England have referred to mitigation measures that could be included in Core Strategies/ Local Plans, such as behavioural measures and modal shift to reduce the amount of traffic generated by new developments.

The Habitat Regulation Assessments of the Core Strategies for Rushmoor and Surrey Heath both identify a potential in-combination effect on air quality as a result of increased traffic along the main routes which transverse the Thames Basin Heaths SPA. These include the M3, A30, A3095 and A322. However, both documents conclude that an effective policy framework exists to enable the delivery of sustainable transport measures to mitigate the effects of development proposed within the Rushmoor and Surrey Heath Core Strategies.

In addition, the Hampshire County Council Local Transport Plan (2011-2031) HRA identifies that the policy to investigate managed motorway measures implemented on the M3 between Basingstoke and Farnborough could improve or worsen air quality, with a potential impact upon the Thames Basin Heaths SPA.

The Basingstoke and Deane revised Pre-Submission Local Plan seeks to reduce emissions related to transport through Policy CN9 (Transport) which requires that new developments should seek to minimise the need to travel, promote opportunities for sustainable transport modes and also being designed to offer maximum flexibility in the choice of travel modes. In addition, each of the policies relating to specific site allocations (Policies SS3.1 - SS3.11) requires the inclusion of measures to improve accessibility by non-car modes and to ensure that the site can be served by public transport.

#### 4.6 Mitigation

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse recreational pressure on the Thames Basin Heaths SPA:

**EM3: Thames Basin Heaths SPA** – The policy requires that new residential development that could have a significant effect on the TBH SPA will be required to clearly demonstrate that any adverse effects are fully mitigated.

**EM5: Green Infrastructure** – the policy seeks to protect and enhance existing open space, whilst also requiring new development to provide sufficient green infrastructure in accordance with the Council's adopted standards. The provision of new green infrastructure will reduce the potential for residents of new developments travelling to the SAC for recreation.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the Thames Basin Heaths SPA:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 4.7 Conclusion

This chapter has screened the impacts of the revised Pre-Submission Local Plan on the Thames Basin Heaths SPA and concluded that the plan includes an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects from increased recreational pressure or reduced air quality on the Thames Basin Heaths SPA.

# 5. WEALDEN HEATHS PHASE II SPA

## 5.1 Introduction

The Wealden Heaths Phase II SPA is located across the counties of Surrey, Hampshire and West Sussex and comprises 4 Sites of Special Scientific Interest, namely Woolmer Forest SSSI and SAC, Broxhead and Kingsley Commons SSSI, Bramshott and Ludshott Commons SSSI and Devil's Punchbowl SSSI. A small area to the south east of the borough is located within 10km of the SPA.

## 5.2 Features of European Interest

Annex I birds and regularly occurring migratory birds not listed on Annex I:

- *Caprimulgus europaeus* (nightjar)
- *Lullula arborea* (woodlark)
- *Sylvia undata* (Dartford warbler)

## 5.3 Key environmental conditions/ vulnerability of the site

The heathland habitats of the Special Protection Area are very dependent upon grazing and other traditional management practices. The SPA is vulnerable to urbanisation issues, fly tipping and heathland fires and there is increasing pressure for development associated with military training activities. Formal and informal recreation activities are a potential threat to the breeding success of Annex 1 birds. The heaths are also dependent on high water tables to maintain their features of interest, and are therefore sensitive to any potential lowering of water levels due to water abstraction. In the most recent condition assessment process, parts of the heathland were not in favourable condition, with concerns about inappropriate vegetation species, vehicle damage and invasive species.

## 5.4 Potential effects of the plan

Two potential impacts of the Basingstoke and Deane Local Plan upon the SPA site have been identified:

- Recreational pressure
- Atmospheric Pollution

### Recreational Pressure

The Wealden Heaths Phase II SPA have a fairly large catchment area, although broadly speaking people living closer to the site are responsible for a greater number of visits than those

living further away. Although the very small area (including a small group of houses) to the South East of the borough lies within 10km of the SPA, however the settlements where the Local Plan directs development (Policies SS1 and SS3) lie over 19km away from the nearest SPA site.

Visitor surveys undertaken by UE Associates to inform the Whitehill Bordon Ecotown project indicate that the recreational catchment is relatively restricted and the mean distance travelled for all access points is less than 7km. In addition, detailed analysis of Wealden Heaths Phase 2 SPA visitor data was undertaken for the East Hampshire Joint Core Strategy draft HRA in 2009 which indicates that the SPA has a 'core catchment' of 5km (in that this is the zone within which the majority of visitors, particularly dog-walkers, to the SPA derive).

The Wealden Heaths Phase II SPA spreads over a large area the majority of the woodlands are actually over 20km from the key population centres in Basingstoke and Deane. Therefore, it is unlikely that the increased residential population as a result of the implementation of the Local Plan will travel to the Wealden Heaths Phase II SPA for recreational purposes when many other suitable sites lie in closer proximity.

#### Atmospheric pollution

The site lies in close proximity to the A325 in neighbouring East Hampshire district that may experience an increase in traffic resulting from the Basingstoke and Deane Local Plan.

Department for Transport guidance as expressed in the Design Manual for Roads and Bridges (DMRB) states that the first process in determining air quality impacts from road schemes is to determine whether the road in question is an 'affected road' which is defined as, among other criteria, if it will experience an increase in flows of more than 1,000 Average Annual Daily Traffic (AADT).

The Basingstoke and Deane Local Plan Transport Assessment does not project AADT flows and only assesses the morning and evening peak hour flows on the strategic highway within the borough. Traffic on the strategic network will disperse once entering neighbouring boroughs and districts and it is therefore difficult to calculate in any certainty the increase in traffic that will result from local plan allocations major roads that adjoin the Wealden Heaths Phase II SPA and are located within neighbouring authority areas. Due to the dispersal of traffic generated by the Local Plan once it enters neighbouring authority areas, resulting atmospheric pollution is not considered to be an issue and therefore no further air quality assessment is required.

In addition, Table 4 indicates that the closest part of the Wealden Heaths Phase II SPA to the Borough boundary and adjacent to the A325 currently does not exceed the critical load in terms of NO<sub>x</sub> emissions. In light of the above, it is considered that it is unlikely that the revised Pre-Submission Local Plan in isolation would result in the critical load of NO<sub>x</sub> at the Wealden Heaths Phase II SPA being exceeded. Consideration of the potential in-combination effects of the plan is detailed in section 5.5.

## 5.5 Potential effects of the plan in combination with other plans / projects

### Recreational pressure

As noted above, the recreational catchment for the SPA is relatively restricted and the mean distance travelled for all access points is less than 7km and the 'core catchment' is 5km (in that this is the zone within which the majority of visitors, particularly dog-walkers, to the SPA derive). Given that the closest area contained within the Borough is at least 9km from the Wealden Heaths SPA, it can be concluded that it is unlikely that there will be any significant in-combination effects with other plans

### Atmospheric pollution

We note that for other Hampshire local authorities Development Plan consultations, Natural England have referred mitigation measures that could be included in Core Strategies/ Local Plans, such as behavioural measures and modal shift to reduce the amount of traffic generated by new developments.

The East Hampshire Joint Core Strategy HRA confirms that the Wealden Heaths Phase 2 SPA lies within 200m of substantial stretches of the A3 and A325 trunk roads which will be used by much of the new development within East Hampshire, particularly from Whitehill Bordon but also from Petersfield and Alton. The HRA refers to in-combination effects and identifies housing development in surrounding local authorities (in particular those with settlements along the A3 corridor between London and Portsmouth) as requiring consideration for the potential to create adverse effects on the Wealden Heaths Phase 2 SPA through reduced air quality.

The East Hampshire Joint Core Strategy HRA confirms that whilst not mitigation in itself, monitoring is an essential factor when dealing with an issue such as air quality which has a high degree of uncertainty, since it will enable the effectiveness of air quality improvement measures to be evaluated and amended over the Joint Core Strategy period. The HRA goes on to state that an adequate policy framework is in place to ensure that there will be no likely significant effects on the Wealden Heaths Phase 2 SPA from the Joint Core Strategy through the pathway of atmospheric pollution either alone or in combination with other plans and projects.

The Basingstoke and Deane revised Pre-Submission Local Plan seeks to reduce emissions related to transport through Policy CN9 (Transport) which requires that new developments should seek to minimise the need to travel, promote opportunities for sustainable transport modes and also being designed to offer maximum flexibility in the choice of travel modes. In addition, each of the policies relating to specific site allocations (Policies SS3.1 - SS3.11) requires the inclusion of measures to improve accessibility by non-car modes and ensuring that the site can be served by public transport.

## 5.6 Mitigation

The following Local Plan policy will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse recreational pressure on the Wealden Heaths Phase II SPA:

**EM5: Green Infrastructure** – the policy seeks to protect and enhance existing open space, whilst also requiring new development to provide sufficient green infrastructure in accordance with the Council's adopted standards. The provision of new green infrastructure will reduce the potential for residents of new developments travelling to the SAC for recreation.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the Wealden Heaths Phase II SPA:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 5.7 Conclusion

This chapter has screened the impacts of the revised Pre-Submission Local Plan on the Wealden Heaths Phase II SPA and concluded that the Plan includes an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects from increased recreational pressure or reduced air quality on the Wealden Heaths Phase II SPA.

# 6. EAST HAMPSHIRE HANGERS SAC

## 6.1 Introduction

The East Hampshire Hangers SAC is a large complex of predominantly broadleaved deciduous woodland comprising seven Sites of Special Scientific Interest:

- Upper Greensand Hangers: Wyck to Wheatley
- Wick Wood and Worldham Hangers
- Coombe Wood and The Lythe
- Selborne Common
- Noar Hill
- Wealden Edge Hangers
- Upper Greensand Hangers: Empshott to Hawkley

## 6.2 Features of European Interest

The East Hampshire Hangers qualify as a SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:

- Dry grasslands and scrublands on chalk or limestone, including important orchid sites: Noar Hill in particular, has an outstanding assemblage of orchids, including one of the largest UK populations of the nationally scarce musk orchid *Herminium monorchis*;
- Beech forests on neutral to rich soils: the site is extremely rich in terms of vascular plants;
- Mixed woodland on base-rich soils associated with rocky slopes: along with Rook Cliff SAC, in the south-east of England, this habitat is only represented here;
- Dry grasslands or scrublands on chalk or limestone (though not a primary reason for site selection);
- Yew-dominated woodland (though not a primary reason for site selection).

Secondly, the site contains the Habitats Directive Annex II species early gentian *Gentianella anglica* and *Triturus cristatus* (great crested newt).

The key environmental conditions that have been defined for this site are:

- Maintenance of grazing;
- Absence of direct fertilisation; and
- Low nutrient runoff from surrounding land although the Hanger woodlands are vulnerable to nutrient run-off leading to eutrophication;
- Minimal air pollution – nitrogen deposition may cause reduction in diversity, sulphur deposition can cause acidification;
- Well-drained soils.

### **6.3 Key environmental conditions / vulnerability of the site**

Being steep and narrow, the Hanger woodlands are vulnerable to nutrient runoff from adjacent agricultural land, leading to eutrophication and growth of ruderal vegetation when, for example neglected coppice is cut. Within the Hangers over-maturity and outbreaks of beech disease have been observed. Management is hampered by sparse mast years, few seed trees, the presence of deep litter layers and difficulties in extracting felled timber due to the steep slopes present.

Natural England will be exploring mechanisms that can be put in place to curtail damaging agricultural activities in the vicinity of the site. Natural England is liaising closely with the Forestry Commission regarding positive management of these woodlands through Woodland Grant Schemes and, for example, the Challenge Fund.

### **6.4 Potential effects of the plan**

One potential impact of the Basingstoke and Deane Local Plan upon the SAC that has been identified is recreational pressure.

The East Hampshire Hangers SAC has a fairly large catchment area, although broadly speaking people living closer to the site are responsible for a greater number of visits than those living further away. A small area to the south east of the borough lies within 10km of the East Hampshire Hangers SAC. However, the settlements where most development will be focussed in the borough lie over 19km away.

The East Hampshire Joint Core Strategy HRA refers to visitor surveys undertaken by UE Associates for the Whitehill Bordon opportunity which indicates that the East Hampshire Hangers SAC has a median distance travelled of 10-12km. However, the median distance travelled does not take account of the relative balance of pressure – broadly speaking people living closer to the site are responsible for a greater number of visits than those living further away.

