

## Consultation Statement (December 2018)

### 1. Introduction

#### 1.1 Background

1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) in relation to landscape, biodiversity and tree considerations in order to guide development within the borough. The SPD provides more detailed advice and guidance concerning the relevant policies within the adopted Local Plan (2011 – 2029), and once adopted it will be used as a material consideration for planning applications determined within the borough.

#### 1.2 Purpose of the Consultation Statement

1.2.1 Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities (LPA) should prepare a Consultation Statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

#### 1.3 How much consultation do the Regulations require? What is good practice?

1.3.1 The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority website.

1.3.2 Basingstoke and Deane Borough Council adopted a Statement of Community Involvement (SCI) in March 2018, which sets a commitment to go over and above the legal minimum. This states that the council will undertake the following:

<b>Table 2: Supplementary Planning Documents</b>	
<b>Key stages</b>	<b>Opportunities for engagement</b>
<p><b>Evidence gathering/preparation of draft document</b>            Baseline information and evidence gathering.            Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required).            Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant.</p>
<p><b>Consultation on draft SPD</b>            Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> <li>• Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents.</li> <li>• Make consultation documents available on the council's website, at the civic offices and other locations as considered appropriate such as libraries.</li> <li>• Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate.</li> <li>• Use social media and local media to raise awareness</li> <li>• Depending on the content, consultation may also be supported by workshops/meetings.</li> <li>• If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops or via community magazines and publications</li> </ul>
<p><b>Finalise SPD</b>            Review representations received and make any changes to SPD where justified.</p>	<ul style="list-style-type: none"> <li>• Comments received will be made available on the council's website along with a summary of their content.</li> <li>• The council will publish a schedule of its response to each of the points made.</li> <li>• Further consultation may be undertaken if responses lead to a significant change of direction.</li> </ul>
<p><b>Adoption of the SPD</b>            SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none"> <li>• Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website at the civic offices and other locations as considered appropriate such as libraries or parish offices.</li> <li>• Send a copy of the adoption statement to any person who has asked to be notified of the adoption.</li> <li>• Where appropriate, use social media and local media/press to publicise adoption.</li> </ul>

1.3.3 The purpose of this document is to demonstrate that LPA has met the regulatory requirements for a Supplementary Planning Document and complied with the best practice set out within the adopted SCI. It also provides the necessary information required under Part 12 of the Regulations (as set out above).

## 2. Evidence gathering and early engagement

- 2.0.1 The scope of the SPD was informed by a stakeholder workshop that took place in September 2016. The purpose of the meeting was to discuss and review the proposed content of the document, and to set out the 'next steps' and the timescales. The meeting was attended by a range of statutory consultees and local interest groups.
- 2.0.2 The draft document was discussed at the council's Economic, Planning and Housing Committee on 5 July 2018 and a number of minor changes were made in response to comments made by Councillors at the committee meeting. These included providing further information about the national policy context, further detail about how noise mitigation measures should be designed, and an increase in the size of river buffer zones to 20m.
- 2.0.3 Prior to consulting on the SPD, the LPA carried out a screening exercise in order to establish whether there was a need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that an SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

## 3. Formal consultation on the draft SPD: Who was consulted and how?

- 3.0.1 The LPA consulted on the draft SPD for seven weeks from 30 July 2018 to 17 September 2018. In accordance with the adopted SCI, the council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.

Where letters/emails were sent out they contained the following information (in accordance with the SCI):

- what was being consulted on;
- where the documents could be viewed;
- how and when comments could be made, and
- the next steps in the process.

### 3.1 Statutory consultees and general consultation bodies

- 3.1.1 Emails and letters were sent to the relevant statutory consultees and general consultation bodies. These are listed in **Appendix A**, and an example email/letter is contained in **Appendix B**.

## 3.2 Members of the public and other interested parties

- 3.2.1 The LPA also consulted with other people registered on the council's planning policy database (including members of the public) who had expressed an interest in being notified about new planning guidance. Members of the public were also engaged through a statutory notice which was placed in the Basingstoke Gazette Newbury News and Andover Advertiser (as shown in **Appendix C**). Paper copies of the consultation version of the SPD were also available to view at the borough council's offices and in all libraries across the borough.
- 3.2.2 The consultation was also publicised through the council's social media platforms (**Appendix D**).

## 3.3 Where was the information available to view?

- 3.3.1 Information about the consultation was available to view on the council's planning policy consultations web page (<http://www.basingstoke.gov.uk/planning-policy-consultations>) where consultees could find out more about the consultation and view the document (**Appendix E**).
- 3.3.2 The council's consultation web page included a PDF copy of the document, the SEA and HRA screening opinions, along with a copy of the representation form, which could be filled in electronically and emailed to the LPA or printed and returned to the LPA. The web page included an option to respond directly through the council's consultation software if the consultee wished (**Appendix F**).
- 3.3.3 The web page explained where hard copies of the document could be viewed, explained how to make comments and set out the deadline for making representations.

