



*Basingstoke
and Deane*



Neighbourhood Planning Screening Report – Sherborne St John

**Draft version for consideration by
consultation bodies**

Strategic Environmental Impact
Assessment

and

Habitats Regulations Assessment

Basingstoke and Deane Borough Council

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1. Non-technical Summary

- 1.1 A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment.
- 1.2 The purpose of SEA is to provide a high level of protection for the environment and to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development.
- 1.3 The SEA process sets out criteria for assessing the significance of the impact of a plan on the environment. For example, if a plan proposes a housing development it may have an impact on the wildlife of the area or have an impact on landscape. If a significant effect is possible, the assessment requires the consideration of alternative options and for the evaluation of the potential effects on the environment.
- 1.4 To ascertain if SEA is required, a “screening” exercise is undertaken which looks at the proposals and policies in a Neighbourhood Plan to see if a significant effect on the environment is likely. The criteria for making the screening assessment are set out in the relevant legislation.
- 1.5 A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on what are termed ‘European sites’. In relation to the Basingstoke and Deane area the relevant European sites are a number of Special Protection Areas (SPA) and Special Areas of Conservation (SAC) outside of, but within 10km of the borough.
- 1.6 The initial stage of the HRA process involves consideration of the reasons for designation and the conservation objectives of each European site within a reasonable distance of the Neighbourhood Plan area. The next stage is to consider the potential impact of the proposals within the plan on any European sites which could be affected.
- 1.7 **This report details the assessment of the Sherborne St John Neighbourhood Plan against the need for an SEA and/or HRA to be produced to accompany the Neighbourhood Plan. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it concludes that an SEA is not considered to be required to accompany the Sherborne St John Neighbourhood Plan, and that it would also not need to be subject to HRA.**

2. Introduction

- 2.1 The Sherborne St John Neighbourhood Plan must comply with EU obligations. An important element of this requirement is that the borough council needs to determine whether the neighbourhood plan should be subject to a Strategic Environmental Impact Assessment (SEA) and/or Habitat Regulations Assessment (HRA). This is an important legal requirement and a screening process in relation to this legislation should form an integral part of the neighbourhood planning process as early as possible. The main consideration will be whether the plan is likely to have significant environmental effects (in relation to SEA) or a significant effect on a European site (i.e. a site protected by the Habitats Directive).

Strategic Environmental Assessment

- 2.2 The need for environmental assessment of Neighbourhood Plans stems from EU Directive 2001/42/EC – known as the SEA Directive. The SEA Directive applies to a wide range of public plans and programmes (e.g. on land use, transport, energy, waste, agriculture, etc. and includes those at the ‘local level’). The SEA Directive 2001 has been transposed into English law via The Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP).
- 2.3 As per the information set out in the National Planning Practice Guide, it will be necessary for the borough council to screen the proposed Neighbourhood Plan in order to determine whether the plans/programmes are likely to have significant environmental effects¹. The screening procedure is based on criteria set out in Schedule 1 of the EAPP Regulations 2004. This report assesses the Neighbourhood Plan against those criteria, and on that basis sets out whether an SEA (in the form of an Environmental Report) is required. Figure 2.1 below sets out the basic framework for establishing whether an SEA will be required.

¹ The national practice guide states the following:

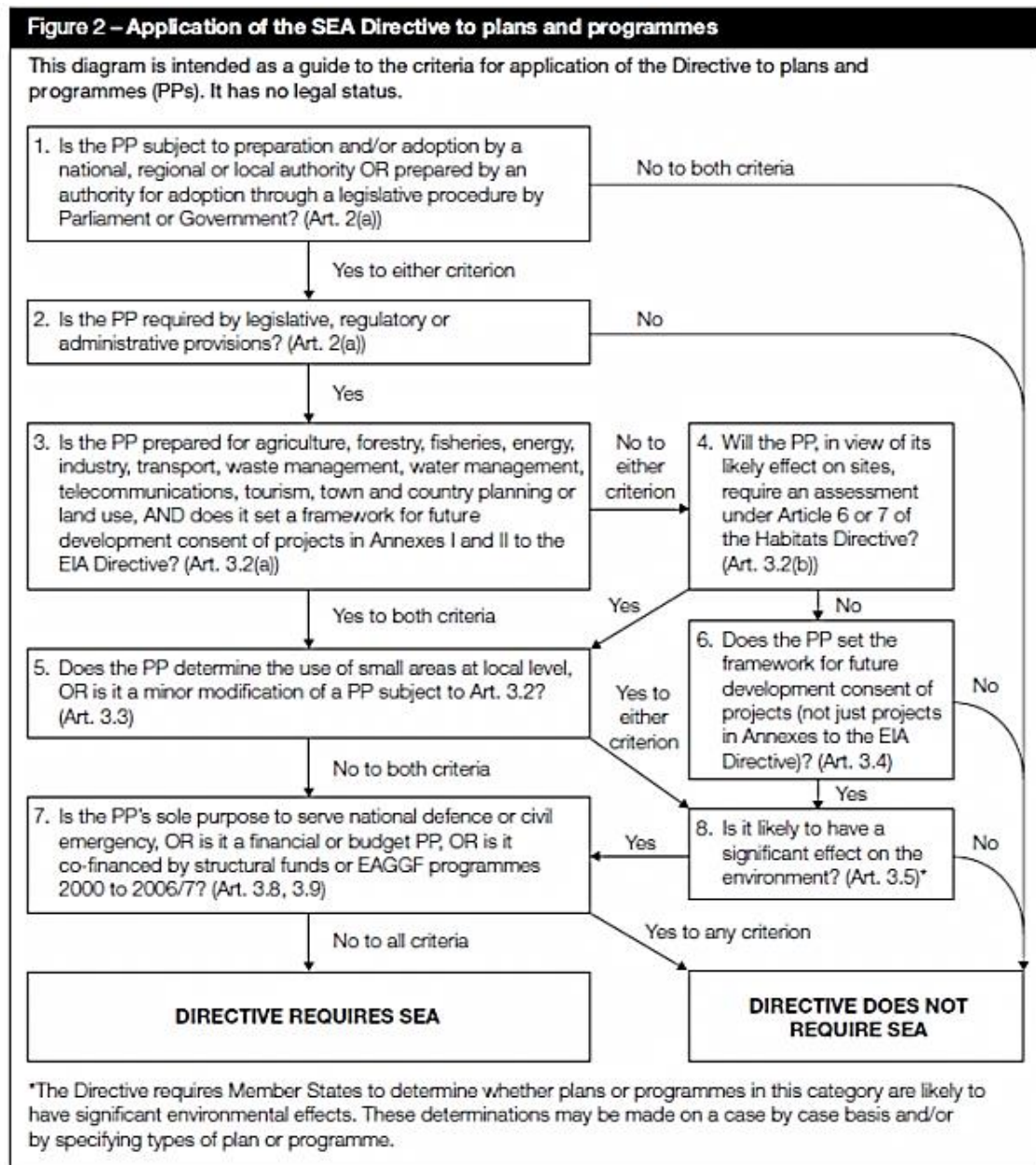
Does a neighbourhood plan require a strategic environmental assessment?

In some limited circumstances, where a [neighbourhood plan](#) could have significant environmental effects, it may fall within the scope of the [Environmental Assessment of Plans and Programmes Regulations 2004](#) and so require a strategic environmental assessment. One of the basic conditions that will be tested by the [independent examiner](#) is whether the making of the neighbourhood plan is compatible with European obligations. Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the [Local Plan](#).

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/>

Figure 2.1 – Diagram indicating whether an SEA is required for a plan or project



Habitats Regulations

- 2.4 In addition to the screening of Neighbourhood Plans in relation to SEA, there is a need to assess the likelihood of proposals or policies within a Neighbourhood Plan having an adverse impact on European sites². This Habitats Regulations Assessment (HRA) is required by the Habitats Directive as transposed into English law via The Conservation of Habitats and Species Regulations 2010.

² In relation to the Basingstoke and Deane area, relevant European sites consist of areas designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

- 2.5 A Habitats Regulations Assessment may be required depending on the contents of the Neighbourhood Plan and the potential impact of the plan on European sites. A case by case assessment of Neighbourhood Plans will need to be undertaken to see if a full HRA is required.
- 2.6 The approach to assessing the potential impact of a Neighbourhood Plan on a European site, and the need for an HRA, include consideration of the reasons for designation and conservation objectives for each site within a reasonable distance from the Neighbourhood Plan area (which was set at 10km in the borough council's Habitats Regulations Screening Assessment supporting the emerging Local Plan). Where relevant the key environmental conditions that support the site are assessed below against the proposals within the Neighbourhood Plan.

3. Generic Screening Assessment of Neighbourhood Plans

- 3.1 In the first instance, in order to establish if a Neighbourhood Plan potentially needs to be accompanied by a full SEA, a generic assessment of Neighbourhood Plans has been undertaken with the results of this assessment being set out below in Figure 3.1. The Assessment criteria set out in Figure 3.1 is derived from the government guidance produced to accompany the EAPP Regulations 2004: A Practical Guide to the Strategic Environmental Assessment Directive³.
- 3.2 The assessment below illustrates that Neighbourhood Plans can be subject to the SEA Directive, and concludes that the need for an SEA in respect of any particular Neighbourhood Plan will ultimately come down to whether the Neighbourhood Plan is likely to have a significant effect on the environment. Therefore, Neighbourhood Plans will need to be screened on a case by case basis.

