



## **Basingstoke and Deane Borough Council Housing Supplementary Planning Document**

### **Strategic Environmental Assessment Screening and Habitats Regulations Assessment**

**January 2018**

#### **Executive Summary**

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

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

#### **Introduction**

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

#### **Purpose and content of the Housing SPD**

- 2 The purpose of the Housing SPD is to provide more detailed guidance regarding the implementation of housing policies in the adopted Local Plan. The geographic area covered by the SPD is the borough of Basingstoke and Deane (see appendix 2).
- 3 The document will be structured around five key themes that expand upon criteria in the Local Plan policy. These cover:
  - i. Affordable housing  
To develop further Local Plan policies CN1 (Affordable Housing) and CN2 (Rural Exceptions for Affordable Housing) to provide more detailed guidance about the delivery of affordable homes.
  - ii. Market housing mix

To support the implementation of Local Plan Policy CN3 (Housing Mix) by providing greater clarity on the size and type of market housing required to create mixed and balanced communities.

- iii. Older persons' housing  
Expanding upon Local Plan Policy CN4 to provide guidance on how the needs of the ageing population will be met through the provision of suitable mainstream housing and specialist accommodation.
- iv. Self-build and custom housebuilding  
To provide detail about how and where which self-build and custom build homes should be delivered to enable the Council to meet its legal duty under the Right to Build (to grant sufficient planning permissions to meet the level of demand).
- v. New homes in the countryside  
Providing detail about the implementation of criterion e (which allows small scale developments outside settlements where there is a 'locally agreed need') and criterion f (rural workers' dwellings). The SPD supports the policy approach and does not seek to change it.

#### **SEA screening**

- 4 The adopted Local Plan (2011-2029), and the policies that provide the framework for the SPD, was the subject of Sustainability Appraisal (SA) (incorporating SEA). The Local Plan can be found on the council website at: <http://www.basingstoke.gov.uk/planningpolicy> and the SA (inc. SEA) can be viewed here: <http://www.basingstoke.gov.uk/content/doclib/952.pdf>
- 5 With regard to the need for SA (inc.SEA) for SPDs, the National Planning Policy Guidance (Reference ID: 11-008-20140306) states that:

'Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.

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

'Before deciding whether significant environment effects are likely, the local planning authority should take into account the criteria specified in Schedule

1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies’.

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

<b>Criteria for determining the likely significance of effects of the environment</b>	<b>Potential effects of the SPD</b>	<b>Is there a likely significant effect?</b>
The characteristics of the plan having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	<p>The SPD will provide guidance on how to apply the housing policies in the Local Plan, with the aim of influencing the mix and type of new housing to deliver mixed and sustainable new communities.</p> <p>The adopted Local Plan was prepared with continuous, iterative input from the SA (inc. SEA). The Local Plan was considered sound by an independent Inspector.</p>	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD sits in a hierarchy of documents. It does not directly affect any other plans or programmes but is influenced by the adopted Local Plan and other higher tier planning policy documents including the National Planning Policy Framework (NPPF).	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>The adopted Local Plan and other higher level policies set the context for achieving sustainable development in the borough. Options considered through the development of the SPD will not change the higher level policy requirements which have, in themselves, been subject to SA (inc. SEA).</p> <p>The SPD will assist with meeting the following SA (inc. SEA) objectives:</p>	No

	<p>1. To provide all residents with the opportunity to live in a sustainable, decent and affordable home; 2. To reduce deprivation and inequalities in quality of life between residents and neighbourhoods; 17. To create and sustain vibrant settlements and communities.</p> <p>Given the topics in the SPD, it is not likely that there would be any significant environmental effects arising from the SPD.</p>	
(d) environmental problems relevant to the plan or programme; and	Given the topics in the SPD, it is not likely that there would be any significant environmental effects arising from the SPD.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	Given the topics in the SPD, it is not likely that there would be any significant environmental effects arising from the SPD.	No
Characteristics of the effects likely having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects;	<p>None – given the topics in the SPD.</p> <p>The evidence to support the SA (inc. SEA) for the Local Plan continues to be up-to-date and considered the probability, duration, frequency and reversibility of effects.</p>	No
(b) the cumulative nature of the effects;	There are no likely cumulative effects that would result from the production of the SPD.	No
(c) the transboundary nature of the effects;	There will be no transboundary effects (in relation to other EU member states).	No
(d) the risks to human health or the environment (e.g. due to accidents);	There are unlikely to be any risks to human health.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	<p>The spatial extent of policies CN1, CN2, CN3 and CN4 of the Local Plan is the borough boundary (see appendix 2).</p> <p>The spatial extent of the SPD will be the borough boundary.</p>	No