## 3.4 Other consultation activities

- 3.4.1 The council also organised two workshops to discuss the SPD during the consultation period. Invitations were sent to professionals working in the relevant fields, developers and voluntary groups. The workshops included break-out sessions where the attendees could discuss their areas of interest in detail. Notes of these meetings are set out in **Appendix G**.

## 4. What issues were raised and how were they taken into account in the final document?

### 4.1 What responses were received?

4.1.1 The LPA received responses from 20 individuals, groups or organisations. This included representations from:

- Statutory consultees, including Natural England, the Environment Agency, and Historic England;
- Other consultation bodies including the Hampshire and Isle of Wight Wildlife Trust, and the Woodland Trust;
- The local Member of Parliament;
- A Parish Council;
- Developers, landowners and planning agents;
- Natural Basingstoke; and
- Local residents.

4.1.2 A table showing what issues were raised in written responses and how the LPA responded to those issues is set out in **Appendix H (Part i)**. The full comments can be viewed on the consultation portal at: <http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/lbtspd>

4.1.3 An explanation of how the LPA responded to the issues raised in the workshops was contained in **Appendix H (part ii)**, and other changes are explained in **Appendix H (part iii)**.

4.1.4 There have also been a number of other minor changes, typos, presentational amendments and factual amendments/ updates, however these minor changes are not detailed in the appendix.

4.1.5 An acknowledgement email/ letter was sent to all the respondents that made representations when their comments were processed by the LPA.

## 4.2 Issues raised

4.2.1 The following key issues were raised through written responses and the stakeholder workshops:

### General

- Respondents expressed general support for the SPD, however a number developers/landowners suggested that the SPD was too onerous and that it introduced additional regulation and unnecessary costs.

### Green infrastructure

- Green infrastructure should be given more prominence in the document, possibly through having its own section.

### Landscape

- This section should provide stronger linkages to the biodiversity section, and more guidance on the historic environment, lighting, and surface water.
- A respondent expressed concern that the landscape protection and design requirements set out in this section were too detailed.

### Biodiversity

- It was suggested that the document should be updated to reflect the requirements of the NPPF (2018) (which was released after the consultation document had been finalised). In particular, the biodiversity section should reflect the new requirement for development to achieve a biodiversity net gain (rather than to only require it 'where possible', as required by the former NPPF and Local Plan Policy EM4).
- Respondents also sought clarity about how development could demonstrate that a net gain would be achieved.
- There were a range of views expressed about the proposed buffers. The majority of respondents supported the proposed approach or suggested there should be further restrictions. Some respondents suggested that the requirements were inflexible and the buffers were excessively large.

### Trees

- Concern was expressed about pre-emptive tree felling and site clearance.
- Further clarity was sought about the requirement to submit canopy cover calculations (Box T1). Mixed views were expressed about the requirement and whether it was justified by policy or too onerous.
- The document should reflect advice from Natural England and Forestry Commission about buffer zones around ancient and veteran trees.
- Concern was expressed about whether developers were correctly implementing tree protection measures.

### 4.3 How was the document changed?

4.3.1 A number of changes have been made to the draft document. The changes were generally minor in nature and strengthen the document rather than changing the overall meaning. The following key changes were made:

- Green Infrastructure (GI) has been separated into its own section (Chapter 3). A new illustration has been added to explain the concept more clearly.
- The Landscape section has been restructured and the guidance on producing a Landscape Strategy has been moved forward in the document to provide greater clarity. It has also been revised to include further guidance on how the landscape requirements links with biodiversity and the historic environment, and to provide further detail on lighting and surface water.
- The NPPF's new requirement to achieve a biodiversity net gain has been reflected throughout the biodiversity chapter.
- Whilst the council is producing its own Biodiversity Compensation Framework, developers are encouraged to use a metric produced by Warwickshire County Council (based upon Defra guidelines) to demonstrate biodiversity net gain.
- Box B6 (Buffer zones for biodiversity) has been strengthened to clarify that where the minimum buffers are proposed, these should be justified. The box also clarifies the precautionary approach around important wildlife corridors and ancient woodland.
- In order to be proportionate, the requirement to provide canopy cover calculations (Box T1) has been limited to residential developments over 5 dwellings and major non-residential development.
- Discouragement for pre-emptive tree felling.
- Further guidance provided about buffer zones to ancient or veteran trees.
- Strengthened support for the discharge of post-completion tree conditions. This places greater responsibility on developers to ensure that the approved tree protection measures are implemented satisfactorily throughout the development.