Figure 3.1 - Generic screening assessment of Neighbourhood Plans

Assessment criteria	y/n	Assessment
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	Neighbourhood Plans are prepared by parish or town councils (as the “qualifying body”) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the Plan has been prepared, and subject to examination and referendum, it will be “made” by Basingstoke and Deane Borough Council as the Local Planning Authority
2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	It is not a requirement for a parish to produce a Neighbourhood Plan. However, a Neighbourhood Plan, once “made” does form part of the statutory Development Plan and will be used when making decisions on planning applications.

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the Environmental Impact Assessment Directive? (Art 3.2(a))	Yes	Neighbourhood plans will cover town and country planning/land use, and may also cover other issues in the list set out. In addition, it will also set part of the framework for possible future consents covered by Annex II of the EIA Directive. Development under Annex I however, would be excluded development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	?	Given that there are no sites designated under the Habitats Directive in the borough, the only impact on such sites could be on those outside the borough, and any effect on those sites is unlikely given the separation distances involved. However, a case by case assessment should still be carried out and included within the screening report.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes	A Neighbourhood Plan can determine the use of small areas at the local level.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Yes	A Neighbourhood Plan forms part of the development plan and therefore will be used in the decision making process in relation to planning applications. The policies in a Neighbourhood Plan therefore set the framework for future development proposals.
7. Is the Neighbourhood Plan sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF(European Agricultural Guarantee Fund) programmes 2000 to 2006/7? (Art 3.8, 3.9)	No	A Neighbourhood Plan does not deal with any of these categories of plan.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	?	The impact of a Neighbourhood Plan on the environment will depend on the proposals and policies included. For this

		reason a case by case assessment of each Neighbourhood Plan will be required.
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- 3.3 Given that Neighbourhood Plans may be subject to the requirement for an SEA where they are likely to have a significant effect on the environment, the next step is to establish how to determine whether such effects are likely when assessing each plan on a case by case basis. The criteria for making that assessment are set out in Schedule 1 of the EAPP Regulations 2004. Please see figure 3.2 below for a full list of the relevant criteria.
- 3.4 The list set out below forms the basis for the full assessment of the Neighbourhood Plan in question, which is set out in section 5 below.

Figure 3.2 - Criteria for determining likely significance of effects on the environment (as per section 9 of the EAPP Regulations 2004, this list is taken from Schedule 1 of the EAPP Regulations 2004).

Schedule 1 - criteria for determining the likely significance of effects on the environment

1. The characteristics of plans and programmes, having regard, in particular, 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;
 - (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - (d) environmental problems relevant to the plan or programme; and
 - (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).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to –
 - (a) the probability, duration, frequency and reversibility of the effects;
 - (b) the cumulative nature of the effects;
 - (c) the trans-boundary nature of the effects;
 - (d) the risks to human health or the environment (e.g. due to accidents);

(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);

(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

(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

4. Description of the Neighbourhood Plan

The designated Neighbourhood Plan area covers the entire parish of Sherborne St John, and is being prepared by the Parish Council.

The area is formed principally around the village of Sherborne St John. The village sits both sides of the A340, with the majority of the housing and the village centre to the east.

Appendix 1 includes a map showing the main environmental constraints associated with the village and the wider area.

Much of the village (on both sides of the A340) is designated as Conservation Area and includes a number of Listed Buildings. The Council has adopted a Conservation Area appraisal for the village as Supplementary Planning Guidance, identifying notable features and key views.

<http://www.basingstoke.gov.uk/content/page/33860/Conservation%20Area%20Appraisal%20for%20Sherborne%20St%20John.pdf>

The Vyne, a Grade I Listed Building, sits approximately 1.5km to the north-east of the settlement boundary. The Vyne's grounds (which include a number of curtilage-listed buildings and other listed buildings) are a Grade II Registered Park and Garden, and this comes to within 800m of the village.

Land within the Neighbourhood Plan area does not include any specific landscape designations, though its most western corner is within 600m of the North Wessex Downs AONB. There are also areas in flood zones 2 and 3 along the Wey Brook, and a number of Sites of Importance for Nature Conservation (SINCs) including Sherborne St John Meadows near the centre of the village.

Although the rest of the parish is predominantly rural, a development of 450 homes at Marnel Park on the northern edge of Popley (Basingstoke) falls within its boundary. The land between the village and the northern edge of Popley is identified as Strategic Gap in the submission Basingstoke and Deane Local Plan.

The objectives of the Neighbourhood Plan have been refined through local consultation that has sought to engage residents of all ages. Key objectives include:

- Small scale, sustainable growth through the provision of a new site for 10-20 homes, with a particular emphasis upon the delivery of small homes and affordable homes for local people;
- Retaining the settlement's rural, village character, and avoiding coalescence with Basingstoke with the retention of a strategic gap between the settlements;
- Preserving and enhancing green spaces, with a particular consideration of important views and biodiversity;
- Community facilities, including the provision of a village shop;
- The provision of adequate infrastructure, particularly related to traffic, water supply and sewerage; and

- Minimising noise and light pollution.

The Neighbourhood Plan Group has reviewed various sites (as shown on the Figure 4.1 below), and have identified a preferred site between the A340 and Cranes Road (see Figure 4.2), which they have indicatively identified would have capacity for 18 dwellings and a village shop.

Supporting information has been provided to explain how the Neighbourhood Plan group has identified this preferred site. This started with a call for sites which initially identified 11 sites which was then distilled it down to a 'long list' of six sites (as shown below). Arising from an assessment of the sites and further public consultation, a preferred site at Cranes Road was identified. A full site assessment of the preferred site (using the Planning Aid proforma) and a more detailed heritage assessment are attached to this document as Appendix 3.

Figure 4.1 Sites shortlisted for the Neighbourhood Plan

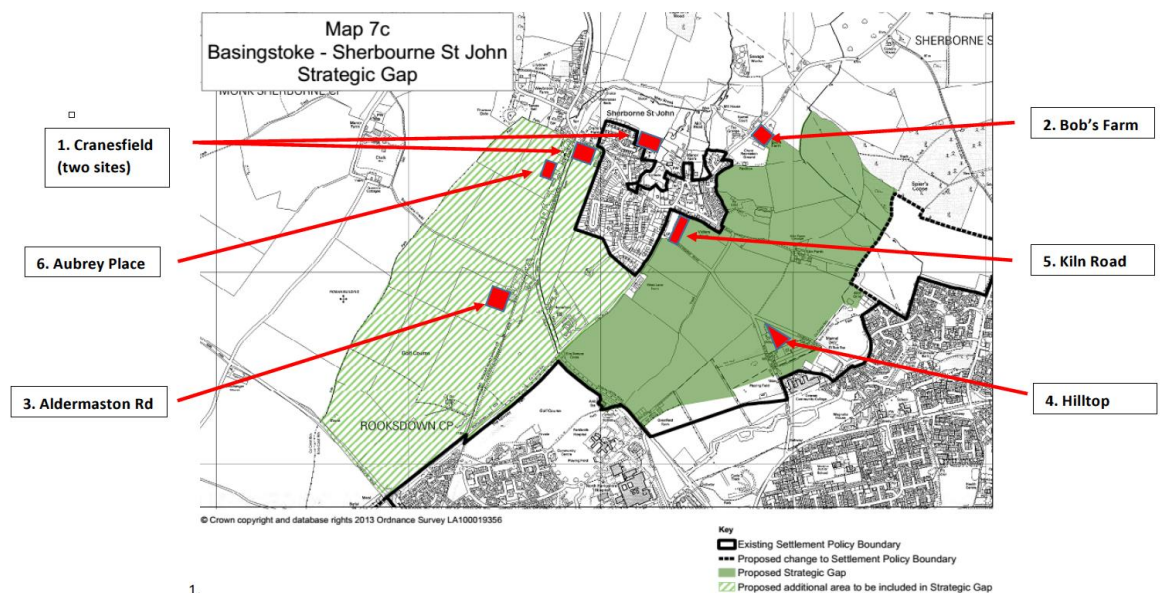
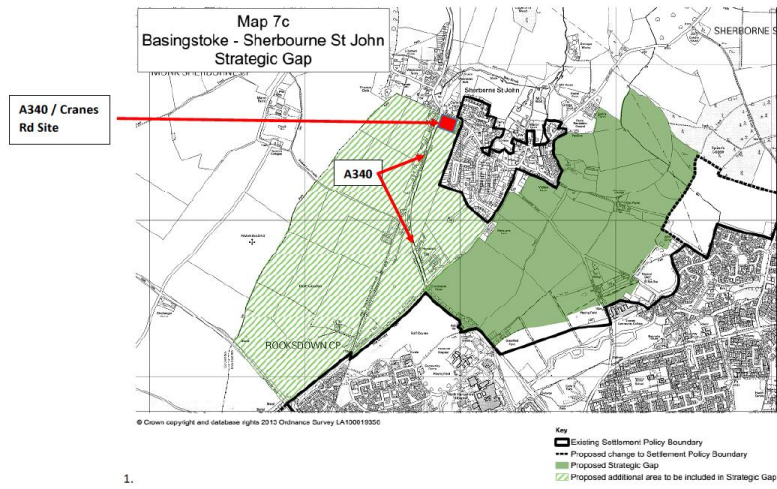


Figure 4.2 Location of preferred site

A340/Cranes Rd – Site Location



1.