In light of the above evidence and the fact that the Local Plan directs development towards the key population centres which are located over 20km away from the SAC, it can be concluded that the Local Plan is unlikely to result in significant effects from increased recreational pressure.

### **6.5 Potential effects of the plan in-combination with other plans / projects**

One potential impact of the Basingstoke and Deane Local Plan upon the SAC in combination with other plans / projects that has been identified is atmospheric pollution.

The East Hampshire District Council Core Strategy HRA (February 2012) confirms that no major roads run within 200m of the East Hampshire Hangers SAC, although a small amount of the SAC lies within 200m of the B3004 and B3006. The document identifies that vehicle emissions make a small contribution to nitrogen deposition within the SAC (and are predicted to reduce in the future) and it is therefore considered unlikely that an adverse effect would result due to development arising from the East Hampshire District Core Strategy (which includes 4,000 dwellings at Whitehill Bordon).

In terms of the in-combination effects resulting from the Basingstoke and Deane revised Pre-Submission Local Plan, given the limited traffic likely to be generated by the Basingstoke and Deane Local Plan in and around the SAC, it is considered that the in combination effects of air pollution would not have an adverse impact.

The Basingstoke and Deane revised Pre-Submission Local Plan seeks to reduce emissions related to transport through Policy CN9 (Transport) which requires that new developments should seek to minimise the need to travel, promote opportunities for sustainable transport modes and also being designed to offer maximum flexibility in the choice of travel modes. In addition, each of the policies relating to specific site allocations (Policies SS3.1 - SS3.11) requires the inclusion of measures to improve accessibility by non-car modes and ensuring that the site can be served by public transport.

It is therefore considered unlikely that the Basingstoke and Deane revised Pre-Submission Local Plan would adversely impact on the air quality of the SAC through any significant in-combination effects with the East Hampshire Joint Core Strategy.

## 6.6 Mitigation

The following Local Plan policy will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse recreational pressure on the East Hampshire Hangers SAC:

**EM5: Green Infrastructure** – the policy seeks to protect and enhance existing open space, whilst also requiring new development to provide sufficient green infrastructure in accordance with the Council's adopted standards. The provision of new green infrastructure will reduce the potential for residents of new developments travelling to the SAC for recreational activities.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the East Hampshire Hangers SAC:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution generated from new developments.

## 6.6 Conclusion

This chapter has screened the impacts of the revised Pre-Submission Local Plan on the East Hampshire Hangers SAC and concluded that the Plan includes an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects from increased recreational pressure or reduced air quality on the SAC.

# 7. KENNET & LAMBOURNE FLOODPLAIN SAC

## 7.1 Introduction

The Kennet and Lambourn Floodplain SAC is a composite site of approximately 114 hectares located within West Berkshire and Wiltshire. The site has the general character of 59% bogs, marshes and water fringed vegetation, 40% humid and Mesophile grassland, and 1% standing or running water.

The cluster of sites selected in the Kennet and Lambourn valleys support one of the most extensive known populations of Desmoulin's whorl snail (*Vertigo moulinsiana*) in the UK. The conservation objective related to the sites' designation is to maintain in favourable condition, the habitat for the population of Desmoulin's whorl snail (*Vertigo moulinsiana*).

## 7.2 Features of European Interest

The Kennet and Lambourne Floodplain SAC qualify as a SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:

- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitrichio-Batrachion* vegetation

Secondly, the site contains the Habitats Directive Annex II species:

- *Lampetra planeri* (Brook Lamprey)
- *Cottus gobio* (bullhead)

## 7.3 Key environmental conditions / vulnerability of the site

The River Lambourn has one of the least modified catchments in southern England and has one of the lowest levels of abstraction. Water quality, water quantity and habitat quality are all considered to be high. However, localised higher water nutrient levels and siltation problems are at present associated with sewage treatment works. Natural England and the Environment Agency have produced an agreed protocol for dealing with issues affecting the river.

## 7.4 Potential effects of the plan

One potential impact of the Basingstoke and Deane Local Plan upon the SAC that has been identified is water quality.

Although an area to the north of the Borough falls within 5km of the SAC and a wider area within the 10km search area, the only tributary of the Kennet within the Borough is the River Enborne and this joins the Kennet downstream of the SAC. The Local Plan proposals should not therefore adversely impact the SAC. The Environment Agency has advised that, as none of the housing sites sit on the same aquifer as the Kennet and Lambourn, there is no route of impact (unless developers are proposing a new water supply for the sites located in the aquifers feeding the Kennet or Lambourn sites). The principal sewage treatment works dealing with foul water from Basingstoke is Chineham, discharging to the Loddon catchment and therefore the water quality of Kennet and Lambourn is not an issue. Small scale development in the catchment of the Kennet and Lambourn is unlikely to have a significant impact both in respect of groundwater and surface water quality.

## 7.5 Potential effects of the plan in-combination with other plans / projects

### Atmospheric pollution

The Kennet and Lambourn Floodplain SAC is located in close proximity to the A34 and A339 in neighbouring West Berkshire District. The Local Plan Transport Assessment does not project AADT flows and only assesses the morning and evening peak hour flows on the strategic highway within the Borough of Basingstoke and Deane. Given that the traffic on the strategic network will disperse once entering neighbouring areas, it is not possible to calculate, with any certainty, the increase in traffic that will result from the Basingstoke and Deane revised Pre-Submission Local Plan on major roads that adjoin the Kennet and Lambourn Floodplain SAC.

The West Berkshire Core Strategy Habitats Regulations Assessment (HRA) concludes that air pollution does not provide a potential threat to the integrity of the Kennet & Lambourne Floodplain SAC. Therefore, the potential effects resulting from the Basingstoke and Deane revised Pre-Submission Local Plan on this SAC are expected to be minimal and the potential for in-combination effects with other Plans/Projects has not been assessed further.

## 7.6 Mitigation

The following Local Plan policy will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of both water quality and water abstraction on the Kennet and Lambourn Floodplain SAC:

**EM6: Water Quality** – The policy seeks to protect, manage and improve water quality in the borough and references the Water Framework Directive and River Basin Management Plan.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the Kennet and Lambourn Floodplain SAC:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 7.7 Conclusion

This chapter has screened the impacts of the Local Plan on the Kennet and Lambourn Floodplain SAC and concludes that the Basingstoke and Deane Local Plan will not lead to significant water abstraction, water quality and in combination air quality effects upon the SAC.

## 8. Kennet Valley Alderwoods SAC

### 8.1 Introduction

The Kennet Valley Alderwoods SAC consists of two sites of approximately 56 hectares in total located within West Berkshire in the Kennet floodplain. Its general site characteristic is of broad leaved deciduous woodland. The woodlands are the largest remaining fragments of damp, ash-alder woodland in the Kennet floodplain area. The conservation of the site is dependent upon maintaining a constantly high groundwater level.

### 8.2 Features of European Interest

The Kennet Valley Alderwoods SAC qualify as a SAC for containing the following Habitats Directive Annex I habitats:

- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno- Padion, Alnion incanae, Salicion albae)

### 8.3 Key environmental conditions/ vulnerability of the site

The conservation interest of the site is critically dependent upon maintenance of constantly high groundwater levels. However, there are no known threats to groundwater levels. The site is subject to low levels of intervention and natural processes are allowed to prevail to a large extent. A Woodland Grant Scheme is in place which favours the maintenance of the characteristic alder woodland composition.

### 8.4 Potential effects of the plan

The following potential impacts of the Basingstoke and Deane Local Plan upon the SAC site have been identified:

- Water abstraction
- Water quality

Although the northern part of the Borough falls within 5km of the SAC and a wider area within the 10km search area, the only tributary of the Kennet within the Borough is the River Enborne and this joins the Kennet downstream of the SAC. Local Plan proposals should not therefore adversely impact the SAC. The Environment Agency has advised that, as none of the housing sites sit on the same aquifer as the Kennet and Lambourn, there is no route of impact (unless developers are proposing a new water supply for the sites located in the aquifers feeding the Kennet or Lambourn sites). The principal sewage treatment works dealing with foul water from Basingstoke is Chineham, discharging to the Loddon catchment and therefore the water quality

of Kennet and Lambourn is not an issue. Small scale development in the catchment of the Kennet and Lambourn is unlikely to have a significant impact both in respect of groundwater and surface water quality.

## 8.5 Potential effects of the plan in-combination with other plans / projects

### Atmospheric pollution

The Kennet Valley Alderwoods SAC is located in close proximity to the A34 in neighbouring West Berkshire District. The Local Plan Transport Assessment does not project AADT flows and only assesses the morning and evening peak hour flows on the strategic highway within the Borough of Basingstoke and Deane. Given that the traffic on the strategic network will disperse once entering neighbouring areas, it is not possible to calculate with any certainty the increase in traffic that will result from Basingstoke and Deane revised Pre-Submission Local Plan on major roads that adjoin the Kennet Valley Alderwoods SAC.

The West Berkshire Core Strategy Habitats Regulations Assessment (HRA) concludes that air pollution does not provide a potential threat to the integrity of the Kennet Valley Alderwoods SAC. Therefore, the potential effects from the revised Pre-Submission Local Plan on the SAC are expected to be minimal and the potential for in-combination effects with other Plans/Projects has not been assessed further.

## 8.6 Mitigation

The following Local Plan policies provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of both water quality and water abstraction on the Kennet Valley Alderwoods SAC:

**EM6: Water Quality** – The policy seeks to protect, manage and improve water quality in the borough and references the Water Framework Directive and River Basin Management Plan.

**EM9: Sustainable water use** – This policy seeks to reduce the water consumption of new residential and commercial development which will assist in reducing the for water abstraction to meet the demands of local plan development.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the Kennet Valley Alderwoods SAC:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy alongside Local Plan policy CN7 (Essential Services) will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 8.7 Conclusion

This chapter has screened the impacts of the revised Pre-Submission Local Plan on the Kennet Valley Alderwoods SAC and concludes that the Basingstoke and Deane Local Plan will not lead to significant water abstraction, water quality and in combination air quality effects upon the SAC.

# 9. River Itchen SAC

## 9.1 Introduction

The River Itchen is a chalk river that rises from the chalk aquifer of the Hampshire Downs (near Alresford) and flows through Winchester to join the Solent at Southampton. It hosts a number of habitats which support nationally and internationally important plants and animals. These require certain water levels with little variation over the course of a year, and fast flow rates. The whole river, including its three headwater tributaries, are designated as a SSSI.

## 9.2 Features of European Interest

The River Itchen SAC qualify as a SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:

- Water courses of plain to montane levels with the *Ranuncion fluitantis* and *Callitricho-Batrachion* vegetation

Secondly, the site contains the following Habitats Directive Annex II species:

- *Vertigo moulinsiana* (Desmoulin's whorl snail)
- *Coenagrion mercuriale* (Southern damselfly)
- *Austropotamobius pallipes* (white-clawed crayfish)
- *Petromyzon marinus*
- *Lampetra planeri* (Brook Lamprey)
- *Lampetra fluviatilis*
- *Salmo salar* (atlantic salmon)
- *Cottus gobio* (bullhead)
- *Lutra lutra* (otter)

## 9.3 Key environmental conditions/ vulnerability of the site

The river's ecology depends on maintaining a uniform, fast flow of water. A principal threat to the habitats within this SAC is considered to be the decrease in flow velocities and increase in siltation, in turn affecting macrophyte cover. Recent surveys have shown declines in *Ranunculus* cover since 1990, attributable to increased abstractions in the upper catchment, coupled with a series of years with below-average rainfall. Low flows interact with nutrient inputs from point sources to produce localised increases in filamentous algae and nutrient-tolerant macrophytes at the expense of *Ranunculus*.

The Environment Agency is initiating a major study of the river's macrophytes, from which a predictive model will be developed which will aid decisions on whether to reduce water

abstraction at critical times. Efforts are currently being made to increase the viability of the southern damselfly population through population studies and a Species Action Plan.

#### 9.4 Potential effects of the plan

One potential impact of the Basingstoke and Deane Local Plan upon the SAC that has been identified is water abstraction.

The southernmost part of the Borough (including Brown Candover) falls within the 5km buffer, with an extended area (including Preston Candover) falling within the 10km buffer. The groundwater catchment area for the River Itchen extends towards the south of Basingstoke Town, including the Candovers and Farleigh Wallop. These are predominantly rural areas, containing none of the larger settlements within the Borough. The main impact on the SAC would be as a result of changes to velocities, siltation, and groundwater pollution. This could be affected by increased abstraction required for new development.

