



*Basingstoke
and Deane*



Basingstoke and Deane Borough Council

Mid Examination Local Plan consultation: Proposed modifications to the Submission Local Plan

Habitats Regulations Screening Assessment: Addendum

May 2015

Introduction

1. 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.
2. Basingstoke and Deane Borough Council submitted its Local Plan for examination in October 2014. A Habitats Regulations Screening Assessment accompanied the Submission of the Local Plan ([examination reference number CD09](#)).
3. An Exploratory Meeting on the Submission Local Plan was held by the appointed Inspector on 11 December 2014, following which he wrote to the council setting out additional work that was required to progress the Local Plan. This work was completed by the borough council and has resulted in a number of proposed modifications or changes to the Submission Local Plan. These principally include:
 - Increasing the housing number from 748 to 850 dwellings per annum;
 - The inclusion of a new greenfield allocation of approximately 750 homes at Hounsome Fields in south-west Basingstoke;
 - Inclusion of an employment target for the borough.
4. This addendum to the earlier Habitats Regulations Screening Assessment considers whether any of the proposed modifications impact upon sites of European nature conservation importance.

Screening of policies

5. All policies within the 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 these policies to result in adverse effects on European sites. The full screening table for the policies is contained within Appendix 1 of the Screening Assessment.
6. 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 Site Allocations
 - 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

7. It should be noted that only policies that have the potential to negatively impact on European sites were screened for assessment. Those policies that might have a beneficial effect are referred to where appropriate, but have not been actually assessed. This is due to the fact that Habitats Regulations Assessment is only concerned with adverse effects.

Proposed Modifications to the Submission Local Plan

8. The following policies of the Submission Local Plan have been amended through proposed modifications:

- Policy SS1 – Scale and distribution of new housing
- Policy SS3 – Greenfield Site Allocations
- Policy SS3.11 – Basingstoke Golf Course
- Policy CN5 – Gypsies, Travellers and Travelling Show People
- Policy EP1 – Economic Growth and Investment

9. A new policy has also been added to allocate an additional greenfield site to the south west of Basingstoke Town for approximately 750 homes:

- Policy SS3.12 – Hounsome Fields

10. The amended and new policies have been subject to a screening exercise to identify all those that do not require further consideration in the Likely Significant Effects test. The full screening table for the policies is contained within Appendix A of this document, where the proposed modifications are highlighted as tracked changes. This exercise has led to the conclusion that amended policies SS3.11 and SS3.12 can be screened out as there is no potential for these policies to result in adverse effects on European sites.

11. The following amended new policies have been further considered as part of the Likely Significant Effects test as they may lead to adverse effects on European sites generally. This reflects the fact that they promote and determine the location or scale of development:

- Policy SS1 – Scale and distribution of new housing
- Policy SS3 – Greenfield Site Allocations
- Policy CN5 – Gypsies, Travellers and Travelling Show People

Conclusions

12. The proposed modifications to the Submission Local Plan do not alter the overall conclusions in the previous Habitats Regulations Assessment (April 2014) remain. The previous conclusion was:

“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”

13. 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 proposed modifications to the Submission Local Plan. The Submission Local Plan, with the proposed modifications, contains an adequate policy framework to avoid or adequately mitigate effects on European sites. The Plan will not, therefore, require full Appropriate Assessment under the Habitats Regulations.