## Appendices

- A** List of statutory consultees (specific and general bodies) consulted
- B** Text of emails/letters sent to statutory consultees and those on the Local Plan database
- C** Public Notice for the Andover Advertiser, Newbury News and Basingstoke Gazette
- D** Social media platforms – Twitter and Facebook
- E** Planning Policy consultations on BDBC webpage text
- F** Objective web text
- G** Notes of workshops
- H** Full schedule of comments and proposed changes:
  - Part i: LPA response to representations received
  - Part ii: Other changes including those in response to changes in national policy.
  - Part iii: Other minor changes

## **Appendix A: List of statutory consultees (specific and general consultees) consulted**

### **Specific consultees**

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below:

All parish councils within and adjoining the borough  
East Hampshire District Council  
Hampshire County Council  
Hampshire Hospitals NHS Foundation Trust  
Hart District Council  
Highways Agency  
Historic England (previously English Heritage)  
Homes England (previously The Home and Communities Agency)  
Mono consultants (represents mobile operators)  
National Grid  
Natural England  
Network Strategy and Planning Network Rail South East  
NHS West Hampshire Clinical Commissioning Group  
North Hampshire Clinical Commissioning Group  
Office of Rail Regulation  
Police and Crime Commissioner  
Scottish and Southern Energy  
South East Water  
Southern Gas Networks  
Southern Water  
Test Valley Borough Council  
Thames Water  
The Coal Authority  
The Environment Agency  
The Marine Management Organisation  
West Berkshire Council  
Winchester City Council  
Wokingham Borough Council

## **General consultation bodies**

In addition to the specific consultation bodies listed above, the council will involve as many people and groups as possible in preparing supplementary planning documents. A number of whom are listed below:

Access for All Working Group  
Association of Parish Councils  
Atomic Weapons Establishment  
Basingstoke Voluntary Action  
Bracknell Forest  
Campaign for the Protection of Rural England  
Church Commissioners for England  
Cycle Basingstoke  
Defence Infrastructure Organisation  
Enterprise M3  
Greater London Authority  
Hampshire and Isle of Wight Local Nature Partnership  
Hampshire and Isle of Wight Wildlife Trust  
Hampshire County Council - Archaeologist  
Hampshire County Council - Countryside Team  
Hampshire County Council Children's Services  
Hampshire County Council Strategic Transport  
Hampshire Fire and Rescue  
Hampshire Police Authority  
Health and Safety Executive  
Integra  
Maria Miller MP  
Mayor of London  
Ministry of Defence  
NHS England  
National Farmers Union  
Natural Basingstoke  
North Wessex Downs AONB  
Office for Nuclear Regulation  
Reading Borough Council  
Rushmoor Borough Council  
Sport England  
Surrey Heath Borough Council  
Thames Valley Police  
The Whitchurch Association  
Theatres Trust  
Transition Basingstoke  
Transport for London  
Various land agents and planning consultants  
Waverley Borough Council

## Appendix B: Text of email sent to statutory consultees and consultees on the Local Plan Database

Dear Sir / Madam,

Basingstoke and Deane Borough Council is currently consulting on a new Supplementary Planning Document (SPD) relating to Landscape, Biodiversity and Trees.

### ***What does the document cover?***

The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 by providing guidance on how landscape, biodiversity and tree considerations should inform new development.

The consultation runs for seven weeks from **Monday 30 July to Monday 17 September**.

### ***Viewing the documents***

The draft SPD and supporting documents can be viewed on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations).

Paper copies of all the documents are available for public viewing at the Borough Council's offices, London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

### ***How to comment***

If you would like to comment on the draft document, please complete a representation form and return it to the council **by 4pm on Monday 17 September**. Representation forms can be completed online via our consultation portal or can be downloaded from our website ([www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations)). Paper copies of the form are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)
- By post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

### ***Next steps***

Following this consultation, all comments for the SPD will be taken into consideration in compiling a final version of the document.

**Consultation database**

The council is contacting you because you have asked to receive updates on planning policy related issues.

If you would like to be removed from the planning policy consultation database or would like your details amended, please email [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or contact the Planning Policy team on 01256 844844.

**Further information**

If you require further information about the draft SPD, please email [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or contact 01256 844844.

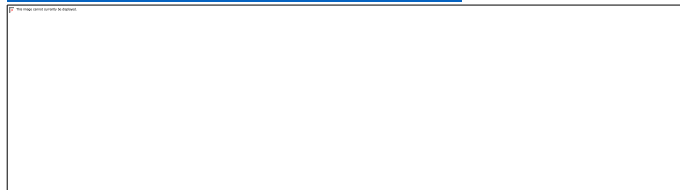
Yours sincerely

**Planning Policy Team**

Planning Policy Team  
Basingstoke and Deane Borough Council  
Tel: 01256 844844  
[Local.Plan@basingstoke.gov.uk](mailto:Local.Plan@basingstoke.gov.uk)  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

 [@BasingstokeGov](https://twitter.com/BasingstokeGov)  [@BasingstokeGov](https://www.facebook.com/BasingstokeGov)

Sign up to receive email updates on council services, news and events at [www.basingstoke.gov.uk/signup](http://www.basingstoke.gov.uk/signup)



## Appendix C: Statutory Notices

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**Basingstoke and Deane Borough Council**  
**PLANNING AND COMPULSORY PURCHASE ACT 2004**  
**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)**  
**(ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Landscape, Biodiversity and Trees Supplementary Planning Document (SPD)**  
**Statement of the Representations Procedure**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft Landscape, Biodiversity and Trees SPD between **30 July and 17 September 2018**.