As part of the evidence base for the Local Plan, a Water Cycle Study (WCS) has been carried out to consider the impact of possible growth scenarios in the Borough. It concludes that 'South East Water's strategic infrastructure and resource strategic planning within the Water Resource Zone 4 (which includes the SAC and southern/eastern part of the Borough) will support the proposed growth within the study area until 2034 during the dry year scenario and until 2016 for the critical period scenario'. Overall, Phase 2 of the Water Cycle Study Report concludes that 'water resources are not a key constraint to development, and the WCS has shown that there is sufficient water to meet additional demand due to growth'.

The Test and Itchen Catchment Area Management Strategy (CAMS, EA 2006) sets out the EA's licensing policy which states that 'the impact of variations and applications for new licences on the River Itchen SAC will be considered and an Appropriate Assessment may be required in support of applications for new licences'. The River Basin Management Plan, South East River Basin District (Defra, Environment Agency, 2009) refers to the Environment Agency's policy that they will modify abstraction licences and discharge consents to ensure that there is no adverse impact on the River Itchen SAC.

The Environment Agency advise that there is a small amount of water export from Woodgarston in the upper Test catchment to Basingstoke, and that Test and Itchen groundwater boundaries vary seasonally and from year to year so it's impossible to say that there is no connection between planned development and Test & Itchen resources. However, the Environment Agency has confirmed that the Local Plan will not lead to significant impact on the SAC.

Almost all water for Basingstoke is supplied by local South East Water sources, most of which is returned to the Loddon via Chineham Sewage Treatment Works.

## 9.5 Potential effects of the plan in-combination with other plans / projects

### Atmospheric pollution

Winchester City Council's Submission Core Strategy HRA Report (2012) identifies that the potential for the Core Strategy in combination with other plans / projects to have adverse effects on the integrity of the River Itchen SAC, through reduced air quality.

The River Itchen SAC is located in close proximity to three major roads which cross the site, notably the M3, M27 and A34. The Basingstoke and Deane Local Plan Transport Assessment does not project AADT flows and only assesses the morning and evening peak hour flows on the strategic highway within the borough of Basingstoke and Deane. Given that the traffic on the strategic network will disperse once entering neighbouring areas, it is not possible to calculate with any certainty the increase in traffic that will result from the revised Pre-Submission Local Plan on major roads that adjoin the River Itchen SAC.

The Winchester City Council HRA states that evidence indicates that atmospheric pollution is currently not having any adverse effects on the qualifying features of any of the River Itchen SAC, possibly due to the fact the site receives the majority of nutrients from water based sources. The HRA report goes on to state that there is uncertainty with regard to the significance of the combinational impacts of atmospheric pollution on the SAC and that to effectively address the issue of air quality across Hampshire, and in particular, the effects on European designated sites, a strategic regional approach to air quality management is required.

Therefore, the potential effects resulting from the Basingstoke and Deane revised Pre-Submission Local Plan on this SAC are expected to be minimal and the potential for in-combination effects with other Plans/Projects has not been assessed further.

## 9.6 Mitigation

The following Local Plan policy provides an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects on water abstraction on the River Itchen SAC:

**EM9: Sustainable water use** – This policy seeks to reduce the water consumption of new residential and commercial development which will assist in reducing the for water abstraction to meet the demands of local plan development.

The following Local Plan policies provides an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the River Itchen SAC:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 9.7 Conclusion

This chapter has screened the impacts of the Local Plan on the River Itchen SAC and concludes that the Basingstoke and Deane Local Plan will not lead to significant water abstraction or air quality effects upon the SAC.

# 10. River Lambourn SAC

## 10.1 Introduction

The River Lambourn SAC consists of the River Lambourn water body over an area of 27 hectares. The River Lambourn rises in the chalk of the Berkshire Downs, is 26 km long, and flows through the Kennet Valley to Newbury where it joins the River Kennet. It has one important tributary, the Winterbourne stream, which flows into the Lambourn from the north-east, just upstream of Newbury. It is also a designated SSSI.

## 10.2 Features of European Interest

The River Lambourn SAC qualify as a SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:

- Water courses of plain to montane levels with the *Ranunculus fluitans* and *Callitriche-Batrachium* vegetation

Secondly, the site contains the following Habitats Directive Annex II species:

- *Lampetra planeri* (Brook Lamprey)
- *Cottus gobio* (bullhead)

## 10.3 Key environmental conditions/ vulnerability of the site

The River Lambourn has one of the least modified catchments in southern England and has one of the lowest levels of abstraction. Water quality, water quantity and habitat quality are all considered to be high. However, localised higher water nutrient levels and siltation problems are at present associated with sewage treatment works. Natural England and the Environment Agency have produced an agreed protocol for dealing with issues affecting the river.

## 10.4 Potential effects of the plan

Two potential impacts of the Basingstoke and Deane Local Plan upon the SAC site have been identified:

- Water abstraction
- Water quality

A small area to the north-west of the Borough falls within 5km of the SAC and a larger area within the 10km buffer. The River Lambourn is a tributary of the River Kennet and drains south-eastwards from the Berkshire Downs – its catchment area lies to the north-west of Newbury and is therefore unlikely to be affected by proposed policies within the Basingstoke and Deane

revised Pre Submission Local Plan. The Environment Agency advise that as none of the housing sites sit on the same aquifer as the Kennet and Lambourn, there is no route of impact (unless developers are proposing a new water supply for the sites located in the aquifers feeding the Kennet or Lambourn sites).

The principal sewage treatment works dealing with foul water from Basingstoke is Chineham, discharging to the Loddon catchment and therefore the water quality of Kennet and Lambourn is not an issue. Small scale development in the catchment of the Kennet and Lambourn is unlikely to have a significant impact both in respect of groundwater and surface water quality.

### 10.5 Potential effects of the plan in-combination with other plans / projects

The West Berkshire Core Strategy Habitat Regulations Assessment (HRA) concludes that air pollution does not provide a potential threat to the integrity of the River Lambourn SAC. Therefore, the potential effects from the revised Pre-Submission Local Plan on this SAC are expected to be minimal and the potential for in-combination effects with other Plans/Projects has not been assessed further.

### 10.6 Mitigation

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of both water quality and water abstraction on the River Lambourn SAC:

**EM6: Water Quality** – The policy seeks to protect, manage and improve water quality in the borough and references the Water Framework Directive and River Basin Management Plan.

**EM9: Sustainable water use** – This policy seeks to reduce the water consumption of new residential and commercial development which will assist in reducing the for water abstraction to meet the demands of Local Plan development.

The following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the River Lambourn SAC:

**EM12: Pollution** – The policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services),

will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## **10.7 Conclusion**

This chapter has screened the impacts of the Local Plan on the River Lambourn SAC and concludes that the Basingstoke and Deane Local Plan will not lead to significant effects upon the SAC in terms of water quality or water abstraction.

# 11. Shortheath Common SAC

## 11.1 Introduction

Shortheath Common is a heathland site located on the western Weald. It comprises a single SSSI which covers approximately 58 hectares. The site was historically grazed but now is recovering from the encroachment of scrub.

## 11.2 Features of European Interest

The Shortheath Common SAC qualifies as a SAC for containing the following Habitats Directive Annex I habitats:

- Natural dystrophic lakes and ponds
- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths
- Transition mires and quaking bogs
- Bog woodland

## 11.3 Key environmental conditions/ vulnerability of the site

The site is vulnerable to encroachment of invasive scrub and trees due to cessation of traditional grazing management. Erosional risk and fire are also threats. A Natural England Wildlife Enhancement Scheme agreement has been entered into in an attempt to address the ecological deterioration. The heaths are also dependent on high water tables to maintain their features of interest, and are therefore sensitive to any potential lowering of water levels due to water abstraction. Protection of the site therefore relies on careful management of water levels and recreational activities and good air quality.

## 11.4 Potential effects of the plan

A potential impact of the Basingstoke and Deane revised Pre Submission Local Plan upon the SAC site that has been identified is recreation.

A small rural area containing a few dwellings to the south-east of the borough is located within 10km of the SAC. The part of the Borough that falls within 10km of this SAC is rural, comprising isolated dwellings and no settlements of any size. Given that the main vulnerability of the site is encroachment of invasive shrub and trees due to cessation of traditional grazing management, it is unlikely that the revised Pre-Submission Local Plan is going to significantly impact the SAC.

Visitor surveys of Shortheath Common SAC undertaken for the Whitehill / Bordon Ecotown project by UE Associates indicate that the recreational catchment for the SAC is relatively confined, with the median travel distance being less than 5km. The Basingstoke and Deane Borough lies at least 9km from this SAC and that Local Plan Policies SS1 and SS3 direct developments to the borough's larger settlements, it is therefore unlikely that the revised Pre-Submission Local Plan will result in significant recreational impacts on this protected site.

## 11.5 Potential effects of the plan in-combination with other plans / projects

### Atmospheric pollution

The East Hampshire Joint Core Strategy HRA Report (February 2012) notes that transition mires & quaking bogs and acid heathland of the Shortheath Common SAC are both susceptible to the effects of nitrogen deposition. The Whitehill Bordon HRA identifies that there are only minor roads within 200m of Shortheath Common SAC that could experience traffic increases as a result of development at Whitehill Bordon (the only significant development proposed within 5km of the SAC).

The report goes on to state that the impacts of vehicle pollution on the SAC can be mitigated through the implementation of a traffic management strategy to support the Whitehill Bordon development. The report concludes that through the implementation of supporting measures air quality impacts on Shortheath Common SAC are unlikely to be significant.

Given the distance of the SAC from where the A339 crosses between Basingstoke and Deane Borough and East Hampshire District (approx. 15km), the potential for in-combination air pollution effects on the SAC as a result of the revised Pre-Submission Local Plan are considered to be minimal. In light of the above, the potential for in-combination effects with other Plans/Projects has not been assessed further.

## 11.6 Mitigation

The following Local Plan policy will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse recreational pressure on the Shortheath Common SAC:

**EM5: Green Infrastructure** – the policy seeks to protect and enhance existing open space, whilst also requiring new development to provide sufficient green infrastructure in accordance with the Council's adopted standards. The provision of new green infrastructure will reduce the potential for residents of new developments travelling to the SAC for recreational activities.

The following Local Plan policy will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects of air pollution on the Shortheath Common SAC:

**EM12: Pollution** – the policy will prevent development that would result in pollution that poses unacceptable risks to the natural environment (which includes European sites).

**CN9: Transport** – The policy requires that development should seek to minimise the need to travel and promote opportunities for sustainable transport modes. The policy also requires that development should offer maximum flexibility in the choice of transport including walking and cycling and public transport. The policy, alongside Local Plan policy CN7 (Essential Services), will reduce the need to travel and reduce reliance upon the private car, which in turn will reduce the air pollution associated with travel from new developments.

## 11.7 Conclusion

This chapter has screened the impacts of the Local Plan on the Shortheath Common SAC and concludes that the Basingstoke and Deane Local Plan provides an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects from increased recreational pressure or reduced air quality on the SAC.

## 12. OVERALL CONCLUSIONS

Chapter 3.7 of this report identifies the following policies as requiring further consideration as part of the Likely Significant Effects test as they may lead to adverse effects on European sites:

- SS1: Scale and Distribution of New Housing
- SS3: Greenfield Sites
- SS5: Neighbourhood Planning
- SS6: New housing in the Countryside
- CN2: Rural Exceptions for Affordable Housing
- CN4: Housing for older people/ Specialist Housing
- CN5: Gypsies Travellers and Travelling Show People

The report identifies that the following Local Plan policies will provide an adequate policy framework to avoid or mitigate the likelihood of significant adverse effects on the European sites.

- EM3: Thames Basin Heaths Special Protection Area
- EM5: Green Infrastructure
- EM6: Water Quality
- EM9: Sustainable Water Use
- EM12: Pollution
- CN9: Transport

It is possible to conclude that there are no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the revised Pre-Submission Basingstoke and Deane Local Plan. The Plan contains an adequate policy framework to avoid or adequately mitigate effects on European sites. The Local Plan will not therefore require full Appropriate Assessment under the Habitats Regulations.