(f) the value and vulnerability of the area likely to be affected due to – (i) special natural characteristics or cultural heritage; . (ii) exceeded environmental quality standards or limit values; or . (iii) intensive land-use; and	The value and vulnerability of the area covered by the Housing SPD has been considered as part of the SA (inc. SEA) of the Local Plan.  The SPD will provide further guidance and reinforce relevant parts of the policies.	No
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	None	No

### SEA conclusion

- 7 The housing policies to which this SPD relates were adopted through the Local Plan (2011-2029) and, as such, has been subject to detailed and iterative SA (inc. SEA) as part of the Local Plan process. Taking into account the comments of the statutory consultees (see Appendix 3), the conclusion of the screening process is that as the draft Housing SPD does not introduce new planning policy and does not propose any new areas of land use, it will not give rise to significant environmental effects. A Strategic Environmental Assessment is therefore not required.

### Habitats Regulation Assessment Screening

- 8 A Habitats Regulations Assessment (HRA) screening report was undertaken for the Local Plan (2011-2029). The documents can be found on the borough council's website here:
- <https://www.basingstoke.gov.uk/content/doclib/384.pdf> (HRA April 2014)
  - <https://www.basingstoke.gov.uk/content/doclib/955.pdf> (HRA Addendum May 2015)
  - <https://www.basingstoke.gov.uk/content/doclib/1420.pdf> (HRA addendum December 2015)
- 9 In relation to policies CN1, CN2, CN3 and CN4, the HRA for the Local Plan (2011-2029) concluded the following:
- Policy CN1 - screened out as there is no likely significant effect arising on European sites
  - Policy CN2 – the policy was deemed to require further consideration as part of the Likely Significant Effects test as it may lead to adverse effects on European sites generally because it could promote and determine the location and scale of development. However, the HRA of the Local Plan concluded that an adequate policy framework (such as policy EM3: Thames

Basin Heaths Special Protection Area and EM5: Green infrastructure) exists to avoid or mitigate the likelihood of any potential significant adverse effects on the European sites.

- Policy CN3 - screened out as there is no likely significant effect arising on European sites.
- Policy CN4 - the policy was deemed to require further consideration as part of the Likely Significant Effects test as it may lead to adverse effects on European sites generally because it could promote and determine the location and scale of development. However, the HRA of the Local Plan concluded that an adequate policy framework (such as policy EM3: Thames Basin Heaths Special Protection Area and EM5: Green infrastructure) exists to avoid or mitigate the likelihood of any potential significant adverse effects on the European sites.

10 The HRA for the Local Plan concluded that there were no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the Local Plan. The Local Plan contains an adequate policy framework to avoid or adequately mitigate effects on European sites. The Local Plan did not therefore require full Appropriate Assessment under the Habitats Regulations.

11 Given the SPD does not introduce new planning policy, the SPD, alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Taking into account the comments of the statutory consultees (appendix 3), it is therefore concluded that a full Appropriate Assessment under the Habitats Regulations is not required.

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## **Conclusion**

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

**Appendix 1: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029: Policy CN1, CN2, CN3 and CN4 and supporting text**

**Policy CN1 – Affordable Housing**

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.

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.

The tenure split of affordable homes will be 70% rented and 30% intermediate products.

15% of affordable homes should meet enhanced accessibility or adaptability standards<sup>1</sup> to enable people to stay in their homes as their needs change.

In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.

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.