The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 by providing guidance on how landscape, biodiversity and tree considerations should inform new development. In accordance with the regulations, the council has made a copy of the SPD and this statement available:

- on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations); and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

**Consultation Responses**

Representations can be made during the period to be made no later than 4pm on 17 September 2018 using the council's online consultation portal, by email or by post.


Online at: <http://basingstoke-consult.limehouse.co.uk/portal>  
Or by e-mail to: [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)  
Or by post to: Planning Policy Team  
Basingstoke and Deane Borough Council  
Civic Offices, London Road, Basingstoke, Hampshire  
RG21 4AH

Representations made will be considered for incorporation into the final version of the document.

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

All comments received will be publicly available and included on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

Thursday, August 2, 2018 49

 **Basingstoke and Deane Borough Council**

**PLANNING AND COMPULSORY PURCHASE ACT 2004**  
**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**  
**Notice of Public Consultation on draft Landscape, Biodiversity and Trees Supplementary Planning Document (SPD) Statement of the Representations Procedure**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft Landscape, Biodiversity and Trees SPD between 30 July and 17 September 2018.

The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 by providing guidance on how landscape, biodiversity and tree considerations should inform new development. In accordance with the regulations, the council has a made a copy of the SPD and this statement available:

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Or by post to: Planning Policy Team  
Basingstoke and Deane Borough Council, Civic Offices,  
London Road, Basingstoke, Hampshire RG21 4AH


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**GOODS VEHICLE OPERATORS LICENCE | ANDREW DONALD KAISER**

## Basingstoke Gazette:

**Public Notices**

 **Basingstoke and Deane** **Basingstoke and Deane Borough Council**  
**PLANNING AND COMPULSORY PURCHASE ACT 2004**  
**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)**  
**(ENGLAND) REGULATIONS 2012**

**Notice of Public Consultation on draft Landscape, Biodiversity and Trees Supplementary Planning Document (SPD)**  
**Statement of the Representations Procedure**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft Landscape, Biodiversity and Trees SPD between **30 July and 17 September 2018**.

The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029 by providing guidance on how landscape, biodiversity and tree considerations should inform new development. In accordance with the regulations, the council has made a copy of the SPD and this statement available:

- on the council's website at [www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations); and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

**Consultation Responses**


Representations can be made during the period to be made no later than 4pm on 17 September 2018 using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>  
Or by e-mail to: [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)  
Or by post to: Planning Policy Team  
Basingstoke and Deane Borough Council, Civic Offices,  
London Road, Basingstoke, Hampshire, RG21 4AH

Representations made will be considered for incorporation into the final version of the document.

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All comments received will be publicly available and included on the council's website. Any person who has made representations about the above SPDs may withdraw those representations at any time by giving notice in writing to the council either by e-mail or by post at the addresses given above.

 **Basingstoke**

**Appendix D: Text from BDBC Website**  
(<https://www.basingstoke.gov.uk/planning-policy-consultations>)

## Plan Policy Consultations

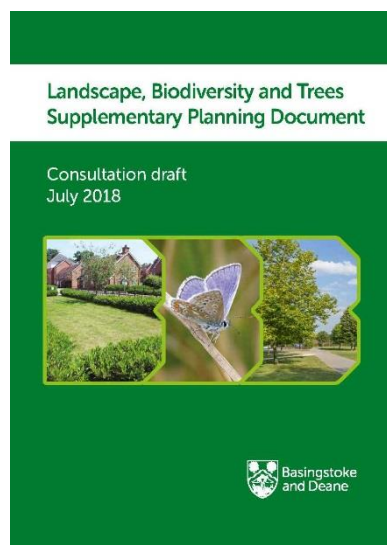
We are keen to engage with our local residents and a range of stakeholders in the development of planning policy documents. If you would like to get involved and comment on an open consultation, register or amend your details for future consultations, please visit the [Basingstoke and Deane Consultation Portal](#).

The easiest way to respond to one of the consultations is through the Consultation Portal. Alternatively, you can download a comments form from the consultation web pages and send your comments to us by email or post.

To view past planning policy consultations, please visit the council's [Planning Consultation Portal](#).

### Current Planning Policy Consultations

Draft Landscape, Biodiversity and Trees Supplementary Planning Document



This draft Landscape, Biodiversity and Trees Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029. The SPD addresses how landscape, biodiversity and tree considerations should inform new development.