## Appendix 1 – Screening Tables for Local Plan Policies

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
<b>DELIVERY OF THE STRATEGY</b>		
SS1 – Scale and Distribution of New Housing	<p>Within the period 2011 – 2029, the Local Plan will make provision to meet 13,464 dwellings and associated infrastructure.</p> <p>This will be provided by:</p> <ul style="list-style-type: none"> <li>a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;</li> <li>b) Supporting the regeneration of residential neighbourhoods, in line with Policy SS2;</li> <li>c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;</li> <li>d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately 6,9407,010 dwellings over the plan period;</li> <li>e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and</li> <li>f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.</li> </ul> <p>Settlement Policy Boundaries will be reviewed through a future Development Plan Document.</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7).</p> <p>The policy sets out the overarching policy for meeting the boroughs housing target over the plan period.</p> <p>The policy directs development to new greenfield sites (see Policy SS3) and also to the borough’s defined settlements.</p> <p>The policy will result in significant levels of additional development within and adjoining the Borough’s main settlements that could lead to adverse effects on European sites in combination with other districts plans.</p> <p>However, the Local Plan contains the following policies which would mitigate any potential for adverse effects on European Sites resulting from policy SS1:</p> <ul style="list-style-type: none"> <li>EM3 – Thames Basin Heaths SPA</li> <li>EM5 – Green Infrastructure</li> <li>EM6 – Water Quality</li> <li>EM9 – Sustainable Water Use</li> <li>EM12 – Pollution</li> <li>CN9 - Transport</li> </ul>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision																				
		To conclude following the further screening of this policy and the content of Chapters 4 to 11, an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.																				
SS2 – Regeneration Residential Neighbourhoods	<p>Regeneration proposals, including within the priority areas of Buckskin, South Ham and Norden (indicatively illustrated on Figure 1 below), will be supported where they would result in a demonstrable benefit to the local community.</p> <p>The preparation of proposals will require full involvement and consultation with the affected local communities. A masterplan or development brief should be prepared demonstrating that proposals will positively support and complement the comprehensive wider development of the area.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.																				
SS3 – Greenfield Site Allocations	<p>In bringing forward development on the allocated sites listed below, it will be a requirement to ensure that the necessary infrastructure is provided at a rate and scale to meet the needs that arise from that development, in accordance with both the Infrastructure Delivery Plan and through conformity with the appropriate standards, as summarised in Appendix 4.</p> <p>Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application<sup>5</sup>. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.</p> <table border="1" data-bbox="415 1065 1430 1414"> <thead> <tr> <th>Site Reference</th> <th>Location</th> <th>Allocation</th> <th>Phasing</th> </tr> </thead> <tbody> <tr> <td>SS3.1</td> <td>Swing Swang, Basingstoke</td> <td>Approx 100 homes</td> <td>2015/16 – 2019/20</td> </tr> <tr> <td>SS3.2</td> <td>Kennel Farm, Basingstoke</td> <td>Approx 310 homes</td> <td>2015/16 – 2019/20</td> </tr> <tr> <td>SS3.3</td> <td>Razor's Farm, Basingstoke</td> <td>Approx 420 homes</td> <td>2015/16 – 2019/20</td> </tr> <tr> <td>SS3.4</td> <td>North of Popley Fields, Basingstoke</td> <td>Approx 450 homes</td> <td>2014/15 – 2019/20</td> </tr> </tbody> </table>	Site Reference	Location	Allocation	Phasing	SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2015/16 – 2019/20	SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2015/16 – 2019/20	SS3.3	Razor's Farm, Basingstoke	Approx 420 homes	2015/16 – 2019/20	SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2019/20	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7).</p> <p>The policy allocates a number of strategic allocations to contribute towards delivering the Local Plan housing number. Whilst these sites are located in and around the main settlements, including Basingstoke, Bramley, Oakley, Overton, Whitchurch all of which are located a significant distance from European sites.</p> <p>However, the policy will result in significant levels of additional development in the Borough that could in combination with other districts plans lead to adverse effects on European sites.</p> <p>The Local Plan contains the</p>
Site Reference	Location	Allocation	Phasing																			
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2015/16 – 2019/20																			
SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2015/16 – 2019/20																			
SS3.3	Razor's Farm, Basingstoke	Approx 420 homes	2015/16 – 2019/20																			
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2019/20																			

Policy Number / name	Revised Pre Submission Local Plan Policy text				Screening Decision
	SS3.5	Overton Hill, Overton	Approx 120 homes	2015/16 – 2019/20	<p>following policies which would mitigate any potential for adverse effects on European Sites resulting from policy SS3:</p> <p>EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>To conclude following the further screening of this policy and the content of Chapters 4 to 11, an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
SS3.6	South of Blosswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2015/16 – 2019/20		
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 homes	2017/18 – 2024/25		
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 - 2024/25		
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2017/18 – 2024/25		
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29		
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2028/29		
Policy SS3.1 – Swing Swang Lane, Basingstoke	<p>This 4.7 hectare site lies to the east of Basingstoke and will deliver high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 100 dwellings;</li> <li>b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;</li> <li>c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;</li> <li>d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;</li> <li>e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes and improve connections toward Eastrop Park and Basing View;</li> <li>f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;</li> <li>g) Include appropriate green infrastructure to meet local needs in line with the council’s adopted standards, providing links to the existing green network;</li> <li>h) Limit the direct and indirect impacts on local species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen SINC, through on-site and off-site compensation measure and seek to ensure that there is a positive improvement in the conservation status of these species within the designations;</li> <li>i) Incorporate and/or promote renewable energy technologies;</li> <li>j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable</li> </ul>				This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>noise mitigation measures in light of the adjacent railway line;</p> <p>k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>l) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Policy SS3.2 – Kennel Farm	<p>This 11.8 hectare site lies to the south west of Basingstoke to the west of the A30. The site will deliver high quality development that will:</p> <p>a) Make provision for up to 310 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;</p> <p>c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;</p> <p>d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment);</p> <p>e) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network. This will include improving the pedestrian/cycling crossing facilities across the adjacent section of the A30, to enable access to services to the east;</p> <p>f) Include appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, including the amenity of the footpath along the western site boundary;</p> <p>g) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;</p> <p>i) Limit direct and indirect adverse impacts on key species and habitats, including the nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and compensating any impacts to ensure that the site provides a net gain in biodiversity;</p> <p>j) Incorporate and/or promote renewable energy technologies.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
SS3.3 – Razor's Farm	<p>This 20ha site to the north east of Basingstoke will deliver a high quality development that will:</p> <p>a) Make provision for approximately 420 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;</p> <p>d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;</p> <p>e) Conserve the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;</p> <p>f) Provide a layout which addresses the potential isolation of the site from existing communities through direct pedestrian, cycle and public transport links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaude Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;</p> <p>g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;</p> <p>h) Limit the direct and indirect impacts on local species and habitats, including the Sites of Importance for Nature Conservation, through buffering natural features and drainage ditches and mitigating impacts both on-site and through off-site compensation measures to ensure that the development provides positive improvement of the biodiversity status of the site and within the designation;</p> <p>i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;</p> <p>j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;</p> <p>k) Include appropriate green space/green infrastructure provision in line with the council's adopted standards including green links to Cufaude Lane and a central green space focussed around the Razor's Farm listed buildings connected to green links within the development and to existing developments;</p> <p>l) Incorporate and/or promote renewable energy technologies;</p> <p>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;</p> <p>n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;</p> <p>o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;</p> <p>p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;</p> <p>q) Ensure that it provides for a comprehensive development with the Upper Cufaude Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the</p>	

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	requirement to maintain a five year supply of deliverable housing sites.	
SS3.4 - North of Popley Fields, Basingstoke	<p>This 21 hectare site lies to the north of Basingstoke and will deliver a high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 450 dwellings;</li> <li>b) Include the provision of social and physical infrastructure including a community centre and the phasing and provision for a new one form entry primary school;</li> <li>c) Have a design and layout which respects its location on the edge of town and the adjoining countryside, ensuring that the height, layout and form of development is appropriate to the higher ground on the northern part of the site and that effective and substantial visual screening is provided between the site and Sherborne St. John;</li> <li>d) Ensure that the site links to the existing built up area to enable community cohesion;</li> <li>e) Limit the direct and indirect impacts on local species and habitats, including Carpenters Down Wood, Spier's Copse and Popley Ponds Sites of Importance for Nature Conservation, through robust on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;</li> <li>f) Conserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;</li> <li>g) Include measures to mitigate the impact of development on the primary and local road network including the A340 and A33 corridors;</li> <li>h) Include measures to improve accessibility by non-car transport modes particularly to Basingstoke town centre including the connection of the site with existing cycle and pedestrian routes, and the ability to service the site by public transport;</li> <li>i) Incorporate measures to maintain the Public Rights of Way through the site;</li> <li>j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;</li> <li>k) Incorporate and/or promote renewable energy technologies;</li> <li>l) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;</li> <li>m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</li> </ul> <p>Development on this site will deliver homes in the period 2014/2015 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
Policy SS3.5 – Overton Hill	<p>This 8.5ha site is located towards the north east of the village of Overton and will deliver a high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 120 dwellings;</li> <li>b) Respect the locally distinctive features of Overton and its location on the edge of the village;</li> <li>c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>trees to form an internal landscape structure;</p> <p>d) Conserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;</p> <p>e) Conserve and enhance the adjacent River Test Site of Special Scientific Interest through the provision of an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;</p> <p>f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;</p> <p>g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and the ability to service the site by public transport;</p> <p>h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;</p> <p>i) Incorporate and/or promote renewable energy technologies;</p> <p>j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;</p> <p>k) Provide a connection to the sewerage system of the nearest point of adequate capacity.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Policy SS3.6 – South of Bloswood Lane	<p>This 12.5ha site lies to the west of the town of Whitchurch and will deliver a high quality comprehensive development that will:</p> <p>a) Make provision for the comprehensive delivery of approximately 150 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects locally distinctive features of Whitchurch and its location on the edge of the town;</p> <p>c) Respond positively to the North Wessex Downs Area of Outstanding Natural Beauty and special landscape characteristics of the area, providing an appropriate edge to the town;</p> <p>d) Conserve the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings;</p> <p>e) Include measures to mitigate the impact of development on the local road network including improvements to the junctions within the Town Centre and to Bloswood Lane and Bell Street;</p> <p>f) Include measures to improve accessibility by non-car transport modes, particularly to the centre of Whitchurch and the railway station and ensure the ability to service the site by public transport;</p> <p>g) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of existing Public Rights of Way through the site;</p> <p>h) Include measures to protect and enhance locally and nationally recognised species and habitats, including safeguarding parts of the site for locally valued natural green space and safeguarding boundary vegetation with adequate buffers;</p> <p>i) Incorporate and/or promote renewable energy technologies;</p> <p>j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>noise mitigation measures in light of the adjacent A34 dual carriageway;</p> <p>k) Include appropriate green space / green infrastructure provision to meet local needs, in line with the council's adopted standards Provide for the careful management of any important archaeological remains;</p> <p>l) Provide a connection to the sewerage system of the nearest point of adequate capacity.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing.</p>	
Policy SS3.7 – Redlands	<p>This 9 hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:</p> <p>a) Make provision for the delivery of approximately 150 dwellings;</p> <p>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;</p> <p>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);</p> <p>d) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species;</p> <p>e) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;</p> <p>f) 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;</p> <p>g) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy.</p> <p>h) 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.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/8 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
Policy SS3.8 –	This 32 hectare site lies immediately to the north of the Razor's Farm allocation (Policy SS3.3) and will	