- 5.5 The provision of affordable housing to meet required needs is a key priority for the council in order to ensure that those households in need are able to access housing in the borough.
- 5.6 The affordable homes provided must be distributed within the development to support the creation of integrated and mixed communities, however, practical implementation and management issues will be considered when taking into account the location of the affordable homes.
- 5.7 The council's Housing Register and the assessment of housing need undertaken as part of the Strategic Housing Market Assessment (SHMA) and subsequent work, demonstrates that there is a need to maximise the delivery of affordable housing in the borough.
- 5.8 In order to support the ageing population and the specific needs of some disabled people, the council expects 15% of affordable homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. The council may support proposals for wheelchair adaptable or

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<sup>1</sup> Enhanced accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015, or subsequent government standard.

wheelchair accessible affordable homes that meet requirement M4(3) in lieu of M4(2).

- 5.9 The council acknowledges that the viability of schemes varies over time and with location, so the amount of affordable housing sought will be negotiated based on economic viability and the policy represents the starting point for discussions.
- 5.10 With the clear evidence of high levels of need for affordable housing in the borough, the policy requires all open market developments creating additional dwellings, regardless of size and location, to make a contribution towards the provision of affordable housing. The council will support schemes for 100 per cent affordable housing, where appropriate.
- 5.11 Although seeking affordable housing from all developments regardless of size, the policy has regard to the practicalities of provision on small sites. In exceptional circumstances and where justified, the council will accept off-site provision or a financial contribution of equivalent value in lieu of on-site provision towards the delivery of affordable housing elsewhere in the local area or borough to meet the wider affordable housing need. The council may consider the following to be acceptable:
- it would be impracticable for a registered provider to manage on-site affordable housing;
  - bringing existing housing stock back into use for affordable housing;
  - if the alternative site being proposed for development would be closer to local facilities;
  - where the off-site provision would lead to a significantly larger number of affordable houses being provided on the alternative site, without compromising the need for mixed and sustainable communities.
- 5.12 While developments that meet the thresholds will be expected to make provision on-site, for sites below the thresholds, provision will be in the form of financial contributions of equivalent value towards provision elsewhere in the local area. Where the calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.
- 5.13 The precise scale, type and form of provision on each site will be the subject of negotiation. However, where the proportion of affordable housing required on-site does not amount to a whole number the council will seek provision of the nearest round number of affordable homes on-site.

## Implementation and Monitoring

The policy will be implemented by:

- working in partnership with the Housing Department, Housing Associations, registered providers and the Homes and Communities Agency or relevant bodies to ensure the delivery of homes to meet needs
- the undertaking of rural housing needs surveys
- tenure needs will be reviewed annually
- use of planning conditions and Building Regulations
- a Planning Obligations Supplementary Planning Document (SPD) which will set out how the financial contributions are to be calculated

The policy will be monitored by:

- assessing affordable housing completions and housing delivery through annual monitoring
- assessing delivery against the council's Housing Strategy targets.

## Policy CN2 – Rural Exceptions for Affordable Housing

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:

- a) It does not result in an isolated form of development;
- b) The scale and tenure of development will be based on proven local need;
- c) The development will be in proportion with and respect the character, form and appearance of the immediate vicinity and surrounding area; and
- d) The development will be integrated into the existing community, where possible.

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.

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 review of the viability study, for which the developer will bear the cost.

5.14 The borough has a significant rural area with approximately 40% of the population living outside Basingstoke town. The specific housing needs of the rural areas are of key concern for the council and this policy seeks to provide

for development of affordable housing in areas where new development would not normally be permitted. This approach is supported in national guidance which highlights how important it is to meet the current and future needs of rural communities.