When adopted by the council, the SPD will be a material consideration in the determination of planning applications.

The consultation runs for 7 weeks from Monday 30 July to Monday 17 September 2018.

Please click [here](#) to view the document and/or respond to the consultation on the council's consultation portal

## Appendix E: Text from Objective

(<http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/lbtspd>)

# Draft Landscape, Biodiversity and Trees Supplementary Planning Document

### Landscape, Biodiversity and Trees Supplementary Planning Document

Consultation draft  
July 2018



This draft Landscape, Biodiversity and Trees Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029. The SPD addresses how landscape, biodiversity and tree considerations should inform new development. When adopted by the council, the SPD will be a material consideration in the determination of planning applications.

#### How do you have your say?

The consultation is now open and responses must be received by **4pm on Monday 17 September 2018**.

The draft Landscape, Biodiversity and Trees SPD can be downloaded by clicking the 'View and Comment' button. The Strategic Environmental Assessment Screening and Habitats Regulations Assessment for the SPD is also available to download from 'Supporting Documents' below.

In order to comment, we would encourage you to register (using the tab at the top of the page) and complete an online form. Alternatively you can download a representation form (below) and submit this by email to [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk) or via post to Planning Policy, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH.

Please note the comments received during this consultation cannot be treated as confidential. Responses will be published on the council's website and this will include the name and/or organisation of the respondent.

#### Next Steps

When the consultation has ended, the council will prepare a statement setting out who was consulted, a summary of the main issues raised and how the council has addressed those issues.

Should you have any questions, contact the Planning Policy Team on 01256 844844.



## Appendix F: Social media notices

Twitter:

**Basingstoke Council** @BasingstokeGov · Sep 13

The public consultation about our new Landscape, Biodiversity and Trees Supplementary Planning Document ends on Mon 17 Sept. #Haveyoursay before it ends. We're aiming to strengthen our planning guidance to support the natural environment. Find out more: [socsi.in/6i7z4](https://socsi.in/6i7z4)



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Facebook:

**Basingstoke and Deane Borough Council**  
13 September at 01:10 · 🌐

The public consultation about our new Landscape, Biodiversity and Trees Supplementary Planning Document ends on Mon 17 Sept. #Haveyoursay before it ends. We're aiming to strengthen our planning guidance to support the natural environment. Find out more: <http://socsi.in/C1NJ7>



Like Comment

## Appendix G: Notes of Workshops

**Basingstoke and Deane Borough Council**  
**Landscape, Biodiversity and Trees Supplementary Planning Document (SPD)**

**Workshop Notes from meeting on 4 September 2018**

Meeting Attendees

Nicola Brown – Natural England  
Becky Aziz – Natural England  
Richard Barnes – Woodland Trust  
Paul Howe – Hart DC  
Jonathan Taylor – Taylor Ecology  
Helen Selwyn - ACD  
Mark Welby – ACD  
David Sanger – Green Earth  
Jeremy Barrell – Barrell Tree Consultancy  
Dave Cashman - Barrell Tree Consultancy  
Frank Wright – BDBC  
Julia Nethercott – BDBC  
Matt Melville – BDBC  
Chris Slack – BDBC  
Paul Johnston - BDBC

**Biodiversity Group Notes:**

Introduction/Key Principal from the Beginning

More emphasise from the start that overall aim from any development would be to result in a net gain for biodiversity and how all other principals that then follow are guidance on how this is ultimately achieved by ensuring you do the correct surveys, assessing the interests, protecting those interests etc.

Principal B3 – Biodiversity Surveys

Consider what would be reasonable in terms of data to inform a desk top search for householders compared to larger applications. How can we make it a level playing field for those consultants who quote to include a data search in their costs versus consultancies who fail to do this and thereby win the contracts because they are cheaper? Discuss with HBIC how best we could overcome this.

Principal B4 – Protecting Key Habitat Types

Add in some wording that absence of a woodland from the ancient woodland inventory does not mean that it is not necessarily ancient if it is below 2ha. Emphasise as a result it would be important to survey such habitats at the correct time of year to be able to assess their importance.

Principal B5 – Biodiversity and Site Design

Within text section make a reference to further details on supplying a Construction Method Statement to avoid impacts and re-iterate the easiest way to achieve no net loss is to avoid impacts in the first place.

Principal B6 – Mitigating Impacts

Natural England AW Standing Advice now states larger buffers are required where impacts justify this rather than stating a 50 metre min rule. As a result cases should be decided on a

case by case basis. Look at text to re-phrase to ask developers to demonstrate why there would be no harm from providing only the minimum buffer required. Look to incorporate some of the Woodland Trust's text on the issue including the use of the phrase 'precautionary principal', i.e. the LPA will seek a larger than 20 metre buffer in line with the precautionary principal.