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
Cufaude Farm	<p>only be released for development after, or in conjunction with, the development of the Razor’s Farm site. The site will deliver a high quality development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 390 dwellings;</li> <li>b) Include the provision of social and physical infrastructure including a community centre and the reservation of land for a two form entry primary school;</li> <li>c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor’s Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;</li> <li>d) Comprise a layout and design of development that respects the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a strong buffer on the western and northern sides of the site from the outset;</li> <li>e) Provide appropriate green space/green infrastructure to meet local needs in line with the council’s adopted standards, providing links to the green network including that provided at Razor’s Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;</li> <li>f) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor;</li> <li>g) Include measures to improve accessibility by non-car transport modes, particularly to Basingstoke town centre, including the ability to service the site by public transport and the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network, including access to the potential Chineham Railway Station, Cufaude Lane and in conjunction with the development of Razor’s Farm;</li> <li>h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;</li> <li>i) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</li> <li>j) Incorporate and/or promote renewable energy technologies;</li> <li>k) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.</li> </ul> <p>Development on this site will deliver homes in the period 2020/21 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
SS3.9 – East of Basingstoke	<p>This 66 hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> <li>a) Make provision for approximately 450 dwellings;</li> <li>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);</li> <li>c) Include the provision of social and physical infrastructure, including a community centre, local</li> </ul>	<p>This site is located approximately 8km from the nearest European site (the Thames Basin Heaths SPA). The policy requires the provision of green infrastructure on site which will reduce the scope for recreational impacts upon the SPA. The policy can</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>shopping facilities, sports facilities including playing pitches, and the reservation of land towards the north of the site for a three form entry primary school;</p> <p>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;</p> <p>e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;</p> <p>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;</p> <p>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;</p> <p>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-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;</p> <p>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 and the ability to service the site by public transport;</p> <p>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;</p> <p>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;</p> <p>l) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;</p> <p>m) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;</p> <p>n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>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> <p>p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/18 to 2024/25, in</p>	<p>therefore be screened out as there is no likely significant effect arising on European sites.</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	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.	
SS3.10- Manydown, Basingstoke	<p>This 333 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> <li>a) Provide for the phased delivery of approximately 3,400 dwellings;</li> <li>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);</li> <li>c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches;</li> <li>d) Reserve land for the 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;</li> <li>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;</li> <li>f) Make contributions towards a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and</li> <li>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;</li> <li>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;</li> <li>i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary</li> <li>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;</li> <li>k) Limit the direct and indirect impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site, and seek to ensure that there is a positive improvement in the conservation status of these species. Where this is proved not to be possible, mitigation and compensation for the loss will be required. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;</li> <li>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 and Pack Lane, with appropriate measures to maintain accessibility for existing residents and ensure safe and</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>convenient access for all road-users;</p> <p>m) Include the 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 of the road being determined through the master planning process. Regard shall be had to the optimum location for this road to cross the railway line(s).</p> <p>n) In undertaking the master planning process, regard shall be had to the potential requirement for a Basingstoke western by-pass that would link the A339 to Junction 7 of the M3 motorway. Such a western by-pass would be to the outside of the land currently allocated for housing but the master planning process should have regard to the optimum point for such a western by-pass to cross the railway line(s) without prejudicing the delivery of the current proposed housing or the construction of the road connecting that housing.</p> <p>o) Provide vehicular access to and from the site with the implementation of appropriate traffic management measures to prevent rat-running through 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.</p> <p>p) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the provision of public transport from the outset;</p> <p>q) Incorporate and/or promote renewable and low-carbon energy technologies;</p> <p>r) 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;</p> <p>s) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>t) 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.</p> <p>u) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of approximately 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.</p> <p>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.</p>	
SS3.11 – Basingstoke Golf Course	<p>This 43.4 hectare site lies to the south west of Basingstoke will deliver a high quality development that will:</p> <p>a) Make provision for approximately 1,000 dwellings;</p> <p>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);</p> <p>c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and the reservation of land for</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>a two form entry primary school;</p> <p>d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;</p> <p>e) Limit the direct and indirect impacts on local species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation and ensure that there is a positive improvement in the conservation status of these species within the designation, providing an appropriate buffer and ensuring the retention of key woodland areas and less managed grasslands;</p> <p>f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</p> <p>g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses;</p> <p>h) Prevent „rat-running“ through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;</p> <p>i) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including the upgrading of the cycle link to Dummer and improving the links to the existing Winchester Road bus stops;</p> <p>j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>k) Avoid development and points of access in the small area of the site within flood zone 2</p> <p>l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council’s adopted standards, providing links to the existing green network;</p> <p>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;</p> <p>n) Incorporate and/or promote renewable energy technologies.</p> <p>Development on site will deliver homes in the period 2020/21 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.</p>	
SS4 – Ensuring a supply of deliverable sites	<p>The delivery of residential development will be managed to ensure a five year supply of sites can be maintained over the plan period, with priority being given to development on appropriate brownfield sites. In principle, development will come forward in accordance with the phasing set out in Policy SS3. A review of the Local Plan will be triggered if a future supply cannot be demonstrated.</p> <p>To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in band status of the borough’s water bodies, the council will resist granting further planning applications where this would exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting planning permissions.</p>	This policy may be screened out as there is no likely significant effect arising on European sites. The policy could have a positive impact as it refers to water quality. Therefore new development that could adversely affect European sites through reduced water quality would not be permitted
SS5 –	The council will support parish/town council and other representatives from local communities in non-	

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
Neighbourhood Planning	<p>parished areas, through the Neighbourhood Planning process.</p> <p>In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:</p> <ul style="list-style-type: none"> <li>a) Bramley – approximately 200 homes</li> <li>b) Kingsclere – approximately 50 homes</li> <li>c) Oakley – approximately 150 homes</li> <li>d) Overton – approximately 150 homes</li> <li>e) Whitchurch – approximately 200 homes</li> </ul> <p>A further 150 homes will need to be identified through neighbourhood plans/neighbourhood development orders, or other suitable means, in areas outside of those listed above.</p> <p>The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries.</p> <p>The delivery of housing will be monitored annually by the council to ensure the housing requirement is met. If no opportunities have been identified by 2017 the council reserves the right to identify opportunities to address any shortfall through the DPD process.</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7).</p> <p>The policy allocates a housing number to some settlements in the Borough, however these locations are unlikely to lead to significant effects on European sites due to their locations (all of the sites are more than 5km from European Protected sites).</p> <p>However, the policy requires a further 150 homes to be identified through neighbourhood plans in other parts of the Borough which have the potential to impact upon the European sites.</p> <p>However, sites that come forward for allocation through Neighbourhood Planning must be in conformity with the Local Plan which contains the following policies to mitigate any potential for adverse effects on the European Sites:</p> <ul style="list-style-type: none"> <li>EM3 – Thames Basin Heaths SPA</li> <li>EM5 – Green Infrastructure</li> <li>EM6 – Water Quality</li> <li>EM9 – Sustainable Water Use</li> <li>EM12 – Pollution</li> <li>CN9 - Transport</li> </ul> <p>To conclude following the further screening of this policy and the content of Chapters 4 to 11, the</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
		council can conclude that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.
SS6 - New Housing in the Countryside	<p>Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:</p> <p>a) On previously developed land", provided that:</p> <ul style="list-style-type: none"> <li>i) They do not result in an isolated form of development;</li> <li>ii) The site is not of high environmental value; and</li> <li>iii) The proposed use and scale of development is appropriate to the site"s context; or</li> </ul> <p>b) For a rural exception site for affordable housing; or</p> <p>c) For the re-use of a redundant or disused permanent building provided that the proposal:</p> <ul style="list-style-type: none"> <li>iv) Does not require substantial rebuilding, extension or alteration;</li> <li>v) Does not result in the requirement for another building to fulfil the function of the building being converted; and</li> <li>vi) Leads to an enhancement to the immediate setting; or</li> </ul> <p>d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:</p> <ul style="list-style-type: none"> <li>vii) The size of the proposal would be appropriate to the plot; and</li> <li>viii) It would not be significantly visually intrusive in the landscape; or</li> </ul> <p>e) Residential proposals that have the support of the local parish council/town councils/parish meetings, provided that:</p> <ul style="list-style-type: none"> <li>ix) They do not result in an isolated form of development;</li> <li>x) The scale is appropriate to the site and location;</li> <li>xi) The development will respect the local environment and amenities of neighbouring properties; and</li> <li>xii) The development is well related to the existing settlement; or</li> </ul> <p>f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:</p> <ul style="list-style-type: none"> <li>xiii) There is an essential need for the occupant to be on site at any time during any 24 hour period;</li> <li>xiv) No alternative suitable accommodation is available in the locality; and</li> <li>xv) The rural business linked to the proposed new building must have been viable for the previous three years.</li> </ul>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7).</p> <p>Whilst this policy seeks to restrict the development of new homes in the Countryside, it also enables small scale residential development to occur in the countryside. However, we consider that the following Local Plan policies would mitigate any potential for adverse effects:</p> <p>EM3 – Thames Basin Heaths SPA  EM5 – Green Infrastructure  EM6 – Water Quality  EM9 – Sustainable Water Use  EM12 – Pollution  CN9 - Transport</p> <p>To conclude following the further screening of this policy and the content of Chapters 4 to 11, we are confident that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
SS7 – Nuclear Installations – Tadley and Burghfield	<p>The council requires development in the land use planning consultation zones surrounding (1) AWE Aldermaston and (2) AWE Burghfield to be managed in the interests of public safety. Development will only be permitted where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency. All development proposals within all consultation zones that trigger consultation with the Office for Nuclear Regulation's (ONR) Directorate will be considered in conjunction with the ONR, who will have regard to:</p> <ul style="list-style-type: none"> <li>a) The proposed use;</li> <li>b) The scale of development proposed;</li> <li>c) The location of the development; and</li> <li>d) The impact of the development on the functioning of the emergency plan through appropriate consultation with the multi agencies who have duties under The Radiation Emergency Preparedness and Public Information Regulations (REPPiR).</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.
SS8 – Basing View	<p>Basing View will be regenerated as a 21st century business park and will support the role of Basingstoke town by encouraging economic prosperity and inward investment.</p> <p>The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area. Development proposals will therefore be permitted which:</p> <ul style="list-style-type: none"> <li>a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);</li> <li>b) Support regeneration through the provision of complementary mixed uses<sup>7</sup>;</li> <li>c) Make efficient and effective use of under used/vacant land;</li> <li>d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;</li> <li>e) Address the potential use of non-car modes to access the site and mitigate the increased use of the site on the wider highway network.</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.
SS9 – Basingstoke Leisure Park	<p>New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke. Retail development on the Leisure Park will only be supported where it remains ancillary to the new or existing leisure uses and is required to make the new provision economically viable, without detriment to the borough's defined retail centres.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
SS10 - Chineham Railway Station	<p>This 1.8 hectare site lies to the North West of Chineham and is reserved for the development of a new passenger railway station and associated car parking.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
SS11 – Whitchurch Railway Station	<p>This 1 hectare site, which lies to the north of the railway line at Whitchurch is allocated for the development of a new passenger railway station car park. Proposals for a new rail station car park will be permitted provided that:</p> <ul style="list-style-type: none"> <li>a) Vehicle access to the site can be secured from Newbury Road;</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.

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	<p>b) Access between the railway station and car park site can be secured; and</p> <p>c) The site is comprehensively landscaped given its location within the North Wessex Downs Area of Outstanding Natural Beauty.</p>	
<p>CN1 – Affordable housing</p>	<p>The council will require 40% affordable housing on all market housing sites. On-site provision will be expected for 5 or more net residential units. In exceptional circumstances off-site provision or financial contributions of equivalent value will be accepted.</p> <p>Development proposals of less than 5 net residential units will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.</p> <p>The tenure split of affordable homes will be 70% rented and 30% intermediate products. In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.</p> <p>The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the council will commission an independent review of the viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the local planning authority and the approach contributes towards creating mixed and balanced communities.</p>	<p>Can be screened out – this is associated with affordable housing provision within housing mix, rather than quantity or location.</p>
<p>CN2 – Rural Exceptions for Affordable Housing</p>	<p>Small scale residential development designed to meet the identified needs of local people unable to meet their own needs in the housing market will be permitted on sites outside of Settlement Policy Boundaries provided that:</p> <p>a) It does not result in an isolated form of development;</p> <p>b) The scale and tenure of development will be based on proven local need;</p> <p>c) The development will be in proportion with and respect the character, form and appearance of the immediate vicinity and surrounding area; and</p> <p>d) The development will be integrated into the existing community, where possible.</p> <p>Subject to local housing priority, local circumstances, viability and market conditions, under this policy a proportion of market housing will be permitted. In such cases, the affordable element of the development should always comprise the greater proportion of units in comparison to the market units proposed. The council will only permit the minimum number of market homes required to deliver the scheme.</p> <p>The developer will be required to submit an open book viability assessment for proposals which include a proportion of market housing on viability grounds. This will need to demonstrate that the proposed number of market dwellings is essential for the successful delivery of the development and is based on reasonable land values as an exception site. In such cases the council will commission an independent</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7).</p> <p>The policy enables small scale residential development to occur in rural areas (established settlements / villages) to meet local identified needs. The policy could therefore enable development in locations that could potentially impact European sites.</p> <p>However, if rural exception sites were to come forward in areas that could impact upon European sites, we consider that the following Local Plan policies</p>