- 5.15 A number of rural exception sites have been successfully delivered in the borough. However the delivery of such schemes can be slow and the council is keen to facilitate a higher provision of affordable homes in rural areas in the future with a view to maintaining sustainable communities and meeting their specific needs. The council would expect such schemes to be developed in engagement with the local community and with support from parish councils and the Rural Housing Enabler.
- 5.16 The provision of small scale market development in conjunction with affordable units will help enable more development sites to come forward to meet local demand. The provision of a small number of market units will also help maintain communities where development would not otherwise occur.
- 5.17 It is expected as a starting point that all units will be delivered on one site as a comprehensive form of development, in the interests of creating sustainable communities to prevent the subversion of policy. There may however be some cases where dispersal of units may be more appropriate to the rural settlement; it would be for the applicant to demonstrate that such split sites are the most suitable option for the settlement and that the sites are deliverable. In such cases, affordable units should be split between sites to encourage social integration within the community and development would be controlled by way of S106 agreements to ensure that the development is completed in order to ensure that all affordable homes are built.
- 5.18 In addition to this rural enabling policy, the Government's proposal to introduce the Community Right to Build will enable local communities to plan and deliver housing and other services that meet local needs where there is overall support from local residents. Delivery of affordable homes as part of rural exception sites could also be identified within Neighbourhood Plans which would also facilitate delivery.

### **Implementation and Monitoring**

The policy will be implemented by:

- working in partnership with Parish Councils, the Rural Housing Enabler, Housing Department, Registered Providers and Registered Social Landlords.

The policy will be monitored by:

- the delivery of rural exception sites through annual monitoring and assessing housing completions in the rural area.

## **Policy CN3 – Housing Mix for Market Housing**

Development will be permitted where the mix of market housing:

- a) includes a range of house type<sup>2</sup> and size 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 15% accessible and adaptable homes<sup>3</sup> to enable people to stay in their homes as their needs change.

Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.

- 5.19 The implementation of this policy applies to market housing only. Policy CN1 relates to the provision of affordable housing.
- 5.20 A mixed community requires a variety of housing, particularly in terms of tenure (including private rented housing), to provide homes for different households such as families with children, couples, single person households and older people. The council recognises that to promote sustainable communities there must be a mix of types of housing that are provided in any given development or location. The council will seek to balance communities where particular house sizes or tenures have become prevalent beyond an evidenced need.
- 5.21 Evidence indicates that a mix of market housing required to meet future demand varies across the borough. A number of studies have been carried out to assess future housing requirements. The Strategic Housing Market Assessment (SHMA), Neighbourhood<sup>4</sup> Housing Stock Analysis, Older Person's Survey and Rural Housing Survey provide information on the mix of development required in urban and rural locations. This evidence is valuable in determining the local housing picture and, as a consequence, which types and tenures of housing are required.
- 5.22 Developers will need to demonstrate that they have assessed a range of sources of housing evidence, including the SHMA and suitable monitoring reports, in the development of their proposals. Local stakeholders, including town and parish councils, and community associations can provide additional targeted information through the pre-application process that assists an applicant to submit a locally relevant scheme.
- 5.23 As well as seeking to provide opportunities for local people to rent or buy a home, it is also important for a variety of housing types and sizes (including

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<sup>2</sup> Including for older people, bungalows and suitable accommodation for downsizing with small gardens or outdoor space, and for those wishing to build their own homes.

<sup>3</sup> Accessible and adaptable homes are those that meet requirement M4(2) of the Building Regulations 2015 or any subsequent government standard.

<sup>4</sup> Oakley, Winklebury and Rooksdown, Buckskin, Kempshott and Fiveways, Hatch Warren and Beggarwood Lane, Brighton Hill, South Ham, Cranbourne, Brookvale and Kings Furlong, Popley, South View and Oakridge, Central. Eastrop, Black Dam, Lychpit and Binfield, Old Basing and Chineham.

plots for self-build) to be provided to help achieve balanced and sustainable communities. It will be more appropriate for schemes with a higher proportion of smaller units to be provided on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport provision. However, the appropriate range of housing for any scheme will need to take into account the physical characteristics of the site, the character of the area, community context, local housing need and existing provision.