#### Principal B7 – Biodiversity Enhancement

Wording needs to be changed to be in line with the wording on the recently revised NPPF wording on net gain, i.e. remove the words 'where possible'.

Add wording to state that in the future through 'emerging' work we will expect any habitats created to provide a net gain should contribute to the habitat network mapping. Tie in habitat enhancements/creation to green space standards to create additional ANGSS.

#### Principal B8 – Biodiversity compensation

Include the issue of access within any Compensation Framework developed.

### **Landscape Group Notes**

#### Green Infrastructure – Principle G1 p7

- Difficulties getting benefits of GI across to client
- This element needs to be set out in its own section, separate to the policy/context section.
- Explain in more detail as bullet points, the multifunctionality of the various elements including what benefits each provide
- Include a diagram from the GI strategy and consider definitions of GI from the Landscape Institute guidelines

#### Landscape – Principle L4

- Landscape strategy should be put back to the end of the analysis section as it is a summary of the analysis.
- Also include a statement requiring that the landscape strategy is set out in a text document as well as plan, as not all relevant information can be shown on a plan. Text will also help to explain how the landscape structure fits into the chosen design.

#### Landscape – Principle L1

- Also reference other guidance from Natural England and National Character Assessment as other sources to help deliver character assessment.

#### Landscape – Principle L2

- Can existing land uses be incorporated into design? For example - ex allotments being bought back into use or informal children's play areas (such as woodland dens), as well as things like public rights of way.

#### Landscape – Principle L6

- Quality of Play Equipment used - How is this considered other than using Fields In Trust Standards. Could use a ROSPA play value assessment of 'Good' as a benchmark. We could require via a play condition that the developer submits an independent RoSPA assessment demonstrating that the value is 'good' or above.

### Landscape – Principle L7

- Point 8 - require that species should not just be native species but also a wildlife friendly palette of species.
- Point x- How do we calculate pit sizes for trees (maybe base on “Green & Blue” calculator)

### Landscape – Principle L8

- Roof gardens and green walls need to be included
- Gabion Walls and interplanting as a suggestion (include in 3.54.)

### Landscape – Principle L9

- Should we consider “rain gardens” which have biodiversity benefits + help to create a sense of place/ visual amenity. Used in Inner London. South Cambridgeshire council insist on rain gardens.

### Landscape – Principle L10

- 3.60- Last sentence change “may” to “should” and separate as a different point. Use the word “reflect” rather than “respond”
- What about combining living sculpture and play
- 3.65: Should we include “pedestrian ...” in bullet point 4- views through planting.

### Landscape – Principle L12

- Last bullet point- add “and/or schedules” after maintenance regimes.
- Highlight the need for adoption to be discussed at pre app.

### Large infrastructure projects

- Need to get a hook into this SPD to design codes which are in the D + S SPD.

## **Tree Group Notes**

### General

- There was support for the production of an SPD, and in particular the production of a stand-alone tree section that provided all the relevant information in one place. The green ‘principle boxes’ made it easy to identify the document’s key requirements (though there were a number of places where it was suggested that these could be enhanced).
- The guidance would help to provide a consistent approach. The British Standard is quite non-specific and different LPAs interpret its requirements in different ways.
- The SPD should therefore clearly set out the Local Planning Authority’s requirements, both in terms of information to be provided, and standards/specifications the council is seeking. This can ensure that acceptable proposals are submitted first time, and can help to speed up decision making. A number of opportunities for strengthening the document were identified (see below).

### Suggested additional requirements

- It would be helpful to include a short executive summary at the start of the section.
- The section should include greater reference to ‘Place Shaping’ and cross references to the recently-adopted Design and Sustainability SPD. This could be covered in the document’s opening paragraphs to set the direction of the document.

- The SPD should support the submission of information about drainage (the location of soakaways and main drainage runs), as this is critical to prevent problems later in the planning process.
- The SPD should support the submission of cross-sections (levels information) where non-dig surfaces are proposed. This is necessary to properly assess any impacts that would occur.
- The introductory text should provide emphasis on the need for early engagement with the relevant professionals.
- The document should be expanded to explicitly address issues related to non-residential development. For example, there are particular opportunities for enhancing canopy cover where there are large car parks, although the trees need to have appropriate RPAs etc to allow them to grow.

#### Monitoring tree canopy cover

- There was strong support for the council monitoring (and trying to increase) canopy cover. Although it was recognised that the SPD could not require developments to increase canopy cover, it was suggested that Box T1 could be enhanced to explain how such information could help to support a planning application (with a possible explanation of how this information could be presented).
- A suggestion was made to elaborate on the tree planting opportunities on commercial and retail sites where some of the associated disbenefits such as shade are not so relevant.
- Local Authorities in Southampton and Bristol were implementing policies that required off-site enhancements/payments to compensate for tree loss. Officers expressed concerns about how this would work with CIL and the restrictions on the use of S106, but would investigate this further.

