



**Basingstoke  
and Deane**

**Basingstoke Golf Course  
Development Brief Supplementary Planning Document**

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

**Final determination**

**June 2019**

## Executive Summary

This report details the consideration as to whether a Strategic Environmental Assessment and/or a full Habitats Regulations Assessment needs to be produced to accompany the Basingstoke Golf Course Development Brief Supplementary Planning Document.

Taking into account the views of the statutory consultees, 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.

## 1. Introduction

1.1 This report is designed to establish whether the Basingstoke Golf Course Development Brief Supplementary Planning Document (the SPD) requires:

- A Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and
- An assessment against the Habitats Regulations to establish whether there would be any significant effects on a European site(s).

## 2. Purpose and content of the Basingstoke Golf Course Development Brief SPD

2.1 Basingstoke and Deane Borough Council, in its role as Local Planning Authority, is producing a Development Brief for the allocated housing site at Basingstoke Golf Course, with the intention that it will be adopted as a Supplementary Planning Document (SPD). Public consultation on a draft document will take place in summer 2019.

2.2 The purpose of the Basingstoke Golf Course Development Brief SPD is to provide more detailed guidance regarding the implementation of Policy SS3.11 (Basingstoke Golf Course) in the adopted Basingstoke and Deane Local Plan (2011-2029) (the policy is set out in full in Appendix 1), which is the site-specific policy relating to the site.

2.3 The SPD does not seek to prescribe the detailed design of the allocated site, but sets out a series of development principles that add greater detail to the Local Plan policies, most notably the detailed criteria of Policy SS3.11, and provides guidance on how that, and other relevant policies should be interpreted and implemented in relation to this site. The geographic area covered by the SPD is the same as that allocated for development by Policy SS3.11, as defined on the Local Plan policies map. Appendix 2 includes the Inset Map for site, which is included within the adopted Local Plan, which shows the boundaries of the site allocation (in the context of the other sites allocated in south west Basingstoke).

2.4 It is proposed that the SPD will be structured around four key objectives that expand upon criteria in the Local Plan policy. These cover:

1. *Mix of homes and provision of social and community infrastructure to create a sustainable new community in south west Basingstoke* - To deliver approximately 1,000 new homes with a mix of different dwelling tenures, types and sizes, including affordable housing, to meet a broad range of needs, and deliver a mixed and sustainable community. To support the development of a healthy, thriving new community in the south-west of Basingstoke through coordinated the timely provision of the necessary social and physical infrastructure.
2. *Transport and access* - To deliver a sustainable development by making provision for public transport services and safe, well designed, accessible and convenient walking and cycling routes with provision for car based movement.
3. *Environmental quality* - To deliver development that takes advantage of, and responds to, the site and its surrounding environmental characteristics, including its green infrastructure, and uses these to create a high quality development with a strong sense of identity and high levels of well-being.
4. *Design quality* - To create a high quality development, with a locally distinctive character, which responds positively and creatively to the context.

### 3. SEA screening

3.1 The adopted Local Plan was underpinned by a Sustainability Appraisal (SA) (incorporating SEA). This included a specific assessment of the principle of development of the Basingstoke Golf Course site, the detailed criteria of site allocation policy, as well as assessments of all other policies within the Local Plan. The Local Plan can be found on the council website at:

<http://www.basingstoke.gov.uk/planningpolicy>

and the SA can be viewed here:

<http://www.basingstoke.gov.uk/content/doclib/952.pdf>

3.2 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.

3.3 The following table therefore assesses the proposed SPD in relation to Schedule 1 of the EIA Regulations to determine whether it would be likely to have environmental effects:

Criteria for determining the likely significance of effects of the environment	Potential effects of the SPD	Is there a likely significant effect?
The characteristics of the plan having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	<p>The SPD will provide guidance on how to apply policies contained within the existing adopted Local Plan (most notably Policy SS3.11 (Basingstoke Golf Course). It does not establish new policy.</p> <p>The adopted Local Plan was prepared with continuous, iterative input from the SA (inc. SEA). The Local Plan was considered sound following an Examination in Public, which included specific consideration of the SA and the site allocation policy.</p>	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD sits within a hierarchy of documents. It does not directly affect any other plans or programmes but is derived from the adopted Local Plan and would need to be interpreted in light of other higher tier planning policy documents including the revised National Planning Policy Framework (NPPF).	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular	The adopted Local Plan and other higher level policies set the context for achieving sustainable development in the borough. The SPD will provide further guidance	No

with a view to promoting sustainable development;	<p>as to how this should be achieved in relation to this site. Options considered through the production 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 sets out measures designed to help ensure that the protection of the environment and achievement of sustainable development is delivered through the consideration of relevant planning applications and when the site is developed.</p>	
(d) environmental problems relevant to the plan or programme; and	The Local Plan SA (inc. SEA) identified the allocation policy as having mainly positive impacts. However, it did note some partially negative impacts against a limited number of SA objectives. These are environment affects flowing from the original allocation of the site as opposed to the SPD itself, and the Development Brief will help ensure that any such potential negative environmental effects flowing from the site allocation in the Local Plan are mitigated as much as possible.	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).	It is unlikely that there would be any significant environmental effects resulting from the further guidance for this site allocation area.	No
Characteristics of the effects likely having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects;	The SPD will mainly be of relevance during the process of planning applications being submitted and determined for the development of the site, which is likely to be within in the period up to 2029.	No

	<p>An SA (inc. SEA) was undertaken for the adopted Local Plan which allocates the Basingstoke Golf Course site. The area that will be addressed by the SPD is the same as that which has already been allocated (and defined on the Local Plan Policies Map).</p> <p>The evidence to support the SA (inc. SEA) for the Local Plan continues to be up-to-date and considered the probability, duration, frequency and reversibility of effects.</p>	
(b) the cumulative nature of the effects;	<p>The site is one of three allocated sites in south-west Basingstoke. Kennel Farm (310 units, allocated by Policy SS3.2) is currently under construction and Hounsome Fields (approximately 750 units, allocated by Policy SS3.12) has outline planning consent. The site is also close to Manydown (approximately 3,400 units, allocated by Policy SS3.10). The cumulative effects of the Basingstoke Golf Course site and these other sites have been assessed within the SA (inc. SEA) of the Local Plan. There are no likely additional cumulative effects that would result from the production of the SPD.</p>	No
(c) the transboundary nature of the effects;	<p>There will be no transboundary effects (in relation to other EU member states).</p>	No
(d) the risks to human health or the environment (e.g. due to accidents);	<p>There are no likely risks to human health or the environment flowing from the production of the SPD.</p> <p>The SPD seeks to help ensure any such risks flowing from the allocation of the site are reduced.</p>	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 the SPD will be confined to the site area as defined in the allocation set out in the adopted Local Plan.</p>	No

	The allocation of the site will have some limited effects beyond the site area in terms of issues such as visual impact and highways, but these flow from the allocation of the site as opposed to the SPD itself, which mainly seeks to mitigate those impacts.	
(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 Basingstoke Golf Course site allocation has been considered as part of the SA (inc. SEA) of the Local Plan. The SPD will provide further guidance and reinforce relevant policies to ensure that any potential negative environmental effects are mitigated where possible.	No
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The site is not within nor visible from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) or any other national or international protected landscape.  Site-specific guidance will be provided by the SPD regarding appropriate design and mitigation measures. This is likely to have a positive environmental impact.	No

#### 4. SEA conclusion

- 4.1 The land at Basingstoke Golf Course, to which the SPD relates, was allocated through the Local Plan (2011-2029) process and, as such, has been subject to detailed and iterative SA (inc. SEA) as part of the Local Plan process, both in terms of the principle of development on the site and the specific site policy and its detailed criteria. The conclusion of the screening process is that as the draft Basingstoke Golf Course Development Brief SPD does not make any changes to this allocation in terms of either land area or uses, or introduce new planning policy, it will not give rise to significant environmental effects. A Strategic Environmental Assessment is therefore not required.

## 5. Habitats Regulation Assessment Screening

- 5.1 A Habitats Regulations Assessment (HRA)<sup>1</sup> screening report was undertaken for the adopted Local Plan (2011-2029). In relation to Policy SS3.11, it concluded that 'this policy may be screened out as there is no likely significant effect arising on European sites'. Given the SPD does not make any changes to the allocations or introduce new planning policy, the SPD, alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore a full Appropriate Assessment under the Habitats Regulations is not required.