- 5.24 Demographic projections show an ageing population, resulting in an increasing need for housing that meets the needs of older persons, including independent living, sheltered housing, Extra Care accommodation and care homes. This is addressed further under Policy CN4.
- 5.25 In the borough a significant and increasing proportion of older people are private owner-occupiers living in mainstream housing (76 per cent of the population aged 60+ years in 2011). It is evident that most people will choose to remain in their homes provided they are able to do so. The council recognises these aspirations and will encourage more new homes that are adaptable to enable people to remain in their homes as long as possible. Appropriate 'downsizing' accommodation, including bungalows, with small gardens or outdoor space will be supported.
- 5.26 There is a direct correlation between age and disability, and whilst only a small proportion of these older households will become full time wheelchair users, many will experience some form of permanent or temporary disability as they get older. The needs of wheelchair users are often impossible to meet in general needs housing and invariably require significantly increased circulation and activity spaces within and between rooms, particularly in bathrooms and kitchens.
- 5.27 Given the impact of the ageing population, the specific needs of some disabled people and local evidence, there is a requirement for homes with higher levels of accessibility and adaptability.
- 5.28 Development proposals will be required to provide evidence to justify the mix of housing proposed. The mix on a site should take account of the following factors:
- demographics of the local area and associated housing requirements
  - the characteristics of the site and local area
  - any masterplanning or development brief for the site
  - any viability considerations.
- 5.29 The council recognises that for smaller developments (typically those of 3 or less units) it may not be appropriate to meet the requirements of the policy.

The policy will be implemented by:

- advice on and the determination of planning applications for residential development
- use of planning conditions and Building Regulations
- the undertaking of housing surveys.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing completions.

#### **Policy CN4 - Housing for older people/Specialist housing**

Proposals for housing specifically designed<sup>5</sup> to meet the identified needs of older people or specialist accommodation<sup>6</sup> (including for people with support needs) will be permitted where:

- i) they meet a proven identified need; and
- ii) the location is appropriate in terms of access to facilities, services and public transport.

Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to facilities, services and public transport, larger scale<sup>7</sup> new residential<sup>8</sup> developments should incorporate specially designed housing/specialist accommodation, to meet the needs of older people and people with support needs.

The council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.

5.30 The number of older people living in the borough is expected to continue to increase over the plan as people are living longer. This trend is likely to present some challenges, particularly in terms of ensuring that appropriate accommodation in suitable locations is available to meet everyone's needs. There is also a necessity to consider the requirements of people with other specialist care needs.

<sup>5</sup> Includes retirement housing (over 55's) and continuing care retirement communities. This does not include mainstream housing which falls under Policy CN3.

<sup>6</sup> Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

<sup>7</sup> Approximately 200 units.

<sup>8</sup> Use Class C3.

- 5.31 Older people have a range of income levels, aspirations and differing levels of health, fitness and disability. These diverse needs will be recognised through the encouragement of a broad range of housing choices including a variety of housing types, tenures and specialist accommodation.
- 5.32 A key principle in meeting the housing needs of older people will be to maximise their ability to live independently for as long as they are able and wish to do so. It will also be vital that they feel empowered to make choices regarding their accommodation and housing-related services.
- 5.33 The requirement in Policy CN3 that adaptable general needs housing is provided will be particularly important, as it will help to maximise the adaptability of new housing and the ability of people to remain in their homes as their needs and circumstances change.
- 5.34 Although the majority of older people will live in mainstream housing, it is likely that new specialist accommodation will be required during the Local Plan period, and such provision can help people to downsize and free up family houses for others. The precise amount and type of specialist accommodation required will depend on a range of factors including the choices of individual people and households. Identifying sites for such provision can be challenging, and it is therefore appropriate for major new housing developments to incorporate some provision specifically for older people.
- 5.35 Where specialist accommodation is provided, it will be important to ensure that it effectively, provides residents with a high level of amenity, and enables them to live independently as far as possible for example by ensuring it is located close to local facilities and services. Policy CN1 (Affordable housing) will not be applied to residential institutions and other types of accommodation for older people and people with support needs that do not fall within the definition of a dwelling (Use Class C3).