5. SEA Screening Assessment

- 5.1 At this stage in the Neighbourhood Planning process it is difficult to know exactly what will be proposed in the final version of the Neighbourhood Plan, although the objectives of the Plan are set out in 'BDBC Report – Revision 1, June 2015', and summarised in Section 4 of this report (above). As set out in Section 4, the Neighbourhood Planning Group are proposing to allocate a site between the A340 and Cranes Road. The approximate parameters of the development and policies being proposed for inclusion in the draft Neighbourhood Plan, as set out in Section 4 of this report, have been used to undertake this screening assessment.
- 5.2 If it is found that an SEA is required in relation to the Neighbourhood Plan, any changes to the quantum of development can be assessed for environmental impact through the SEA process. If the conclusion of a screening exercise is that an SEA is not required, any changes to the quantum of development, the location of the allocated development site, and/or policies being proposed should be subject to a further screening assessment to ensure that significant effects are not likely.
- 5.3 Under Criteria 8 of the assessment in Figure 3.1, it was concluded that Neighbourhood Plans may have a significant effect on the environment depending on the specific policies and proposals within it and that a case by case assessment is required. The criteria for undertaking such an assessment are set out in Annex II of the SEA Directive. Figure 5.1 below outlines the results of this assessment against the Annex II parameters.

SEA Assessment of neighbourhood plan

Figure 5.1 - Assessment of likelihood of significant effects on the environment

Significant effect criteria	Assessment
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;	The Neighbourhood Plan will set a framework for various types of projects and activities, including site allocations, and in so doing will influence the size, location and operating conditions of the development in question. The policies in the Plan will also set criteria which will be applied to planning applications.

(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Though unlikely, the Plan could inform supplementary planning documents (such as design guidance), development briefs or site specific guidance.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The Plan will have regard to the objective of achieving sustainable development in the local area. It will be in conformity with the strategic policies in the Adopted Local Plan, and will have regard to the policies in the emerging Local Plan (if not adopted at that time).
(d) environmental problems relevant to the plan or programme; and	The Plan will seek to address environmental, economic and social issues in the neighbourhood area.
(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).	The Plan is relevant to various aspects of Community legislation, such as environmental protection and conservation of biodiversity.
Characteristics of the effects likely having regard, in particular, to:	
(a) the probability, duration, frequency and reversibility of the effects;	The Plan will set the local vision, objectives and policies to guide new development in neighbourhood area. It is likely to result in long-term effects associated with changes to land use and physical development of land.
(b) the cumulative nature of the effects;	There are likely to be some fairly limited local cumulative effects arising from and between the different proposals and policies in the Plan, and those in the adopted and emerging Local Plan.
(c) the transboundary nature of the effects;	There will be no transboundary effects (in relation to other EU member states).
(d) the risks to human health or the environment (e.g. due to accidents);	There are unlikely to be any significant risks to human health, though there is a limited risk of harm to the environment during construction works (which can be controlled through the planning permission).
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The magnitude of the effects will be regulated by the relatively small number of units being proposed, meaning the effects are likely to be largely localised (i.e. within the neighbourhood area). However, there could be limited effects over a moderately larger area in relation to issues such as landscape impact and

	highways.
(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	There are various parts of the Neighbourhood Area which are both highly valued and vulnerable, namely the various SINC's, and the Conservation Area. There are also Listed Buildings which could be affected (in terms of setting). There are also a number of archaeological sites within the neighbourhood area (see assessment below) .
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No part of the Neighbourhood Plan area is in the AONB, and it is sufficiently far removed that development is unlikely to impact upon the setting of the AONB (see assessment below) .

5.4 As a result of the assessment undertaken to assess the effects on the environment resulting from the Sherborne St John Neighbourhood Plan, it is considered that significant effects on the environmental are not likely. The explanation for this assessment is set out in more detail below.

5.5 The National Planning Practice Guidance states that:

“In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment.”

The NPPG sets out the following matters for consideration when assessing whether an SEA is required in connection with any particular neighbourhood plan:

“Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- *a neighbourhood plan allocates sites for development*
- *the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan*
- *the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.”⁴*

5.6 Ultimately, the key consideration is whether the Neighbourhood Plan is likely to result in significant environmental effects. In relation to the

⁴ Paragraph: 046 Reference ID: 11-046-20150209

Sherborne St John Neighbourhood Plan, the most likely source of significant environment effects is the site allocation in the Plan. In terms of assessing whether this will have significant environmental effects the thresholds for EIA set out in Schedule 2 of the EIA Regulations 2011, as amended in 2015 (as referred to in the National Planning Practice Guide⁵) are considered relevant. The NPPG sets out the following guidance in this regard:

“As of 6 April 2015, [new regulations](#) come into force. They raise the screening thresholds for industrial estate development and urban development projects as set out in the [Annex](#). Projects which are wholly outside of sensitive areas and do not exceed the new screening thresholds are not Schedule 2 development and should not be screened by the local planning authority.” In relation to residential development, Schedule 2 of the EIA Regulations as amended in 2015 now sets the threshold at more than 150 dwellings.

- 5.7 Consequently, in light of the amendments to the 2011 regulations, 10–20 units, outside of the AONB will not be Schedule 2 development and hence would not require an EIA.

- 5.8 In terms of how EIA relates to SEA, the European Commission Guidance states that:

“The two Directives are to a large extent complementary: the SEA is “up-stream” and identifies the best options at an early planning stage, and the EIA is “down-stream” and refers to the projects that are coming through at a later stage.”

Therefore, if a scale of development considered “down-stream” would be unlikely to result in significant environmental effects, it would appear illogical to conclude that the same scale of development would have a significant environmental effect when considered “up-stream”.

- 5.9 In addition, given the amount of housing proposed, it is likely that the environment effects will be largely localised as opposed to being of a strategic scale, though possibly involving some limited landscape impact in longer views and some modest highways impacts in relation to additional traffic on roads in the wider area.
- 5.10 Another issue in relation to relative scale of development is that the NPPG specifically refers to an SEA being required in some “limited circumstances”. This suggests that the requirement for an SEA should be reserved for those Plans which have the potential to deliver relatively large quantities of development in neighbourhood planning terms. Given that the Plan is only proposing to deliver a small number of homes, it is considered that this indicates that a requirement for an SEA is unlikely to be in accordance with the NPPG.

⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/considering-and-determining-planning-applications-that-have-been-subject-to-an-environmental-impact-assessment/annex/>

- 5.11 However, the scale of the proposed development still needs to be considered in light of the sensitivities of the area, in particular in relation to special natural characteristics and cultural heritage as well as the impact on landscape of recognised national protection status⁶. Accordingly, it is necessary to consider the impact of the contents of the Plan on the AONB, the conservation area and the setting of listed buildings and other heritage assets, and other environmental considerations.
- 5.12 As previously stated, the Neighbourhood Plan area itself does not include any part of the AONB, and its closest part is c.600m away – with the proposed site even further away (and on lower land). Given these separation distances, there it is considered that Plan is not likely to have any impact upon its setting, even if it could be glimpsed from long distance views.
- 5.14 With regard to heritage impact, there are a number of Listed Buildings in the parish including The Vyne (a Grade I Listed Building) and its Grade II Registered Park and Garden. A plan showing the extent of the Registered Park and Garden is contained in Appendix 1. The proposed site would be adjacent to the Sherborne St John Conservation Area, albeit on the other side to the Vyne. The Parish Council has undertaken further work on the heritage impact of this site to demonstrate that development would not result in a significant impact upon heritage assets, and this is attached as Appendix 3. This information has been reviewed by Historic England who have concluded that the study provides an ‘adequate’ assessment of the degree and nature of likely impacts upon the historic environment, and that there is sufficient information for them to consider that further assessment through an SEA would not be necessary.
- 5.17 In terms of other environmental considerations, whilst there is likely to be a limited impact on biodiversity, it is not considered that this will be significant owing to the scale of development proposed. It is noted that the Neighbourhood Plan Area does not include any SSSIs and impacts on ecology can be mitigated through measures secured in the planning process. In addition, the impact on European sites is considered in more detail in the HRA screening set out below.
- 5.18 Finally, given the EU law basis of SEA it is necessary to consider the precautionary principle⁷. In light of the European Commission guidance⁸ this needs to be considered in relation to various criteria, the most relevant of which appear to be proportionality and consistency.