#### Information requirements

- It was suggested that the list of documents in para 5.53 could be helpfully moved to the principle box, or could be expanded to some form of checklist.
- Document should include reference to BS8545: Trees from nursery to independence – and that this would strengthen the council's enforcement capabilities.
- Document could helpfully provide reference to the Trees Review Action Group (TRAG) guidance note on trees and townscapes, which developers may find useful. The document has ministerial endorsement, though it was recognised that it has no planning status.

#### Planning conditions

- The guidance on planning conditions in para 5.54 was generally supported. It was recognised that accurately worded conditions were very important and that particular consideration should be given to the point at which they would be discharged. It was considered that para 5.54 captured the important sentiment that tree conditions were often best finally discharged once the development was complete.
- It was suggested that guidance about conditions should be elevated to a 'Principles' box.
- The consultants explained how useful it was to have a meeting with the Tree Officer, prior to the commencement of construction. Officers raised concerns about the time implications of this.

#### Adoption

- Although not directly relevant to the SPD, a consultant raised concern about the council's costs for adopting trees, and whether the LPA should be taking into account the long-term benefit arising from the tree planting in determining a charge. The Tree Officer explained that the benefits did not diminish the costs of maintenance etc.

#### Other matters raised

- It was suggested that the reference to strip foundations within RPAs (as set out in the box preceding para 5.24) should be reworded, to account for circumstances where there is already development in the RPA.
- The section on new tree planting should specifically support initiatives like community orchards and edible streets.
- Para 5.34 provides general guidance on the mix of species. The paragraph could be expanded to set out a palette of species to be encouraged/avoided.
- There was some discussion about whether the use of terminology such as 'shall be' was too strong. It was nonetheless felt that this could be appropriate where it was suitably caveated.
- It was suggested that the success of the SPD should be monitored – possibly through an annual meeting with arboricultural consultants/planning consultants.

**Basingstoke and Deane Borough Council**  
**Landscape, Biodiversity and Trees Supplementary Planning Document (SPD)**

**Workshop Notes from meeting on 5 September 2018**

Meeting Attendees

Keith Betton – Hampshire Ornithological Society  
Paul Sterry – Pamber Neighbourhood Plan  
Paul Beevers – Natural Basingstoke  
Nicola Williams – Riverdene Tree Warden  
Trevor Pitman – Kingsclere Tree Warden  
Karl Hughes – Pamber Neighbourhood Plan  
Barry Williams – Basingstoke Heritage Society  
Helen Davies – Chineham Tree Warden  
Graham Burgess  
Ian Findlay – Burghclere Parish Council  
Sarah Ball – Kingsclere Tree Warden  
Frank Wright – BDBC  
Julia Nethercott – BDBC  
Matt Melville – BDBC  
Chris Slack – BDBC  
Catherine Daly - BDBC  
Paul Johnston - BDBC

**Biodiversity Group Notes:**

Notes

1. There is depletion of records in some cases with HBIC and a need for increased local data when viewing applications. This is a problem as the presence of no records is taken as a negative for that species even though they may be present. There is a need for greater recording across the county.
2. There is a lack of links to the Ecological Network Map . Comments around the need for establishing greater hedgerow links in Pamber in the oncoming neighbourhood plan.

Measurable net gain & NPPF

3. Hedgerows- There is a need to classify all important hedgerows. Farmers are clearing hedgerows, against hedgerow regulations. Comment made this is a police matter except for planning applications.

Discussion around the various possible biodiversity links on newly created sites. Educational use. Amenity grassland. Road verges and there links to the new GI strategy. The need for BDBC to communicate with Hampshire Highways in developing better roadside links for biodiversity

4. Checklists- Bird records- Handover of records from HOS to county data base- HBCI access to database. 1 Million records- ... to BDBC. Local sites SINC- Problem with quality of local sites. Corridor mapping, key species, GI Actions- Local database provision. Discussion around the possibilities of creating and holding a local

database and gaining localised records directly from county recorders which was seen as a possibility in order to maximise local data.