### **Implementation and Monitoring**

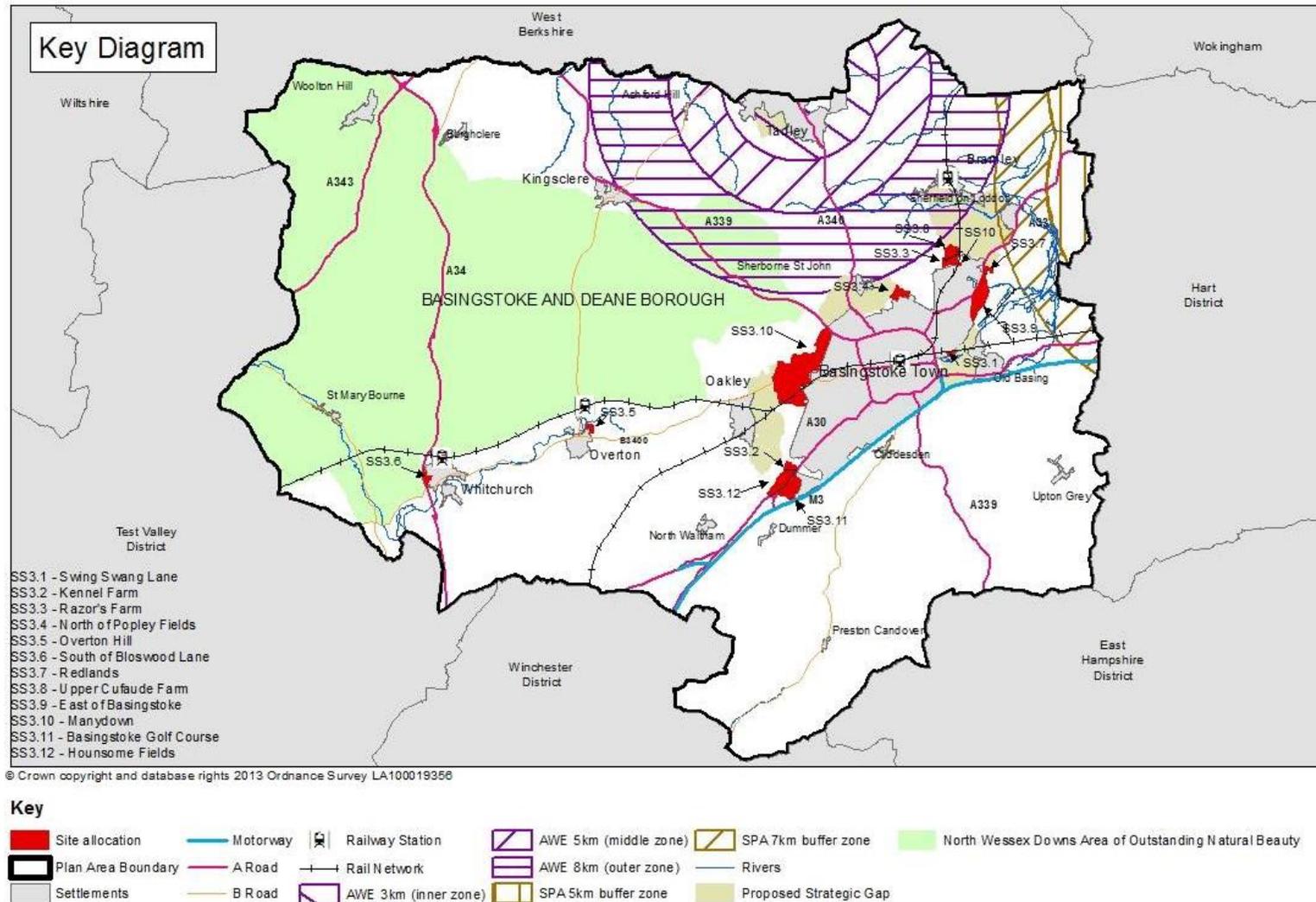
The policy will be implemented by:

- advice on and the determination of planning applications for residential development and specialist accommodation.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing and specialist accommodation completions.