## 6. Conclusion

- 6.1 The council consulted with the Environment Agency, Historic England and Natural England on the preliminary screening report. Those bodies that responded (Historic England and Natural England, See Appendix 3) agreed with the council's preliminary determination that an SEA would not be required, and it would not need to be subject to full Appropriate Assessment under the Habitats Regulations.
- 6.2 **The council therefore concludes that an SEA would not be required for the Basingstoke Golf Course Development Brief SPD, and it would not need to be subject to full Appropriate Assessment under the Habitats Regulations.**

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<https://www.basingstoke.gov.uk/content/page/48417/Local%20Plan%20Habitats%20Regulation%20Assessment.pdf>

## Appendix 1: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029:

### South-West Basingstoke

- 4.56 Approximately 2,060 new homes will be brought forward in south-west Basingstoke as part of a high quality, comprehensively planned, infrastructure-rich development. The sites will respect, respond to and enhance their landscape and biodiversity context and build upon the local green infrastructure assets to provide a high quality new gateway to the town.

#### Policy SS3.11 – Basingstoke Golf Course

This 44.5 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

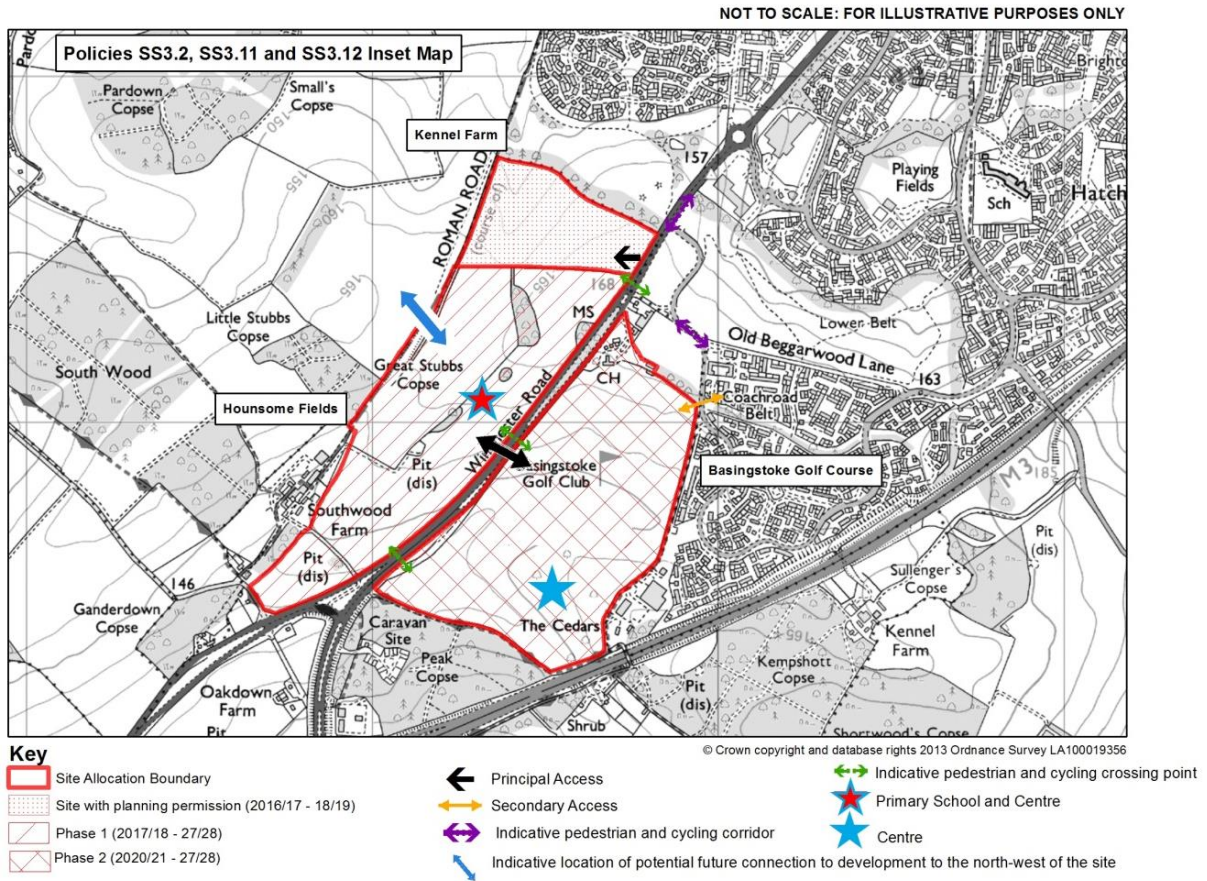
- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches with adequate land to meet the outdoor sports needs of both this site and the development on Hounsome Fields with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke have been comprehensively planned and will be met;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;
- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);
- h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network, and the Strategic Cycle Network, with direct access to the town centre, and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);
- j) Ensure the provision of public transport from the outset;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;