⁶ As per Schedule 1 – The Environmental Assessment of Plans and Programmes Regulations 2004

⁷ This has been established in relation to EIA screening: *R (Anne-Marie Loader) v Secretary of State* [2013] Env LR 13. Given the close relationship between EIA and SEA, it is considered that this requirement will also pertain to SEA screening.

⁸ <http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52000DC0001&from=EN>

Given the scale of the development covered by the Plan and the sensitivities of the local area, it is considered that it would be disproportionate and inconsistent for the precautionary principle to outweigh the fact that development of the scale envisaged would not ordinarily be considered to have significant environmental effects. Even when accounting for the uncertainty inherently associated with the lack of specific information available at present, it is considered that this does not outweigh the assessment set out above.

- 5.19 Therefore, in light of the above, and taking into account the responses of the consultation bodies (attached as Appendix 3), it is considered that whilst the Sherborne St John Neighbourhood Plan is likely to have effects on the environment, these effects are not likely to be significant, and accordingly an SEA is not required.

6. HRA Screening Assessment

- 6.1 The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for what are termed 'European sites'. Such sites consist of areas designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA). There is also an international designation known as RAMSAR sites, which whilst being covered by different legislation should be subject to the same consideration as European sites.
- 6.2 There are no European sites in the borough. However, there are a number of SPAs and SACs located outside of the borough which could be affected by development taking place within the Basingstoke and Deane borough (please see Appendix 2 for the details of those areas). Therefore, it is still necessary to consider whether there could be any potential impact on European sites stemming from neighbourhood planning.
- 6.3 European sites are offered the highest level of protection under European law and the consequent national legislation transposing it into English law (The Conservation of Habitats and Species Regulations 2010, known as the Habitats Regulations). The Habitats Regulations sets out the process to assess the potential implications of a Neighbourhood Plan on European sites.
- 6.4 The first stage is to screen the Neighbourhood Plan in order to establish whether it may have a significant effect on a European site. Only if there may be such an effect will it be necessary to undertake a process called 'appropriate assessment'⁹ in relation to a European site.
- 6.5 In undertaking the screening to establish whether there will be a significant effect, the 'precautionary principle' will need to be followed. The requirement to adhere to the precautionary approach is established by case law and clarified by European Union and domestic government guidance¹⁰. The use of the precautionary principle requires that when considering the likelihood of a possible effect on a European site it will be assumed that such impacts will occur if there is insufficient evidence to the contrary.

⁹ The Conservation of Habitats and Species Regulations 2010

61.—(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

¹⁰ Landelijke Vereniging tot Behoud van de Waddenzee v. Secretary of State for Agriculture, Nature Conservation and Fisheries (Case C127/02), ECJ 7/9/04

6.6 In carrying out the screening assessment, the borough council has addressed the various requirements set out in the European Commission guidance¹¹. The guidance sets out various steps which need to be followed:

- i) description of project or plan
- ii) characteristics of the European site
- iii) assessment of significance

The description of the Neighbourhood Plan has been set out in section 4 above. Therefore, this section focuses on the characteristics of any relevant European sites, their significance, and ultimately whether there are likely to be any significant effects.

6.7 The Basingstoke and Deane Borough Council emerging Local Plan has been subject to a Habitats Regulations Screening Assessment. This contains a detailed assessment of each of the 8 European sites within 10km of the borough boundary. Appendix 2 includes maps of these sites, also taken from the Habitats Regulations Screening Assessment.

6.8 This demonstrates that no part of the Sherborne St John Neighbourhood Plan Area would be within 10km of any of the European sites, so there is no likelihood of a significant effect arising. This assessment has been undertaken having regard to the results and information in the HRA screening assessment prepared for the emerging Local Plan for Basingstoke and Deane Borough Council, and in the light of the relevant European Commission guidance (as referred to above), which forms the basis for the assessment criteria set out below.

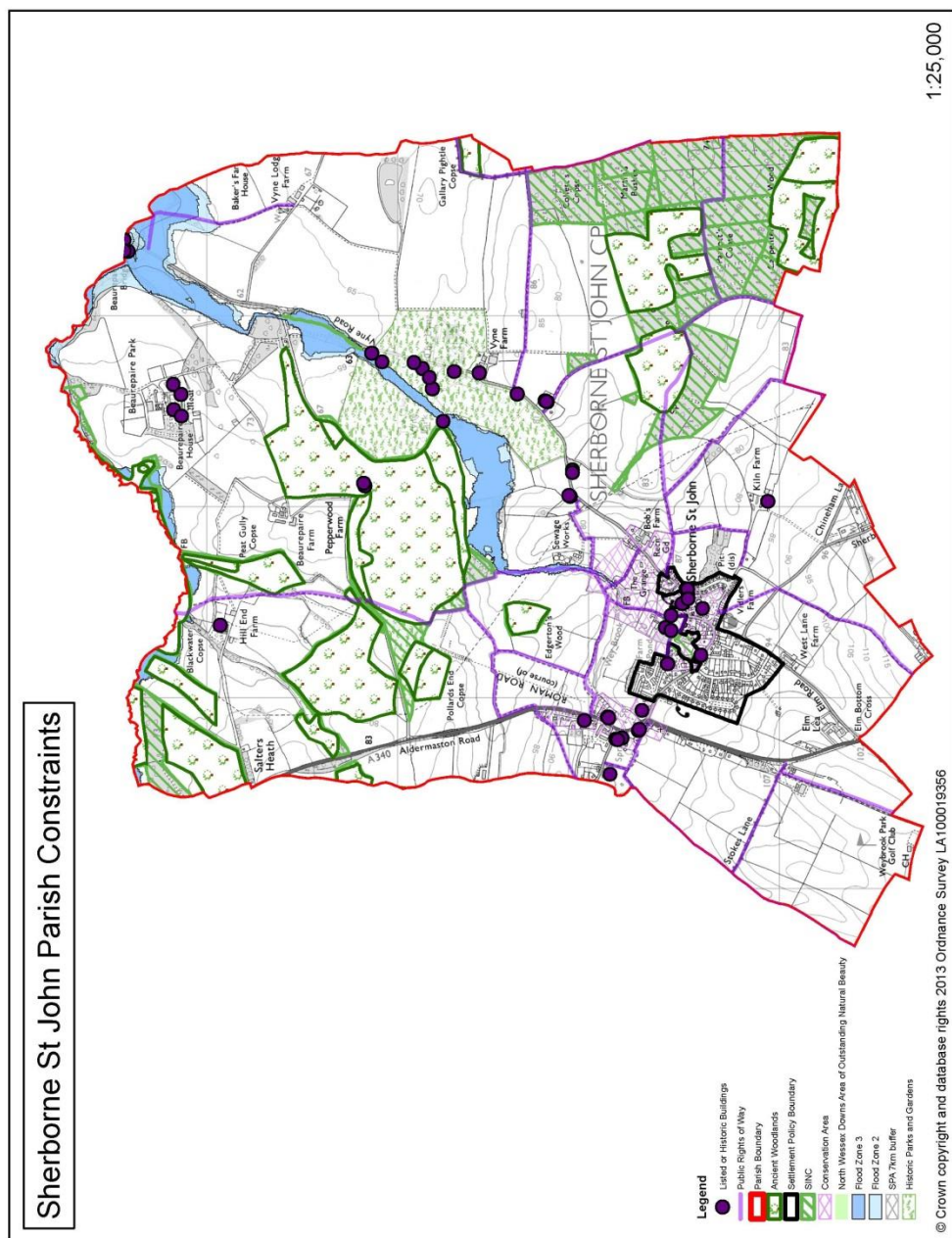
6.9 **There are no European sites within a 10km radius of the Neighbourhood Plan Area, so it is considered that there is no reasonable basis upon which to suppose that there is any prospect of an impact on a European site.**