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	review of the viability study, for which the developer will bear the cost.	<p>would mitigate any potential for adverse effects:</p> <p>EM3 – Thames Basin Heaths SPA  EM5 – Green Infrastructure  EM6 – Water Quality  EM9 – Sustainable Water Use  EM12 – Pollution  CN9 - Transport</p> <p>To conclude following the further screening of this policy and the content of Chapters 4 to 11, the council can conclude that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
CN3 – Housing Mix for Market Housing	<p>Development will be permitted where the mix of market housing:</p> <p>a) Includes a range of house type<sup>8</sup>, size, price and tenure to address local requirements; and  b) Is appropriate to the size, location and characteristics of the site; and  c) Is appropriate to the established character and density of the neighbourhood; and  d) Provides adaptable housing to enable people to stay in their homes as their needs change.</p> <p>Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.</p>	Can be screened out – this is associated with housing mix rather than quantity or location.
CN4 – Housing for older people/ Specialist Housing	<p>Proposals for housing specifically designed<sup>10</sup> to meet the identified needs of older people or specialist accommodation<sup>11</sup> (including for people with support needs) will be permitted where:</p> <p>i) they meet a proven identified need; and  ii) the location is appropriate in terms of access to facilities, services and public transport; and  iii) a range of tenures is provided.</p> <p>Where there is evidence of an identified unmet need in the local area, larger scale<sup>12</sup> new residential<sup>13</sup> developments should incorporate specially designed housing/specialist accommodation to meet the needs of older people and people with support needs.</p>	
CN5 – Gypsies, Travellers and	The council will allocate permanent, temporary and transit pitch/plot provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated	This policy was identified as requiring further consideration as

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Travelling Show People	<p>in the most recent Gypsy and Traveller Accommodation Assessment.</p> <p>The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10 and SS3.11.</p> <p>If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10 and SS3.11, they will only be permitted where:</p> <ul style="list-style-type: none"> <li>a) There is an identified need for the pitch provision;</li> <li>b) There is no adverse impact upon local amenity and the natural and historic environment;</li> <li>c) The site is located within a reasonable distance of local services with capacity, including education establishments, health and welfare services, shops and community facilities;</li> <li>d) There is safe and reasonable access to the highway, public transport services and sustainable transport options;</li> <li>e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services;</li> <li>f) The potential for a mix of uses on the site has been demonstrated, where required; and</li> <li>g) The potential for successful integration between travelling and settled communities has been demonstrated.</li> </ul> <p>Planning permission will not be granted for the replacement of lawful Gypsies, Travellers and Travelling Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality and other planning policy requirements are met.</p>	<p>part of the likely significant effects test (see chapter 3.7).</p> <p>Whilst the policy allocates greenfield sites for Gypsies, Travellers and Travelling Showpeople in the borough which would result in no significant effects on European Sites, the policy also provides a framework for determining planning applications for additional pitches and plots in other areas.</p> <p>However, the policy contains numerous requirements to be met which will direct such development towards the larger settlements, which are less likely to impact upon the European sites due to their locations.</p> <p>If sites were to come forward in areas that could impact upon European sites, we consider the following Local Plan policies would mitigate any potential for adverse effects:</p> <ul style="list-style-type: none"> <li>EM3 – Thames Basin Heaths SPA</li> <li>EM5 – Green Infrastructure</li> <li>EM6 – Water Quality</li> <li>EM9 – Sustainable Water Use</li> <li>EM12 - Pollution</li> <li>CN89– Transport</li> </ul> <p>To conclude following the further screening of this policy and the content of Chapters 4 to 11, the</p>

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		council can conclude that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.
CN6 - Infrastructure	<p>New development will be required to provide and contribute towards the provision of additional services, facilities and infrastructure at a rate, scale and pace to meet the needs and requirements that are expected to arise from that development.</p> <p>Therefore, development proposals will be permitted where it can be clearly demonstrated that infrastructure can be provided and phased to support the requirements of proposed development.</p> <p>Infrastructure provision or improvements should be provided on-site as an integral part of a development. Contributions towards infrastructure provision and improvements, as set out in the council's Charging Schedule will be secured through the Community Infrastructure Levy (CIL).</p> <p>Where off-site measures are proposed they should meet identified needs, and CIL will be the primary mechanism to secure the necessary financial or equivalent contribution. Site specific mitigation measures will be secured by planning obligations.</p> <p>New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, S106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.</p> <p>The requirements for strategic and local infrastructure are set out in the council's Infrastructure Delivery Plan (IDP), and Supplementary Planning Documents. This will also include development briefs and masterplans associated with allocated sites. A summary of green space, sport and recreation standards applied on development are set out in Appendix 4.</p>	Screened out – this policy is associated with timely delivery of infrastructure rather than promoting development that could lead to adverse effects on European sites.
CN7 – Essential Services	<p>Development proposals will be permitted where they provide or improve essential facilities and services, and sustain and enhance the vitality and viability of communities. In addition to allowing, in principle, such proposals within settlements, these facilities and services may, as an exception, be permitted adjacent to settlements where they will meet an identified local need.</p> <p>Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:</p> <p>a) The service or facility is no longer needed; or  b) It is demonstrated that it is no longer practical, desirable or viable to retain them; or</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

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	<p>c) The proposals will provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.</p> <p>The council will work positively with local communities and support proposals to retain, improve or re-use essential facilities and services, including those set out in Neighbourhood Plans or Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.</p>	
<p>CN8 – Community, Leisure and Cultural Facilities</p>	<p>Development proposals will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Retain and maintain existing facilities which are valued by the community;</li> <li>b) Improve the quality and capacity of facilities valued by the community;</li> <li>c) Provide new facilities, in accordance with adopted council standards, where there is evidence of need that cannot be met by existing provision; and</li> <li>d) Are delivered to prescribed timescales to meet the needs of the community that are being provided for.</li> </ul> <p>Where opportunities exist, the council will support the co-location of community, leisure and culture facilities and other local services.</p> <p>Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:</p> <ul style="list-style-type: none"> <li>e) The facility is no longer needed for any of the functions that it can perform; or</li> <li>f) It is demonstrated that it is no longer practical, desirable or viable to retain them; or</li> <li>g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or</li> <li>h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.</li> </ul> <p>Any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which clearly shows the facility or land to be surplus to requirements. As a minimum the assessment must evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.</p> <p>The council will work positively with communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plans/Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable.</p>	<p>This policy may be screened out as there is no likely significant effect arising on European sites.</p>
<p>CN9 - Transport</p>	<p>Development should seek to minimise the need to travel, promote opportunities for sustainable</p>	

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	<p>transport modes, improve accessibility to service and support the transition to a low carbon future.</p> <p>Development proposals will be permitted that:</p> <ul style="list-style-type: none"> <li>a) Integrate into existing movement networks;</li> <li>b) Provide safe, suitable and convenient access for all potential users;</li> <li>c) Provide an on-site movement layout compatible for all potential users with appropriate parking and servicing provision; and</li> <li>d) Do not result in inappropriate traffic generation or compromise highway safety.</li> </ul> <p>Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan<sup>15</sup>.</p> <p>Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users<sup>16</sup>. Development will be permitted where it:</p> <ul style="list-style-type: none"> <li>e) Does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks;</li> <li>f) Mitigates impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;</li> <li>g) Protects and where possible enhance access to public rights of way;</li> <li>h) Provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted Parking Standards;</li> <li>i) Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD; and</li> <li>j) Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites.</li> </ul>	<p>out as it seeks to encourage modal shift towards more sustainable modes and reduce types and volumes of travel that contribute to air pollution which can have a negative impact upon European sites.</p>
EM1 – Landscape Character	<p>Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned.</p> <p>Development proposals must respect, enhance and not be detrimental to the landscape likely to be affected, paying particular regard to:</p> <ul style="list-style-type: none"> <li>a) The particular qualities identified within the council’s landscape character assessment and any subsequent updates or relevant guidance;</li> <li>b) The visual amenity and scenic quality;</li> <li>c) The setting of a settlement, including important views to, across, within and out of settlements;</li> <li>d) The local character of buildings and settlements, including important open areas;</li> </ul>	<p>This policy may be screened out as there is no likely significant effect arising on European sites</p>

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	<p>e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features;  f) Intrinsically dark landscapes;  g) Historic landscapes, parks and gardens and features; and  h) The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.</p> <p>Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.</p> <p>Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.</p> <p>Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.</p>	
EM2 – Strategic Gaps	<p>In order to prevent coalescence of built up areas and to maintain the separate identity of settlements, the generally open and undeveloped nature of the following gaps will be protected:</p> <ul style="list-style-type: none"> <li>• Basingstoke - Oakley</li> <li>• Basingstoke - Sherborne St John</li> <li>• Basingstoke - Old Basing</li> <li>• Basingstoke/Chineham - Bramley/Sherfield on Loddon</li> <li>• Tadley-Baughurst</li> </ul> <p>Development in gaps will only be permitted where:</p> <p>a) It would not diminish the physical and/or visual separation; and  b) It would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development; or  c) it is proposed through a Neighbourhood Plan or Neighbourhood Development Order, including Community Right to Build Orders.</p>	This policy may be screened out as there is no likely significant effect arising on European sites
EM3 – Thames Basin Heath Special Protection Area	<p>New residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to clearly demonstrate that any potential adverse effects are fully mitigated.</p> <p>For all net additional residential development within a 5km straight line distance of the SPA, relevant</p>	Screened out – the purpose of this policy is to protect the integrity of the Thames Basin Heaths Special Protection Area.

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	<p>mitigation measures will be required in line with the Thames Basin Heaths Delivery Framework. This will include the provision of, or contributions towards, Suitable Alternative Natural Green Space (SANGS), and contributions towards Strategic Access Management and Monitoring (SAMM). Applications for large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.</p>	
<p>EM4 – Biodiversity and Nature Conservation</p>	<p>1. Development proposals will only be permitted where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There will be no significant impact on the conservation status of key species; and</li> <li>b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and</li> <li>c) There will be no harm to nationally designated sites; and</li> <li>d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and</li> <li>e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and</li> <li>f) There will be no harm to the integrity of linkages between designated sites and key habitats.</li> </ul> <p>The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.</p> <p>2. Development proposals will only be permitted if significant harm to biodiversity resulting from a development can be avoided or adequately mitigated. Where development proposals do not comply with this they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity.</p> <p>3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.</p> <p>4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats. This can be provided through:</p> <ul style="list-style-type: none"> <li>a) On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards; and be</li> <li>b) Focussed on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the council's Green Infrastructure Strategy (and subsequent updates) where appropriate.</li> </ul>	<p>This policy may be screened out as there is no likely significant effect arising on European sites. The policy is a positive policy regarding European sites.</p>
<p>EM5 – Green Infrastructure</p>	<p>Development proposals will only be permitted where they do not:</p> <ul style="list-style-type: none"> <li>a) Prejudice the delivery of the council's Green Infrastructure Strategy (and subsequent updates);</li> </ul>	<p>Screened out – this policy is a positive policy and will assist in reducing impacts (specifically</p>

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	<p>b) Result in the fragmentation of the green infrastructure network by severing important corridors/links; or  c) Result in undue pressure on the network which cannot be fully mitigated.</p> <p>The council will support proposals which seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the council's Green Infrastructure Strategy.</p> <p>The council will seek to protect and enhance existing public open space. Proposals for the redevelopment of public and private open spaces will not be permitted unless it can be clearly demonstrated that:</p> <p>d) Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or  e) A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the-long term in accordance with the council's local standards; or  f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.</p> <p>Development proposals will be permitted where it can be clearly demonstrated that green infrastructure can be provided and phased to support the requirements of proposed development and be in accordance with the council's adopted green space standards. Green space and equipped play will normally be provided on-site.</p> <p>Consideration will be given to an off-site financial contribution towards the enhancement of existing facilities, in addition to, or instead of, provision of new green space on site but only where:</p> <p>g) The quantity standard for the number of proposed dwellings does not result in a requirement for green space which meets the minimum size standard for a particular type; or  h) It can be demonstrated that the needs of new residents can be met in this way without adversely impacting on the needs of existing residents.</p>	<p>recreational impacts) on European sites.</p>
EM6 – Water Quality	<p>The council will work in partnership<sup>17</sup> to protect, manage and improve the water quality of the borough's water environment particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems<sup>18</sup>.</p> <p>The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)<sup>19</sup>; Policy SS4 will prevent further development within the relevant catchment and intervention mechanisms will be required to improve the quality of</p>	<p>Screened out. The Water Framework Directive and River Basin Management Plans will ensure protection and enhancement of surface water and groundwater. Therefore new development that could adversely affect European sites through reduced water quality would not be permitted.</p>

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	<p>the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.</p> <p>In order to protect and improve water quality, potentially contaminating development proposals on principal aquifers or within Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected to prevent a deterioration of water quality and pollution of the water source. Development proposals adjacent to a watercourse will incorporate measures to protect the watercourse in accordance with the Green Infrastructure Strategy and the actions of the River Basin Management Plans.</p>	
EM7 – Managing Flood Risk	<p>The sequential approach to development, as set out in national guidance, will be applied across the borough, taking into account all other sources of flooding as contained within the council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding<sup>20</sup>, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding will be required:</p> <p>a) To be supported by a Flood Risk Assessment<sup>21</sup>(FRA) (subject to the triggers set out below);  b) To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required);  c) When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA;  d) To provide a safe access and egress route up to a 1 in 100 year event plus climate change; and  e) To attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.</p> <p>The triggers for a FRA are:</p> <ul style="list-style-type: none"> <li>• All sites of 1 ha or more in Flood Zone 1;</li> <li>• All Sites in Flood Zone 2 or 3;</li> <li>• Sites that have a record of localised or groundwater flooding from the SFRA.</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites
EM8 – Commercial Renewable / Low Carbon Energy Generation	<p>Development proposals for the commercial generation of energy from renewable and low carbon resources will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.</p> <p>This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan<sup>22</sup> (and any subsequent updates).</p> <p>Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance, traffic generation, the local highway network and water quality. Impacts also take into</p>	This policy is concerned with promoting the use of renewable energy / low carbon technologies and has therefore been screened out.