- l) Avoid development and points of access in the small area of the site within flood zone 2
- m) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- n) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- o) Incorporate and/or promote renewable and low carbon energy technologies.
- p) Ensure, through joint masterplanning, and joint infrastructure planning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.

Development on site will deliver homes in the period 2020/21 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

## Appendix 2: Inset Map

Showing the areas of land allocated by the Local Plan in south-west Basingstoke (including the Basingstoke Golf Course site)



Date: 25/02/2019

Our ref: 271863

Your ref:



Matt Melville

Principal Planning Officer

Basingstoke & Deane Borough Council

BY EMAIL ONLY

Customer Services  
Hornbeam House  
Crewe Business  
Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Matt

**Screening consultation: SEA Screening - Basingstoke Golf Course (Basingstoke and Deane BC)**

Thank you for your consultation on the above dated 28<sup>th</sup> January 2019 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that in our view the allocation contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

**Non statutory designated sites**

The allocation is located adjacent to two Sites of Importance for Nature Conservation (SINCs), Coachroad Belt West SINC to the north-east and Peak Copse SINC to the south west. The SPD should seek to ensure that impacts of the development on the nature conservation interest of these two sites are properly assessed and addressed through appropriate avoidance and mitigation measures. Appropriate buffer zones should be applied ensuring that recreational and other pressures from the proposed allocation are taken into account, for example a 15m minimum buffer to ancient woodland is required by Natural England standing advice but this caters for the root protection zone – the buffer may need to be widened to mitigate additional pressure from recreation and associated impacts.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact Rebecca Aziz on 020 8026 0064. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Rebecca Aziz  
Sustainable Development Lead Advisor  
Dorset, Hampshire and Isle of Wight Area Team



Mr Matt Melville  
Principal Planning Officer  
Basingstoke and Deane Borough Council  
Civic Offices  
London Road  
Basingstoke, RG21 4AH

Our ref:  
Your ref:

Telephone 01483 252040  
Fax

1<sup>st</sup> March 2019 □

Dear Mr Melville,

### **SEA Screening - Basingstoke Golf Course Development Brief SPD**

Thank you for your e-mail of 28<sup>th</sup> January asking for Historic England's comments on the Council's draft SEA Screening Opinion in respect of the Basingstoke Golf Course Development Brief SPD.

Having reviewed the draft Opinion we agree with the Council's conclusion that as the Basingstoke Golf Course site was allocated through the Local Plan (2011-2029) process and, as such, has been subject to detailed and iterative SA (incorporating SEA) as part of the Local Plan process, both in terms of the principle of development on the site and the specific site policy and its detailed criteria, and as the draft Development Brief SPD does not make any changes to this allocation in terms of either land area or uses, or introduce new planning policy, it will not give rise to significant environmental effects.

We therefore also concur that Strategic Environmental Assessment is thus not required for the Basingstoke Golf Course Development Brief SPD.

We hope these comments are helpful.

Thank you again for consulting Historic England.

Yours sincerely,

A handwritten signature in black ink that reads "Martin Small".

Martin Small  
Principal Adviser, Historic Environment Planning  
(Bucks, Berks, Oxfordshire, Hampshire, IoW, South Downs NP and Chichester)  
[martin.small@historicengland.org.uk](mailto:martin.small@historicengland.org.uk)



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH  
Telephone 01483 25 2020 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)  
Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.