¹¹ http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf
Pages 18 - 23

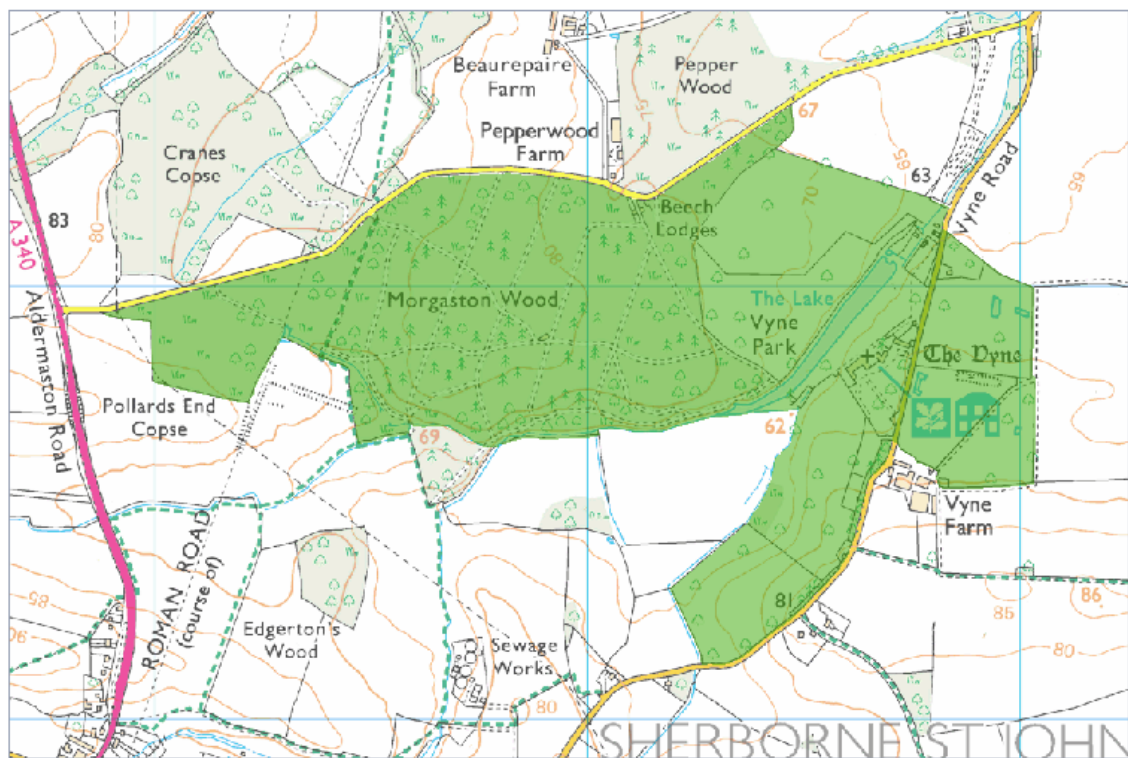
7. Conclusions

- 7.1 This report contains the assessment as to whether the Sherborne St John Neighbourhood Plan should be subject to the requirement for the submission of an Environmental Report as required by the EAPP Regulations 2004 and/or Appropriate Assessment as required by the Habitats Regulations 2010.
- 7.2 The assessment for both of these requirements has been undertaken on the basis of proposals and policies outlined in Section 4 of this report and within the strategic framework established by the 'saved policies' of the Basingstoke and Deane Borough Local Plan Review Adopted Local Plan Review 1996-2011. The assessment also takes account of the relevant evidence base supporting the emerging Local Plan.
- 7.3 **The Local Authority's has therefore concluded that a Strategic Environmental Assessment is not required and the plan would not be subject to Habitat Regulations Assessment.**

Appendix 1 – Environmental Constraints

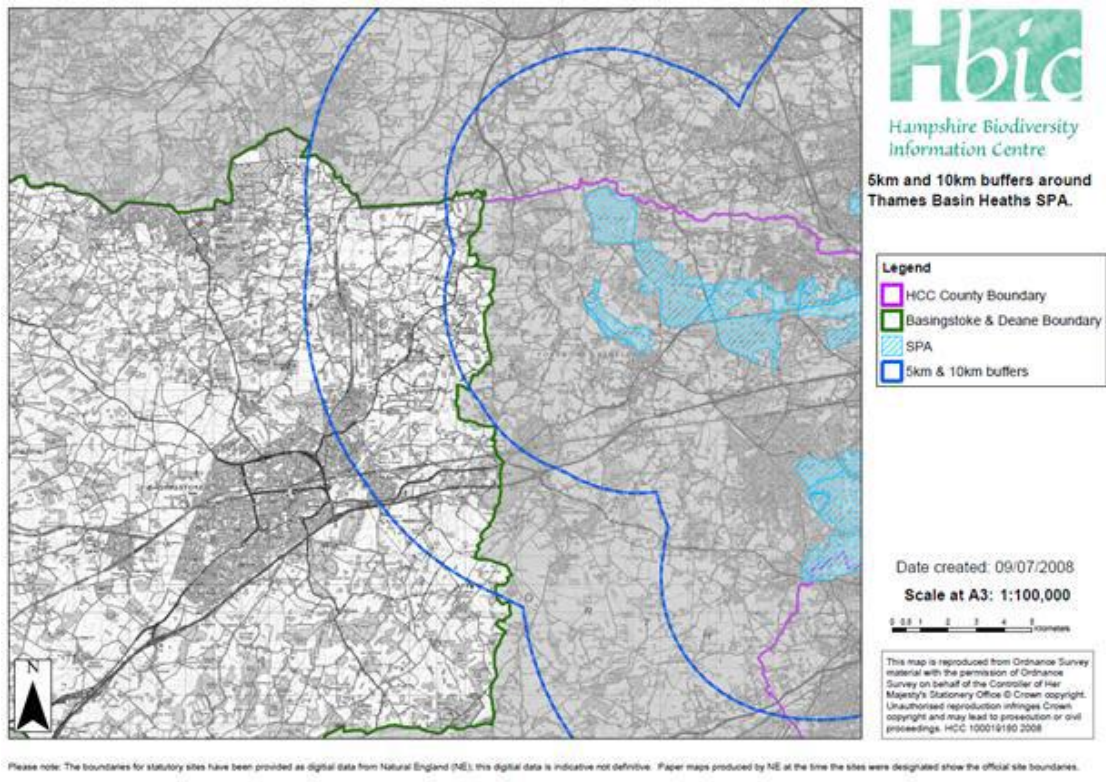
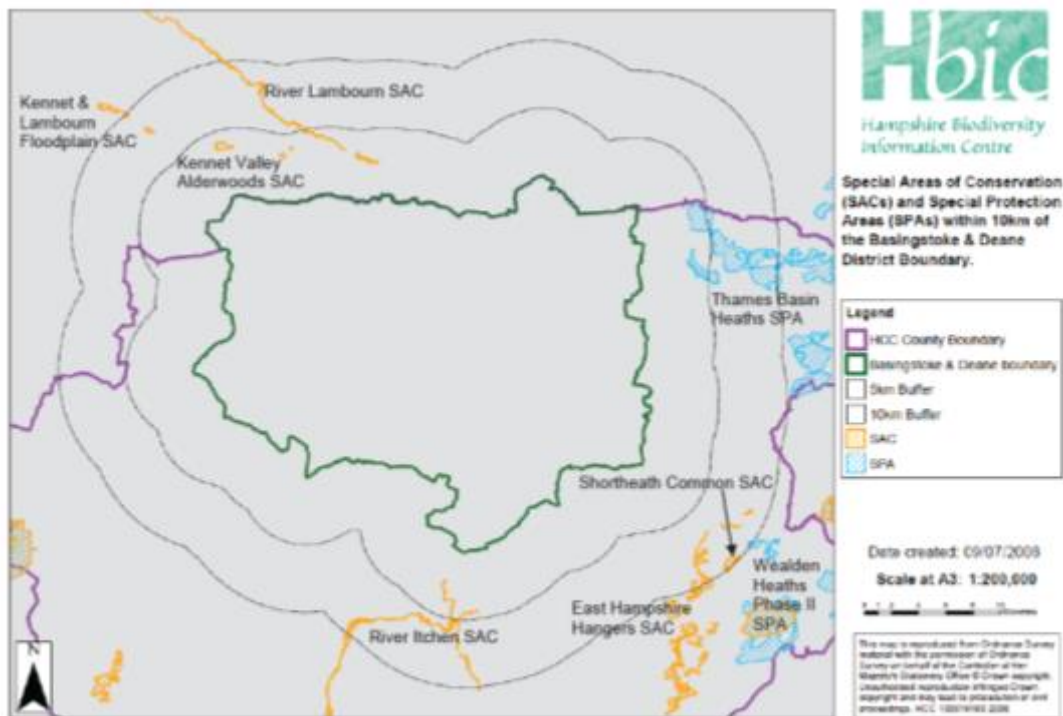