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	<p>account the use of Greenfield land versus previously developed land.</p> <p>The council will take a strategic view of applications, to avoid clusters where inappropriate.</p> <p>Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.</p>	
EM9 – Sustainable Water	<p>Development will be permitted provided that:</p> <ul style="list-style-type: none"> <li>a) New homes (including replacement dwellings) achieve at least level 4<sup>23</sup> of the Code for Sustainable Homes in terms of indoor water consumption;</li> <li>b) New homes (including replacement dwellings) achieve the Code for Sustainable Homes credit for external water use<sup>24</sup>;</li> <li>c) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.</li> </ul> <p>The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.</p> <p>Compliance with this policy will require submission of final CSH certificates and post-construction BREEAM certificates as appropriate.</p> <p>Where new national standards exceed those set out above, the national standards will take precedence.</p>	This policy is concerned with reducing water use (consumption) and is screened out as there is no likely significant effect arising on European sites
EM10 – Delivering High Quality Development	<p>All development proposals will be of high quality, based upon a robust design-led approach.</p> <p>1. Development proposals (excluding household extensions) will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms</li> <li>b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;</li> <li>c) Positively contribute to the appearance and use of streets and other public spaces;</li> <li>d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents<sup>25</sup>, and which take into account the urban, suburban or rural location of the site;</li> <li>e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites.; and</li> <li>f) Minimise energy consumption through sustainable approaches to design.</li> </ul>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:</p> <p>a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;</p> <p>b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;</p> <p>c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;</p> <p>d) Are visually attractive as a result of good architecture;</p> <p>e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and</p> <p>f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.</p>	
EM11 – The Historic Environment	<p>All development must conserve or enhance the quality of the borough's heritage assets<sup>28</sup> in a manner appropriate to their significance.</p> <p>Development proposals which would affect designated or undesignated heritage assets<sup>29</sup> will be permitted where they:</p> <p>a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;</p> <p>b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;</p> <p>c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;</p> <p>d) Conserve or enhance the quality, distinctiveness and character of historic assets by ensuring the use of appropriate materials design and detailing; and</p> <p>e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.
EM12 – Pollution	Development will be permitted provided that it does not result in pollution <sup>30</sup> which is detrimental to quality of life <sup>31</sup> , or poses unacceptable risks to health or the natural environment.	

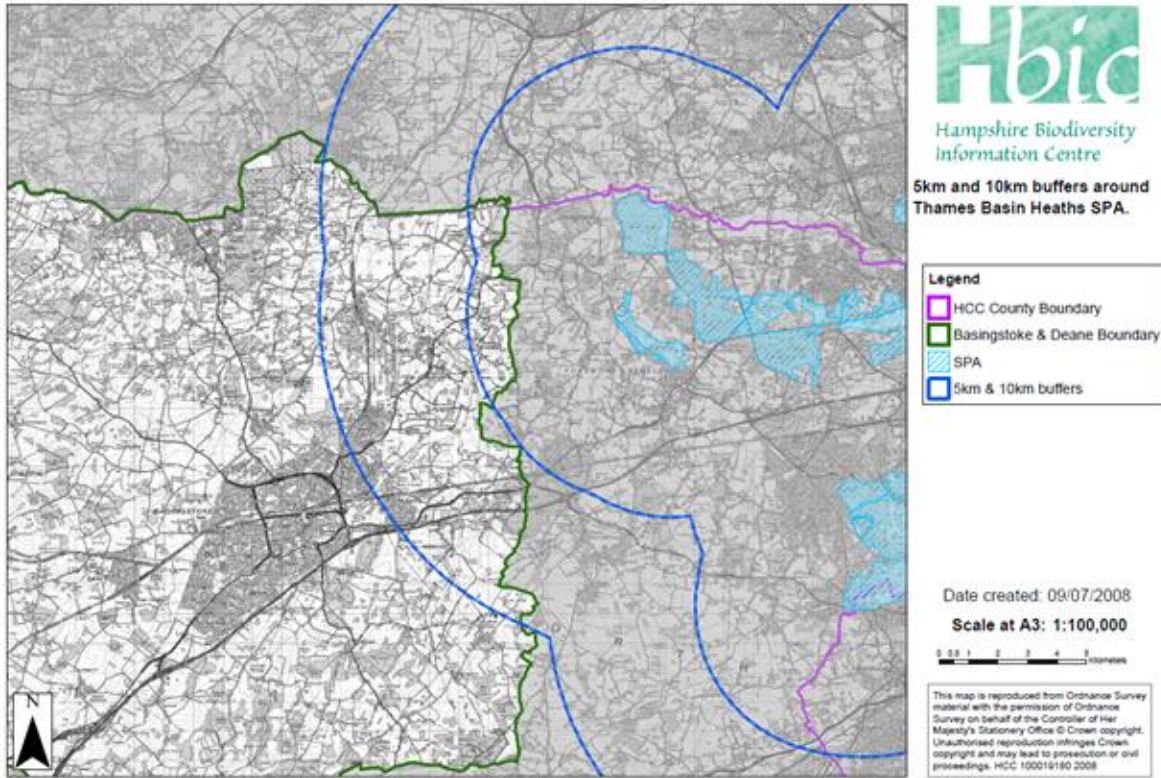
Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>Development that would result in unavoidable pollution will only be permitted where measures to adequately mitigate these polluting effects can be implemented.</p> <p>Development which is sensitive<sup>32</sup> to pollution will only be permitted where:</p> <p>a) There would be no detrimental impact on quality of life as a result of existing, historic, or nearby land uses and activities; and</p> <p>b) It would not lead to unacceptable risks to human health or the natural environment, as a result of existing, historic, or nearby land uses and activities; or</p> <p>c) Adequate remedial or mitigation measures are proposed and can be implemented.</p>	<p>effect arising on European sites.</p> <p>The policy is a positive policy as it seeks to reduce air pollution which can have a negative impact upon some European sites.</p>
<p>EP1 – Economic Growth and Investment</p>	<p>Inward investment and the growth and retention of existing business will be enabled by:</p> <p>a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;</p> <p>b) Allocating a new employment site or sites for industrial, storage and distribution uses in a subsequent Development Plan Document;</p> <p>c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community</p> <p>Opportunities to develop the following key employment sectors will be supported:</p> <p>d) Specialist / advanced manufacturing (including research and development)</p> <p>e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.</p> <p>f) Distribution and logistics in suitable locations.</p>	<p>This policy may be screened out as it relates to established employment locations and there is no likely significant effect arising on European sites.</p>
<p>EP2 – Employment land and premises (B-use classes)</p>	<p>1. Strategic Employment Areas</p> <p>The Strategic Employment areas identified on the Policies Map and listed in the supporting text below will be protected for employment generating uses within the Use Classes B1, B2 and B8. Proposals should be suitable to the location and not harm the operation of neighbouring businesses.</p> <p>The change of use or redevelopment of land and buildings within the Strategic Employment Areas, will be permitted where it can be demonstrated that:</p> <p>a) Market signals<sup>34</sup> indicate that the premises / site are unlikely to be utilised for employment use, and</p> <p>b) There are not strong economic reasons<sup>35</sup> why the proposed development would be unacceptable, and</p> <p>c) The proposals satisfy one of the following:</p>	<p>This policy may be screened out as there is no likely significant effect arising on European sites.</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>i) The change of use will provide complementary use(s) to support the operation and function of the Strategic Employment Area and / or support the wider regeneration of the site; or  ii) The change of use will facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises in the borough.</p> <p>2. Other sites in employment use within settlement policy boundaries</p> <p>The change of use or redevelopment of land and buildings in employment use within the defined settlement policy boundaries will be permitted where it can be demonstrated that:</p> <p>d) There are not strong economic reasons why the proposed development would be unacceptable, and  e) Market signals indicate that the premises / site are unlikely to come back into employment use, and / or  f) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.</p> <p><u>Other employment sites may be identified through the neighbourhood planning process.</u></p>	
EP3 – Town, District and Local Centres	<p>Main town centre uses (such as retail, office, entertainment and leisure) will be permitted within the defined town, district and local centres provided that they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.</p> <p>The hierarchy of centres is:</p> <p>Town Centre  Basingstoke  District Centres  Brighton Hill  Chineham  Overton  Tadley  Whitchurch  Local Centres  Kingsclere</p> <p>New local and district centres may also come forward as part of larger developments set out in Policy SS3.</p> <p>Development, including extensions to existing facilities, for main town centre uses outside of the defined centres will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a centre or edge of centre location having</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>demonstrated flexibility in the format and scale of development proposed. Development proposals within out of centre locations, such as retail parks, which improve their quality of design and connectivity will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.</p> <p>Development for main town centre uses, with a net floorspace exceeding 250sqm, in edge or out of centre locations will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.</p> <p><u>Basingstoke Town Centre</u></p> <p>In Basingstoke Town Centre, development will be expected to create a more accessible, well-connected and well-designed centre.</p> <p>Proposals for shops (A1 Use Class) are encouraged within the defined Primary and Secondary Shopping Frontages. Other retail uses (Use Classes A1-A4), will be permitted where:</p> <p>a) Individually or cumulatively they do not undermine the vitality, viability or character of the frontage; and  b) They do not give rise to unacceptable environmental or public safety impacts.</p> <p>Proposals for the loss of retail uses (A1-A5) to non-retail uses in the defined Primary Shopping Frontage will not be permitted.</p> <p>Within the defined Secondary Shopping Frontage, proposals for other town centre uses will be permitted where the above criteria are met and the cultural and historic offer of the Frontage is supported.</p>	
EP4 – Rural Economy	<p>To support the rural economy, development proposals for economic uses in the countryside will be permitted where they:</p> <p>a) Are on previously developed land; or  b) Are for a change of use or conversion of a suitable permanent building; or  c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted; or  d) Enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise.</p> <p>All development proposals must be of a use and scale that is appropriate to the site and location when considering:</p> <p>e) landscape, heritage and environmental impacts;</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>f) the accessibility of the site; g) the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character; and the need for residential accommodation on site.</p> <p>Development proposals that result in an increase in HGV"s on C and U roads, or a significant increase in other traffic on C and U roads will generally not be permitted.</p>	
EP5 – Rural Tourism	<p>Proposals for tourism development in the countryside (including guest accommodation and visitor facilities) will be permitted where:</p> <p>a) It utilises an existing suitable building through change of use or conversion without the need for substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted; and b) Any extension or new building forms part of an existing facility and is of a scale appropriate to its location; c) The scale of development is appropriate when considering the impacts on the local highway network.</p> <p>Proposals for camping and touring caravan sites will be permitted where:</p> <p>d) There is a proven need for the facility; and e) They are sympathetic to the character and visual quality of the area concerned and any visual intrusion can be mitigated.</p>	This policy may be screened out as there is no likely significant effect arising on European sites.