**Appendix 2: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029: ‘Key Diagram’ showing the extent of the borough boundary**



### **Appendix 3: Responses from Statutory Consultees**

**From:** Planning\_THM [mailto:Planning\_THM@environment-agency.gov.uk]

**Sent:** 03 January 2018 17:37

**To:** Local Plan <Local.plan@basingstoke.gov.uk>

**Subject:** RE: SEA and HRA Screening for Basingstoke and Deane Borough Council Supplementary Planning Documents

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Hello Edward,

Thank you for your emails and please accept our apologies for the delay in responding. We are very short of resources within our team at present, and are unable to review these documents in detail. I have however scan read the executive summaries and parts of each document, and agree with your conclusions that these SPDs are unlikely to result in significant effects on the environment.

Kind regards,

**Judith Johnson**

Planning Specialist - Sustainable Places team

Environment Agency, Thames Area

Goldcrest House, Alice Holt Lodge, Farnham, Surrey. GU10 4LQ

Tel: 020 3025 9495

Team email: [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)



Historic England

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

Our ref: HD/P5229/

Your ref:

Telephone 01483 252040

Fax

18<sup>th</sup> December 2017

Dear Sir or Madam,

### **SEA and HRA Screening for Basingstoke and Deane Borough Council Supplementary Planning Documents**

Thank you for your e-mail of 13<sup>th</sup> November seeking the opinion of Historic England on the need or otherwise for Strategic Environmental Assessment of the Council's Design and Sustainability SPD, Housing SPD, Parking Standards SPD and Landscape and Biodiversity SPD.

We have reviewed the Council's draft screening opinions for each of these SPDS. We note that none of the four SPDs are expected to have significant environmental effects, although surely it is to be hoped, indeed intended, that the Design and Sustainability SPD and Landscape and Biodiversity SPD would have positive environmental effects, otherwise there would seem little point in their production.

Indeed, the Council recognises that the Landscape and Biodiversity SPD would be likely to have a positive environmental effect on landscape matters. If the Design and Sustainability SPD would help ensure the high quality of design within in or close to the North Wessex Downs AONB, then it too would surely have a positive environmental effect.

The SEA Directive makes no distinction between positive and negative environmental effects, so it could perhaps be argued that the Design and Sustainability SPD and Landscape and Biodiversity SPD should be subject to SEA. However, we note that both supplement parent policies in the Local Plan, which itself was subject to Strategic Environmental Assessment, and we consider this to be adequate.

We agree that the Housing SPD and Parking Standards SPD are less likely to have significant environmental effects and note that they too follow from parent policies in the Local Plan, which we again consider to be adequate.

Accordingly, we agree with the Council's opinions that Strategic Environmental Assessment is **not required** for any of the four Supplementary Planning Documents .

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

Thank you again for consulting Historic England.

Yours faithfully,

Martin Small  
Principal Adviser, Historic Environment Planning  
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: [martin.small@historicengland.org.uk](mailto:martin.small@historicengland.org.uk)

**From:** Aziz, Rebecca (NE) [<mailto:Rebecca.Aziz@naturalengland.org.uk>]

**Sent:** 14 December 2017 14:34

**To:** Local Plan <[Local.plan@basingstoke.gov.uk](mailto:Local.plan@basingstoke.gov.uk)>

**Subject:** NE consultation response to SEA and HRA Screening for Basingstoke and Deane Borough Council Supplementary Planning Documents (NE ref 231409)

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FAO Edward Rehill

Thank you for consulting me on SEA and HRA screening for four Basingstoke and Deane Borough Council Supplementary Planning Documents including Design & Sustainability, Housing, Parking Standards and Landscape and Biodiversity.

Natural England concurs with the conclusions of the Strategic Environmental Assessment Screening and Habitats Regulations Assessment reports and has no substantive comments to make.

If you have any queries please do not hesitate to contact me.

Kind regards

Becky

**Becky Aziz**

Sustainable Development Lead Advisor

Area 13 - Dorset, Hampshire & IoW

Natural England

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15 Andover Road,

Winchester, SO23 7BT

Tel: 020 8026 0064

**Please note my non-working day is Friday**

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing

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

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