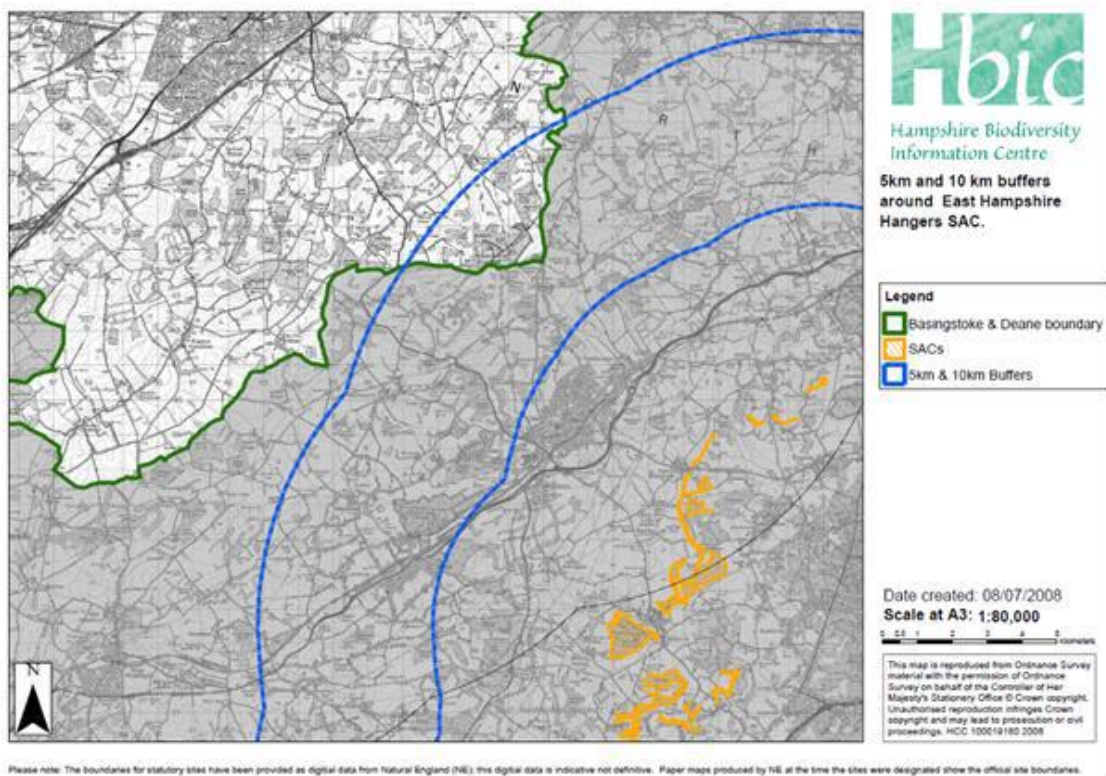
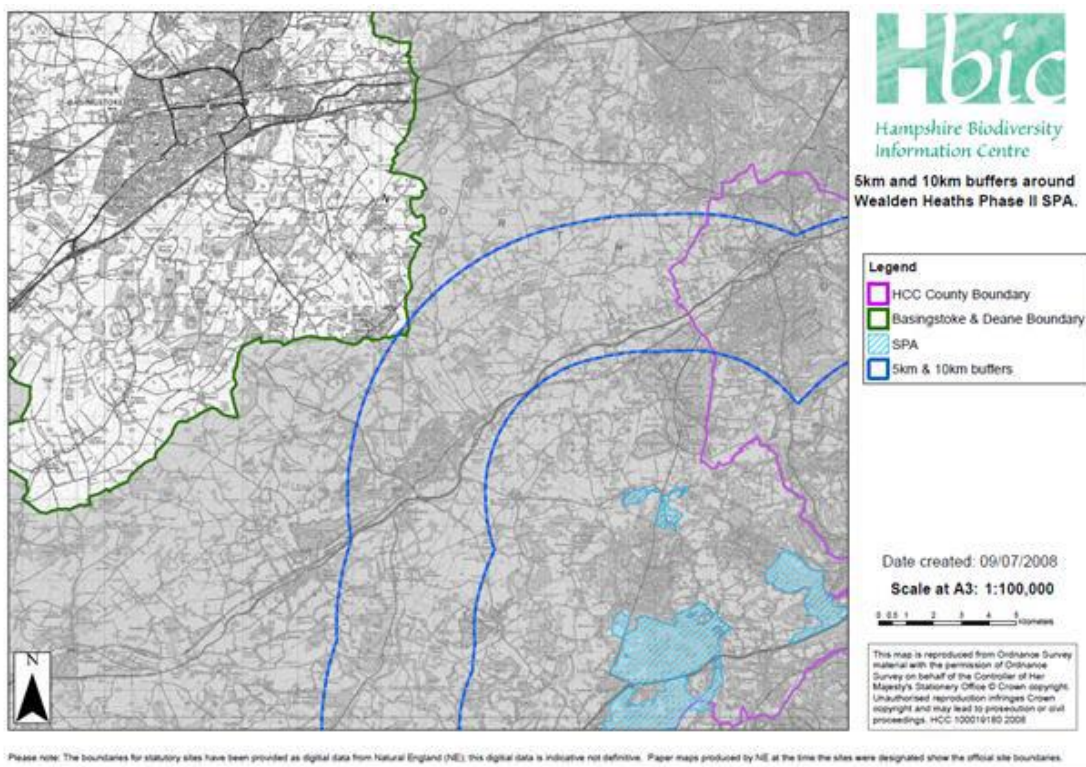
Map to show extent of Registered Park and Garden at the Vyne

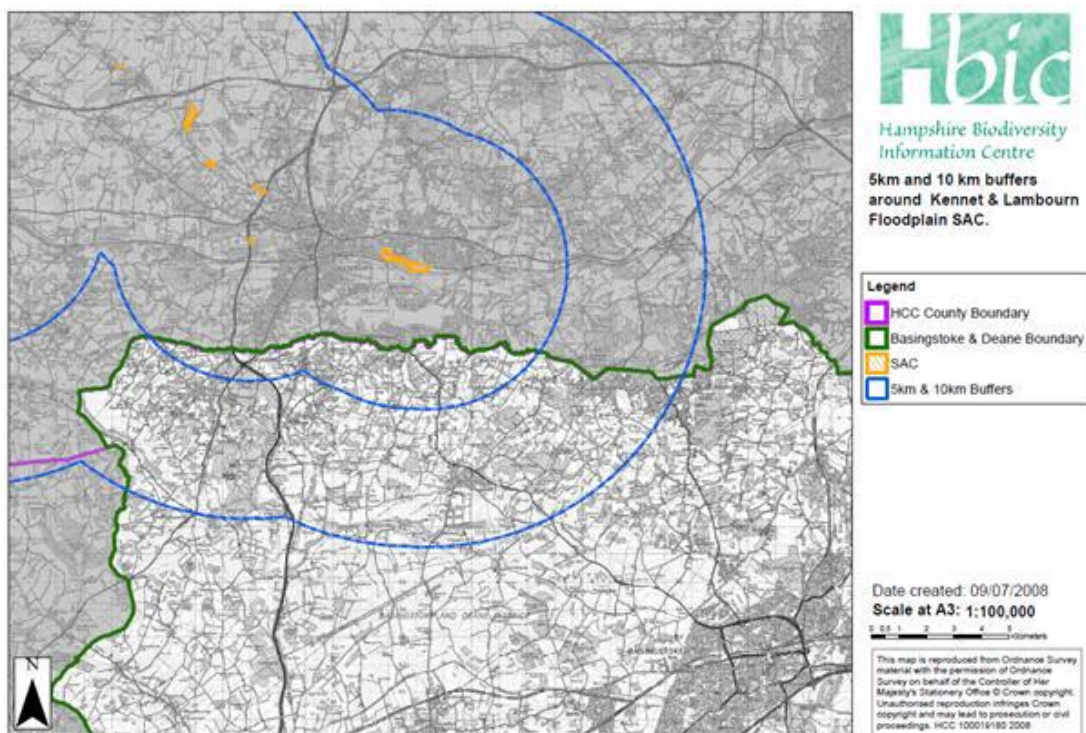


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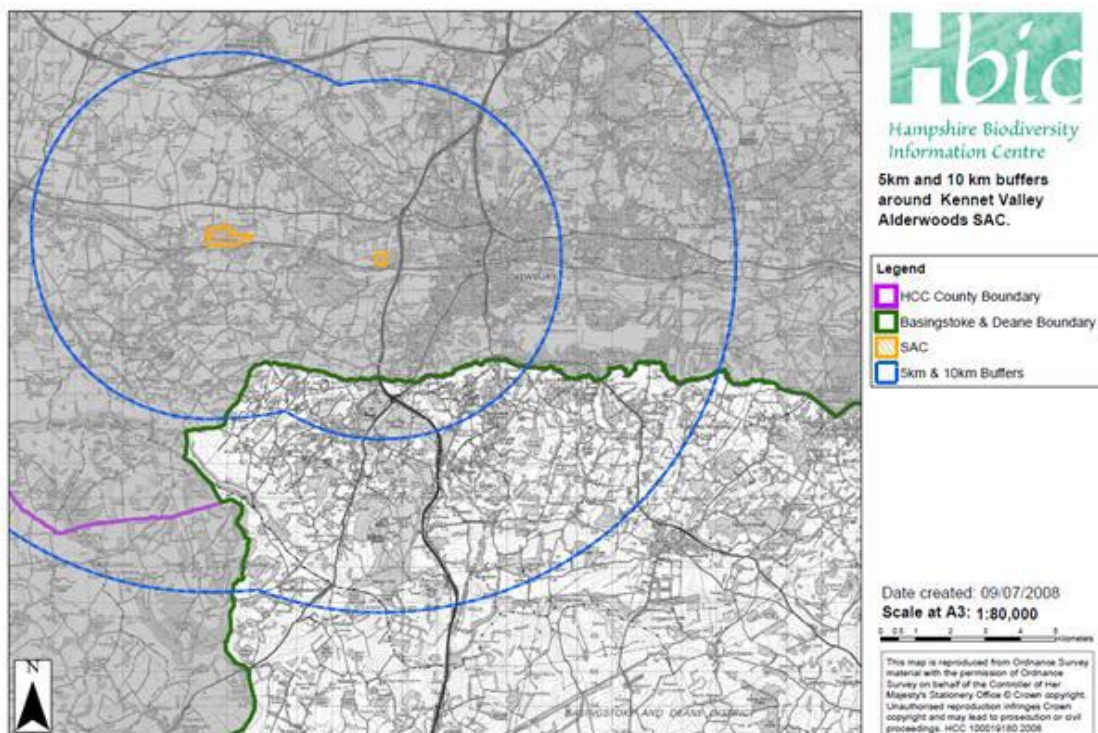
Appendix 2 - Maps of European sites within 10km of Basingstoke and Deane Borough