Appendix A – Screening Tables for Local Plan Policies

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
DELIVERY OF THE STRATEGY		
Amended SS1 – Scale and Distribution of New Housing	<p>Within the period 2011 – 2029, the Local Plan will make provision to meet 13,464 15,300 dwellings and associated infrastructure.</p> <p>This will be provided by:</p> <ul style="list-style-type: none"> 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; b) Supporting regeneration in line with Policy SS2; c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm; d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately 6,940 7,690 dwellings over the plan period; e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and 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. <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 of Habitats Regulations Screening Assessment, April 2014).</p> <p>The policy sets out the overarching policy for meeting the borough's 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 Submission Local Plan, with proposed modifications, contains the following policies which would mitigate any potential for adverse effects on European Sites resulting from policy SS1:</p> <p>EM3 – Thames Basin Heaths SPA EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use</p>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision																																
		<p>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>																																
Amended 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 application⁵. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.</p> <table border="1" data-bbox="322 810 1339 1423"> <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> <tr> <td>SS3.5</td> <td>Overton Hill, Overton</td> <td>Approx 120 homes</td> <td>2015/16 – 2019/20</td> </tr> <tr> <td>SS3.6</td> <td>South of Blosswood Lane /Manor Farm, Whitchurch</td> <td>Approx 150 homes</td> <td>2015/16 – 2019/20</td> </tr> <tr> <td>SS3.7</td> <td>Redlands, adjacent to Basingstoke</td> <td>Approx 150 homes</td> <td>2017/18 – 2024/25</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	SS3.5	Overton Hill, Overton	Approx 120 homes	2015/16 – 2019/20	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	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 of Habitats Regulations Screening Assessment, April 2014).</p> <p>The policy allocates a number of strategic allocations to contribute towards delivering the Local Plan housing number. These sites are located in and around the borough's main settlements, including Basingstoke, Bramley, Oakley, Overton and 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, with proposed modifications, contains the following policies which would mitigate any potential for adverse effects on European Sites resulting from policy SS3:</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																															
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Policy Number / name	Revised Pre Submission Local Plan Policy text				Screening Decision
	SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 - 2024/25	<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 of the Habitats Regulations Screening Assessment, April 2014, an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
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		
SS3.12	Hounsome Fields, Basingstoke	Approx. 750	2017/18 – 2028/29		
Amended SS3.11 – Basingstoke Golf Course	<p>This 43.4 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> a) Make provision for approximately 1,000 dwellings; b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates); c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches; and a two form entry primary school; d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas; e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats; f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor; g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12); 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 				<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>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 <u>and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12):</u></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>o) <u>Ensure, through joint masterplanning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.</u></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>	
New SS3.12 – Hounsome Fields	<p><u>This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:</u></p> <p>a) <u>Make provision for approximately 750 dwellings;</u></p> <p>b) <u>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);</u></p> <p>c) <u>Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and a three form entry primary school;</u></p> <p>d) <u>Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting and minimise any visual impact;</u></p> <p>e) <u>Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;</u></p> <p>f) <u>Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering,</u></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><u>ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats:</u></p> <p>g) <u>Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;</u></p> <p>h) <u>Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</u></p> <p>i) <u>Provide all-purpose vehicular accesses from the Winchester Road (A30) , ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);</u></p> <p>j) <u>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, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points for the A30;</u></p> <p>k) <u>Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;</u></p> <p>l) <u>Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</u></p> <p>m) <u>Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;</u></p> <p>n) <u>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 infrastructure network;</u></p> <p>o) <u>Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;</u></p> <p>p) <u>Incorporate and/or promote renewable energy technologies;</u></p> <p>q) <u>Ensure that, through joint masterplanning, it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.</u></p> <p><u>Development on site will deliver homes in the period 2017/18 to 2028/9, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</u></p>	
Amended CN5 – Gypsies, Travellers and Travelling Show People	<p>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 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,</p>	This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7of Habitats Regulations Screening Assessment, April 2014).

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
	<p>and SS3.11 and SS3.12.</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 and SS3.12, they will only be permitted where:</p> <ul style="list-style-type: none"> a) There is an identified need for the pitch provision; b) There is no adverse impact upon local amenity and the natural and historic environment; 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; d) There is safe and reasonable access to the highway, public transport services and sustainable transport options; e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services; f) The potential for a mix of uses on the site has been demonstrated, where required; and g) The potential for successful integration between travelling and settled communities has been demonstrated. <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>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, 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 CN89– 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>

Policy Number / name	Revised Pre Submission Local Plan Policy text	Screening Decision
Amended EP1 – Economic Growth and Investment	<p><u>Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).</u></p> <p>Inward investment and the growth and retention of existing business will be enabled by:</p> <ul style="list-style-type: none"> a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses; b) Allocating a new employment site or sites for industrial, storage and distribution uses in a subsequent Development Plan Document; 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>Opportunities to develop the following key employment sectors will be supported:</p> <ul style="list-style-type: none"> d) Specialist / advanced manufacturing (including research and development) 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. f) Distribution and logistics in suitable locations. g) Distribution and logistics in suitable locations. 	<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>