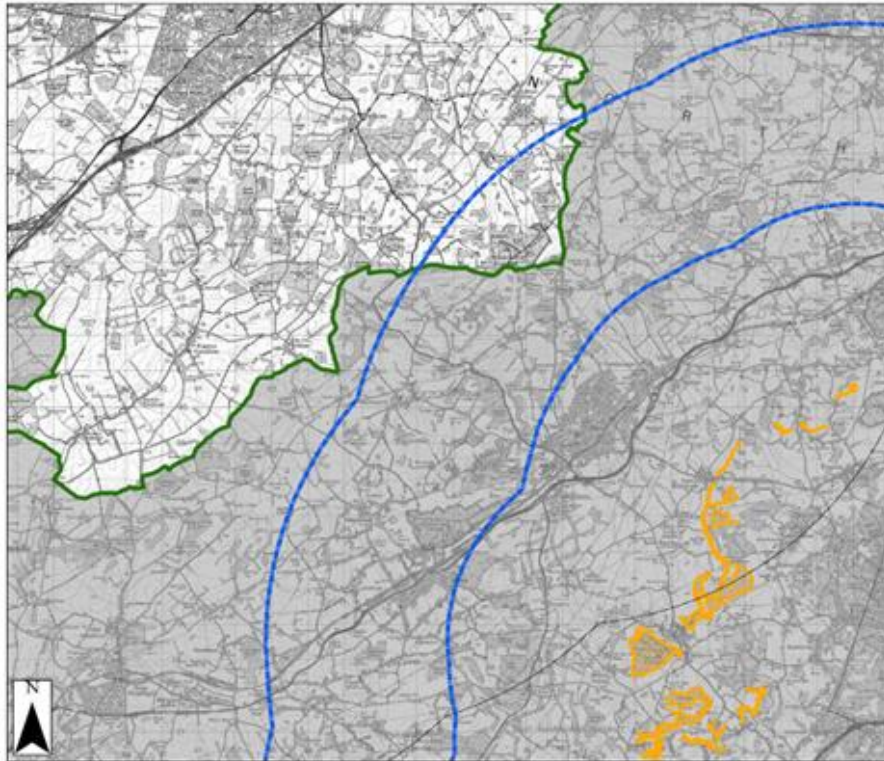
# Appendix 2 - Maps of Natura 2000 sites within 10km of Basingstoke and Deane Borough



Please note: The boundaries for statutory sites have been provided as digital data from Natural England (NE); this digital data is indicative not definitive. Paper maps produced by NE at the time the sites were designated show the official site boundaries.



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Hampshire Biodiversity Information Centre

5km and 10 km buffers around East Hampshire Hangers SAC.

**Legend**

- Basingstoke & Deane boundary
- SACs
- 5km & 10km Buffers

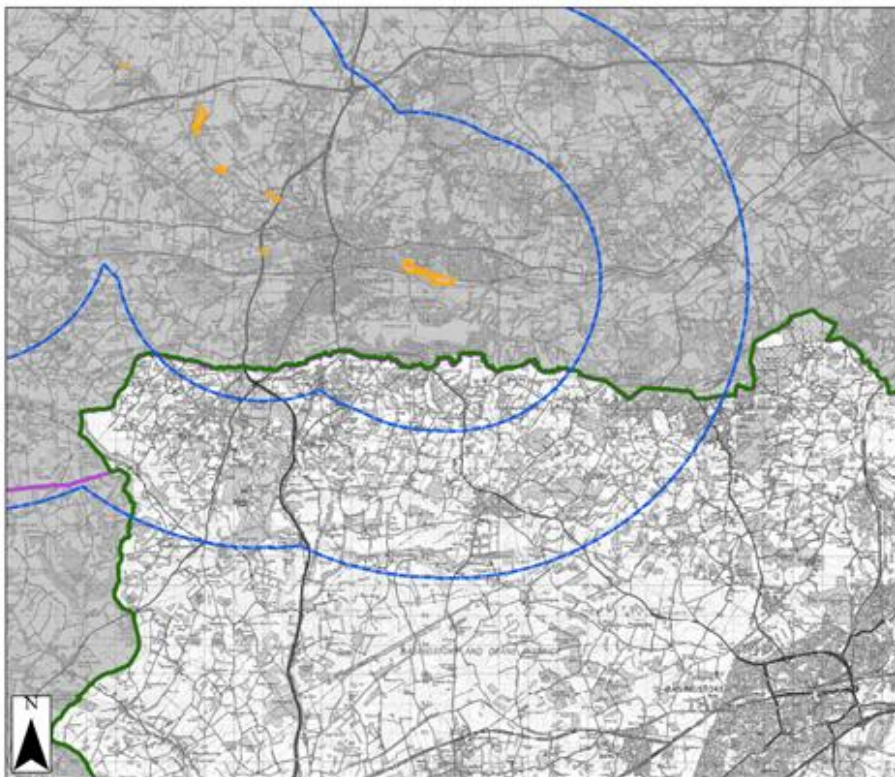
Date created: 08/07/2008

Scale at A3: 1:80,000



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Hampshire Biodiversity Information Centre

5km and 10 km buffers around Kennet & Lambourn Floodplain SAC.

**Legend**

- HCC County Boundary
- Basingstoke & Deane Boundary
- SAC
- 5km & 10km Buffers

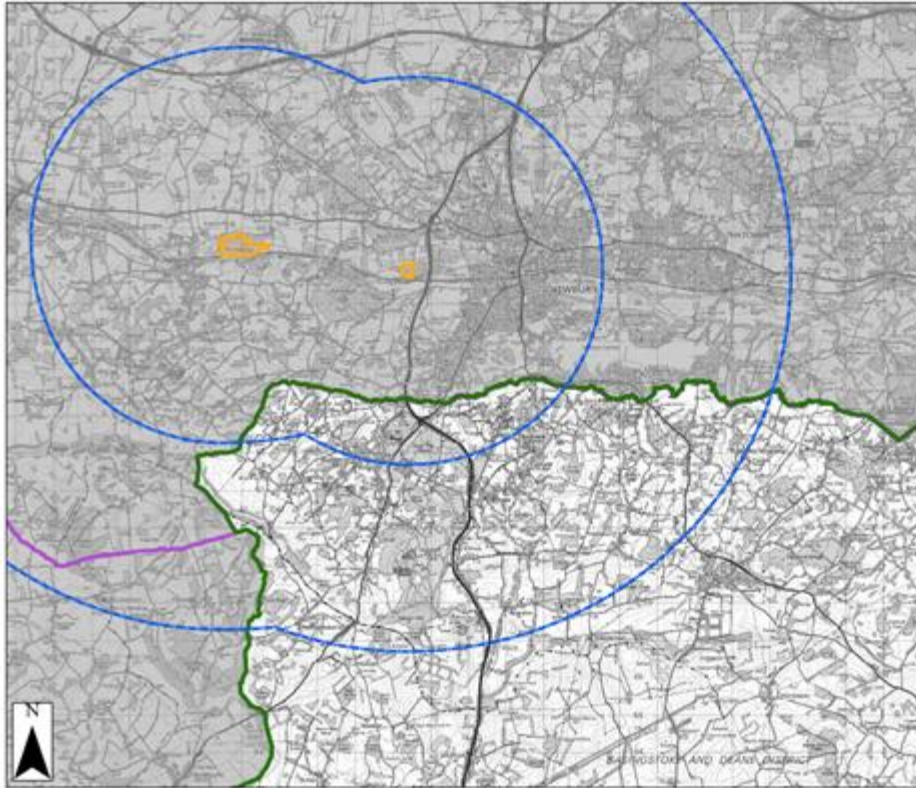
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Hampshire Biodiversity Information Centre

5km and 10 km buffers around Kennet Valley Alderwoods SAC.

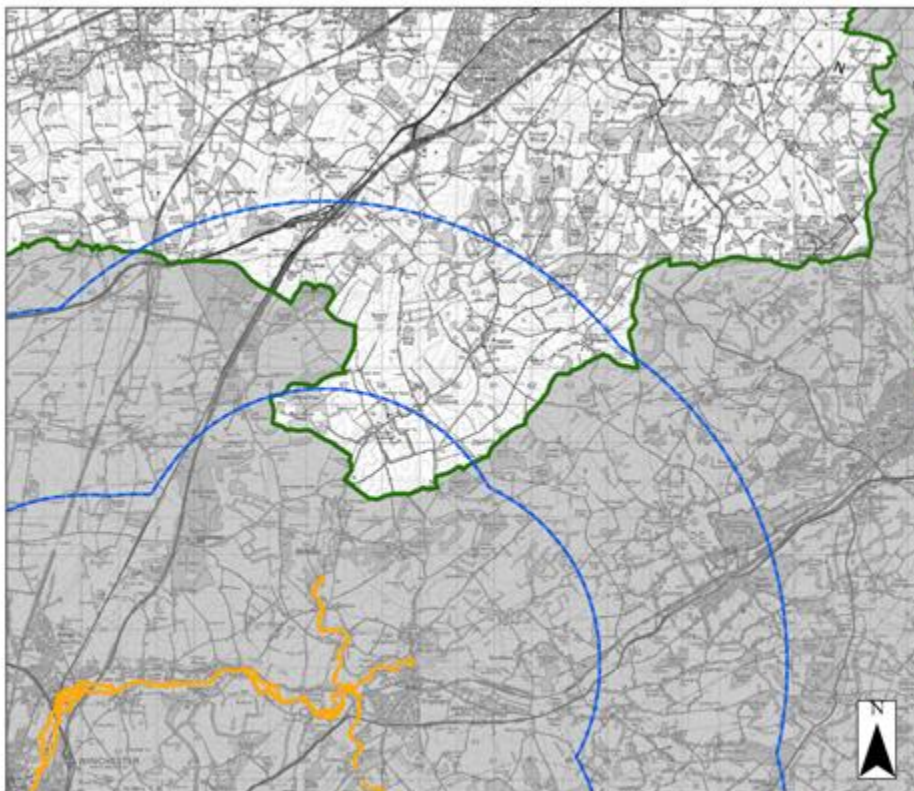
Legend	
	HCC County Boundary
	Basingstoke & Deane Boundary
	SAC
	5km & 10km Buffers

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5km and 10 km buffers around River Itchen SAC.

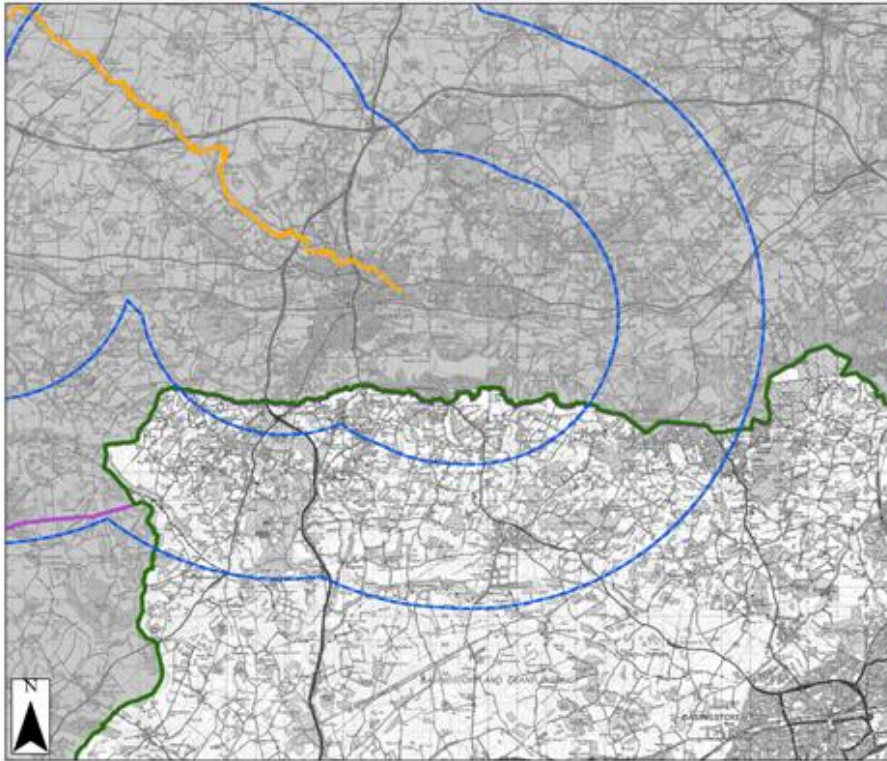
Legend	
	Basingstoke & Deane Boundary
	SAC
	5km & 10km Buffers

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5km and 10 km buffers around River Lambourn SAC.

**Legend**

- HCC County Boundary
- Basingstoke & Deane boundary
- SAC
- 5km & 10km Buffers

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5km and 10 km buffers around Shortheath Common SAC.

**Legend**

- HCC County Boundary
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- SAC
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# Habitats Regulations Screening Assessment

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