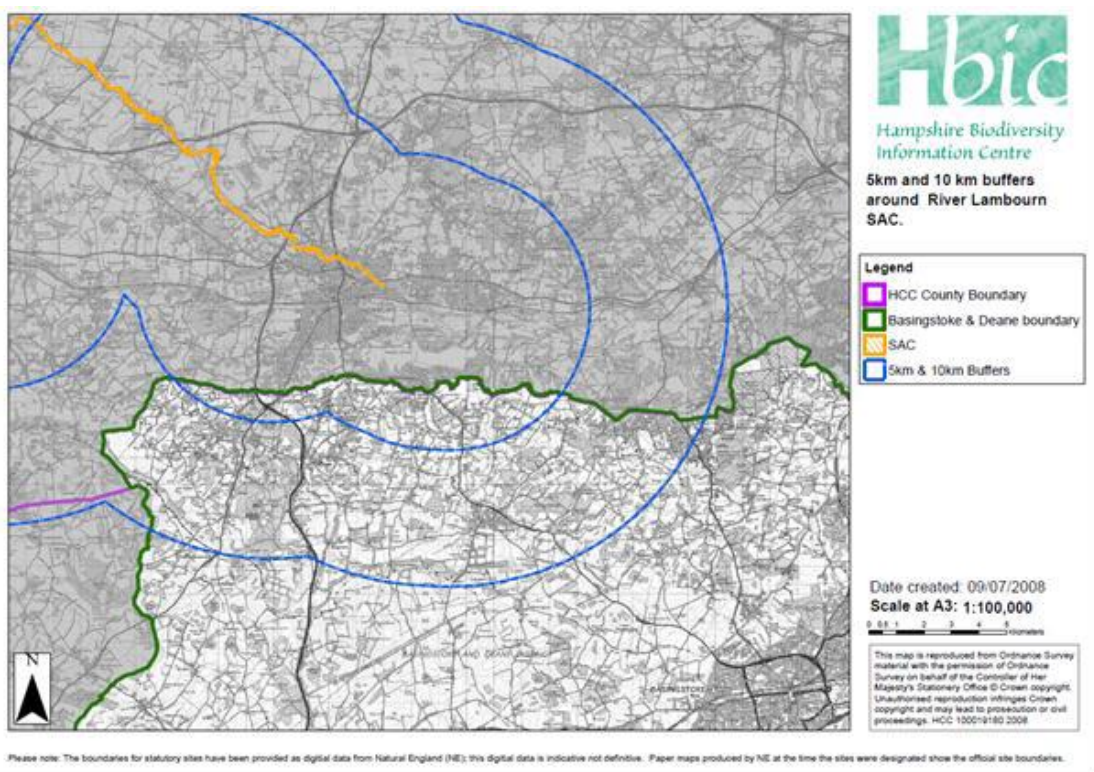
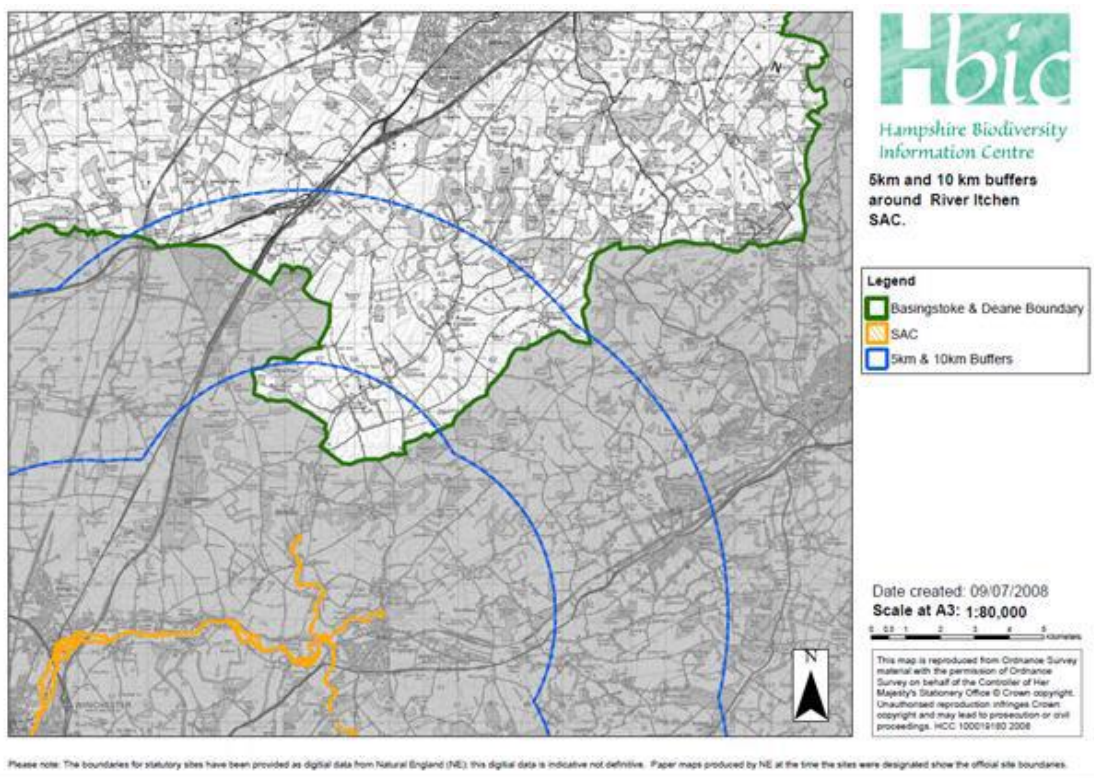


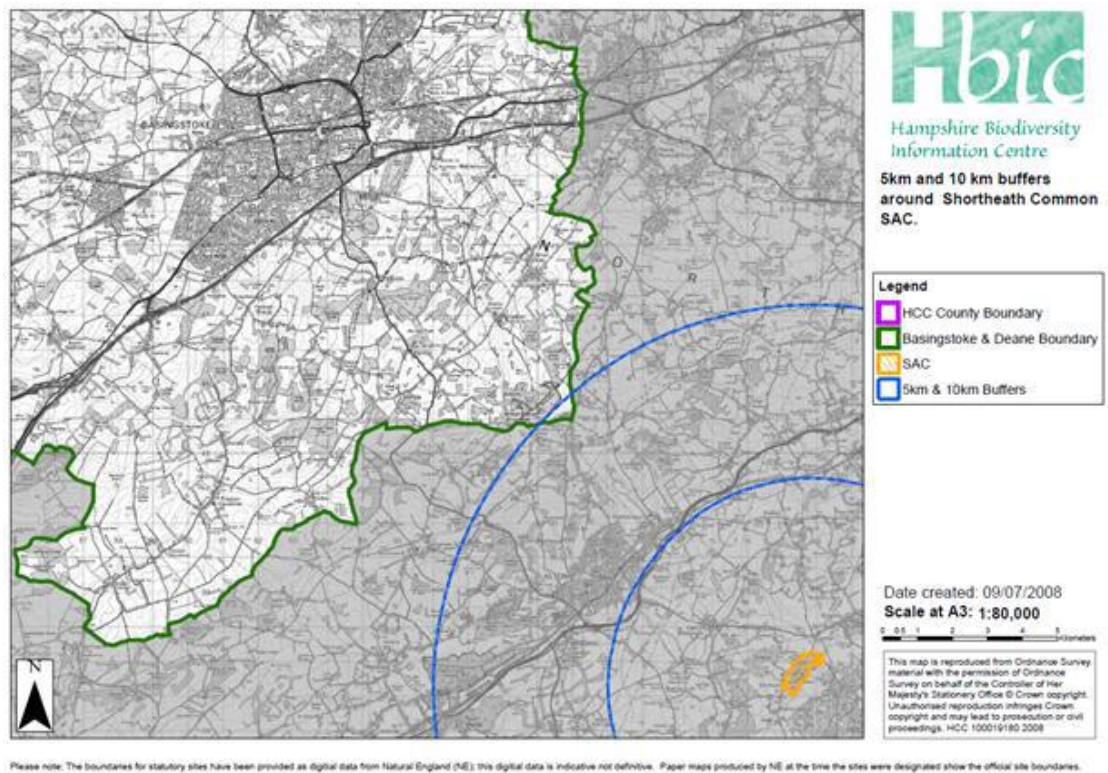


Please note: The boundaries for statutory sites have been provided as digital data from Natural England (NE); this digital data is indicative not definitive. Paper maps produced by NE at the time the sites were designated show the official site boundaries.