5. It was noted that any biodiversity records from people adjoining the development could possibly be checked directly with county recorder.
6. The question was asked are there any thresholds for the requirement for surveys, could 2 checklists one for minor, one for major be arrived at.
7. Question was asked with unknown records- how can these be ratified. All records present through HBIC records
8. Pamber records- Ratification of records- data via HBIC, validated through county recorder- through living record. Gradually increasing records are being supplied on 1 record.
9. Question was asked how do you know ecologists working on developments are up to scratch. Answered Officers look at quality of reports and professional accreditation in making a judgement.
10. It was put forward that principle 4 include should include reference to adjacent areas and indirect impacts of the development on them- example of Chineham woodlands, this should be linked to buffers section.
11. Avoidance of impacts through layout to design.
12. Mitigating impacts- buffers for ... habitats- 20m rivers, 5m hedgerows and minimum of 20m woodland. It was argued that 20m was not enough to harbour adding canopy trees, creating ecotones and transitional habitats.
13. Discussion around new NPPF and Measurable Net Gain. Need for introduction of new terminology into SPD regarding adjusted NPPF, the use of biodiversity metrics to measure net gain and its delivery through Biodiversity Enhancement Plans. Remarked that there is a need for knowledge of species and habitats in this process.
14. Discussion around the present reserved matters issues with biodiversity and the lack of delivery by developers. Remarked that with the new process front loading of maintenance and management into Biodiversity Enhancement Plans at the outline stage would alleviate some of these issues.
15. The need for species related enhancement example to go within document reference too Swift bricks, bat boxes etc included in biodiversity section.

## **Landscape Group Notes**

Landscape principles

### L1: A strong Landscape structure

- Concerns about the planting of inappropriate species in rural areas
- Difficult to control fence heights etc.

## L2: Using existing landscape features and characteristics

- More difficult to do in urban areas than rural areas
- Footpaths and PROW - Important to retain the line of the footpath within a new development

## L3: Initial site - Led design principles

- Poplars planted in water meadows but a gas main underneath
- Landowners need to maintain Public Rights of Way on their land

## L4: Requirements of the landscape strategy

- Does this apply to only the AONB? No. Make clear that it applies to all areas

## L5: Landscape masterplan

- Query about what a “small useless” piece of land means, in relation to habitat for eg slowworms. Can a note be added to define what “no useful purpose” means?
- These areas could be planted with trees

## L6: Quantity, accessibility and function of green space

- Importance of open spaces near family homes that are safe to access, example- Winklebury

## L7: Soft landscaping

- Additional point- To provide for wildlife- to be added.
- Para. 3.50- Should the DEFRA list of invasive species be cross referenced so it remains valid for the lifetime of the document?

## L8: Hard Landscaping

- Concerns about use of hard built boundaries and hedgehogs. Can we add a point about that, and the movement of other species? Speak to Julia/Chris about particular species.
- Lighting - Is Street lighting absolutely necessary? Concerns about light pollution. Lighting design for wildlife and dark night/ skies very important. Additional points needed.
- Use of “arboreal shrubs” for screening purposes - an important principle

## L9: SUDS and Swales

- A lot of scope for emerging plants to be used within SUDS schemes (for wildlife)
- No mention of geology and hydrology of the site. Could add into para 3:10 - initial surveys

## L10: Artwork

- Designing to fit the place is important

## L11: Landscape management plan.

- Important to provide for management of woodlands

## L12: Adoption of green space by the council

- Queries about whether housing associations will be required to hand over all land
- Adoption of land by council might also help with land grabbing by residents

## Tree Group Notes

### General

- There was support for the production of an SPD. It was considered helpful to have an overarching chapter about Green Infrastructure at the beginning, and a stand-alone section about trees that provided all the relevant information in one place. The green 'principle boxes' made it easy to identify the document's key requirements.

### Issues raised during the discussion

- It was considered that the benefits of trees should be reflected throughout the whole document, not just set out in the introduction. An understanding of why new trees were required and what benefits they generated (shading, biodiversity etc) should inform the species, location, size, aspect etc of new or replacement planting.
- It was suggested that the document should set out specific requirements for tree management plans to ensure that newly planted trees survived their early years.
- There was support for either providing a mix of species or sequential planting (planting over a number of years), where tree planting was required across large areas to make it more resilient.
- Concern was expressed about sites being pre-emptively cleared, and how the former condition of the site could be taken into account as part of the planning process.
- The group suggested that Box T1 (Canopy cover) should be stronger. It should explicitly link to the GI Strategy, and there were suggestions that it should be a requirement that canopy cover was increased.
- In relation to the principles identified in the SPD, the following specific points were made:
  - T1: Should the council keep a list of registered or approved arboriculturalists? Officers suggested that this would not be appropriate, and explained that in order to meet the British Standard any arboriculturalist would need to be experienced and competent.
  - T2: The principle was clear but it would be helpful to add further explanation (either a table in the text or an appendix) to explain what the BS tree classifications meant.
  - T3: Support for 4m buffer from the ultimate canopy spread. Support location of large growing trees within public open space rather than gardens.
  - T4: Principle should link back to canopy cover (Box T1)
  - T5: The group expressed concerns about how well trees were being protected 'on the ground' during development, and whether the details that had been approved by the LPA were being correctly implemented. They would like to see further monitoring, and supported proposals that would move the burden of this monitoring onto the developer (for example, through the discharge of conditions only once development is complete).
  - T6: Supporting text should mention benefits of woodland.

## **Appendix H: Full schedule of comments and proposed changes**