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





(Source for all: Basingstoke and Deane Pre-Submission Local Plan Habitats Regulations Screening Assessment)

Appendix 3 – Site Assessment of A340/Cranes Road site and Heritage Appraisal

Neighbourhood Plan		Site Assessment Exercise
Desktop exercise 1		The availability of the site
Site Reference	SSJNP 01 Revised	
Site Name and Address	A340 / Cranes Rd. North East of the A340/Cranes Rd Junction (also known as Dixon's Corner)	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter/ email from the Developer, Rydon.	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	None advised – the area is currently in agricultural production.	
Would any existing use on the site need to be re-located?	No	
Are you aware of any previous planning permissions (or refusals) affecting the site?	BDBC has previously refused inclusion in the emerging Local Plan SHLAA, but has stated that the site may be suitable for development under the Neighbourhood Plan. This site is outside the SPB	
What about any current planning applications?	None at present	
Any further comments on how available the land is?	The developer is working with the Neighbourhood Plan to achieve a mutually acceptable proposal.	

Desktop exercise 2		What does the Local Plan say about your site?				
Site Reference	SSJNP 01 Revised					
Site Name and Address	A340 / Cranes Rd. North East of the A340/Cranes Rd Junction (also known as Dixon's Corner)					
Is the site affected by any of the following?		Comments				
Is the site designated in the Local Plan(s) as important Greenspace?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X	It is a greenfield site and the northernmost part of the Basingstoke / Sherborne St John (SSJ) Strategic Gap ¹
Yes	No					
	X					
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X	Opposite and adjacent to Conservation Area (one side only) ²
Yes	No					
	X					
Are there any landscape designations affecting the site? Such as area of County Value	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X	
Yes	No					
	X					
Are there any other Local Plan(s) designations affecting the site or close by?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	Yes	No	X		See above – Basingstoke / SSJ Strategic Gap ¹
Yes	No					
X						

Any other Comments?

Whilst this is a greenfield site and is located at the northernmost part of the Strategic Gap, the proposed development has minimal impact on the Conservation Area, the Grade Listed building, and existing Residents. It will help to consolidate the village as a single entity.

¹ It is possible the site may be excluded from the Strategic Gap

² see photo's (attached)

Neighbourhood Plan		Site Assessment Exercise									
Date Completed	14.10.15	Completed By	JD Crawley								
On-site Exercise 3		Looking at the general location and land use of your site									
Site Reference	SSJNP 01 Revised										
Site Name and Address	A340 / Cranes Rd. North East of the A340/Cranes Rd Junction (also known as Dixon's Corner)										
Site Size (hectares)	~1.2 Hectares										
Site Description	End of field – currently used for farming – bounded on two sides by roads (A340 and Cranes Rd) and a house and storage barn on a third.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Adjacent to residential area(s) and a main road (A340). An open field will remain to the South.										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixture</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixture	Unknown	X		% of types?	
Greenfield	Brownfield	Mixture	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Agricultural – the northernmost extent of a long field that runs from the ridge line along the A340 down to Cranes Rd.										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Agricultural Residential										
Any other comments?											

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference	SSJNP 01 Revised										
Site Name and Address	A340 / Cranes Rd. North East of the A340/Cranes Rd Junction (also known as Dixon's Corner)										
Where is the site located in relation to the built up area of the town or village?	Within the settlement X	On the Edge X	Outside								
How would any development of the site relate to the existing built up area?	This site would largely be sympathetic to the existing built up area, and help to 'tie in' two parts of the Village. Any development would have to be sympathetic to the Conservation Area.										
How is the site currently accessed?	<table border="1"> <tbody> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>X (~50m)</td> </tr> <tr> <td>By Footpath</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </tbody> </table>			By Car	X	Public Transport	X (~50m)	By Footpath	X	Bicycle	X
By Car	X										
Public Transport	X (~50m)										
By Footpath	X										
Bicycle	X										
How is the site accessible from the highway?	Directly from Cranes Rd										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tbody> <tr> <td>Church, School</td> <td>~500m(Foot) ~800m(Car)</td> </tr> <tr> <td>Village Shop</td> <td>~50m (if shop option is pursued)</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~500m</td> </tr> <tr> <td>Chute facilities (Sports fields)</td> <td>~800m(Foot) ~1000m(Car)</td> </tr> </tbody> </table>			Church, School	~500m(Foot) ~800m(Car)	Village Shop	~50m (if shop option is pursued)	Village Hall, Pub, Social Club	~500m	Chute facilities (Sports fields)	~800m(Foot) ~1000m(Car)
Church, School	~500m(Foot) ~800m(Car)										
Village Shop	~50m (if shop option is pursued)										
Village Hall, Pub, Social Club	~500m										
Chute facilities (Sports fields)	~800m(Foot) ~1000m(Car)										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Yes - ~50m										

Is the site affected by any of the following?		Comments								
Flooding of the site? Flooding in the general area?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table> <table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	Yes	No	☐	☒	
Yes	No									
☐	☒									
Yes	No									
☐	☒									
Water Courses?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒					
Yes	No									
☐	☒									
Contamination?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☐</td> </tr> <tr> <td colspan="2">Don't Know</td> </tr> <tr> <td colspan="2">☒</td> </tr> </table>	Yes	No	☐	☐	Don't Know		☒		None advised / identified – unlikely
Yes	No									
☐	☐									
Don't Know										
☒										
Topography – is there steep ground that may affect how the site could be developed?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒					
Yes	No									
☐	☒									
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒					
Yes	No									
☐	☒									
Could development result in conflict with surrounding uses?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒					
Yes	No									
☐	☒									
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	Yes	No	☒	☐	Requires review – mature hedge needs to be retained				
Yes	No									
☒	☐									
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	Site is opposite Grade II listed Cranes Farmhouse – see Stage 2 Appraisal (Sigma).				
Yes	No									
☐	☒									
Are there any other known or potential heritage features on the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	Unlikely. Site is near the line of Roman Road – see HCC Archaeologist comments (attached)				
Yes	No									
☐	☒									

Would the site need to be checked for archaeological remains?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☐</td> </tr> </table>	Yes	No	☐	☐	There are no surface features and the field has ploughed for a number of years. See HCC Archaeologist comments (attached)
Yes	No					
☐	☐					
Does the site have ecological value? (known or potential) e.g hedgerows	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	Yes	No	☒	☐	Mature hedgerow
Yes	No					
☒	☐					
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☐</td> </tr> </table>	Yes	No	☐	☐	<i>'Rydon Homes have undertaken a Phase 1 Habitat and Protected Species Survey, the results of which have informed us that no specific mitigation measures are required to protect species such as great crested newts or reptiles'</i>
Yes	No					
☐	☐					
Are there sporting or playing fields on the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Are there public footpaths or rights of way on the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Does the site contain any green infrastructure?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Is the site connected in a "green" way to its neighbouring areas?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☐</td> </tr> </table>	Yes	No	☐	☐	Hedgerow of mature trees
Yes	No					
☐	☐					
Are there key viewpoints from the site looking out?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Is the site visible from its surrounding areas, looking in?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	Yes	No	☐	☒	As above
Yes	No					
☐	☒					
Are there any other factors which could affect development?	No					

Desktop exercise 5		The deliverability of your site								
Site Reference	SSJNP 01 Revised									
Site Name and Address	A340 / Cranes Rd. North East of the A340/Cranes Rd Junction (also known as Dixon's Corner)									
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	~ 1.2Hectares									
Estimate how much development could be accommodated on the developable area of the site	18 houses (+ shop option). See appended draft plan.									
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Local connections to all services will be required.									
Highways	A junction with Cranes Rd will be required									
Water Supply	Local connections will be required – no problem is anticipated – except that water and sewerage capacities are already under severe stress in the Loddon Catchment.									
Sewerage	See above									
Would the new development have an impact on local schools?	Minor. The local school is currently 'full', but not all pupils are SSJ Residents.									
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.									
What would be the potential timescale for development on the site?	<table border="1"> <thead> <tr> <th>0-5years</th> <th>6-10years</th> <th>11-15years</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>X</td> <td></td> </tr> </tbody> </table>			0-5years	6-10years	11-15years	X	X		
0-5years	6-10years	11-15years								
X	X									

Appendices - 1. Photographs



1. General Picture of Site looking SW from Junction of Cranes Rd and Cranesfield



2. General view of Site from the NE Corner



3. View West along Cranes Rd to A340 Junction



4. Entrance to Rocon Works on the opposite side of Cranes Rd. Cranes Farmhouse (listed) is located to the left (West) of the brick buildings.



5. *Cranes Farmhouse (Listed) from the Southside of Cranes Rd.*

Appendices 2. Email from David Hopkins, Hampshire County Archaeologist

Nov 20 (2
days ago)

Hopkins, David (ENV) <david.hopkins@hants.gov.uk>

Dear Crawley,

Possible Residential development A340 Cranes road, Sherborne St John

Thank you for your enquiry. I am happy to offer some preliminary insight and guidance as to the archaeology of the development option.

There are no archaeological sites currently recorded at this location, however there are archaeological sites recorded within the vicinity. The site is on the very edge of the chalk, which is generally archaeologically rich, and archaeological work associated with the development on the chalk ridge to the south demonstrated a range of archaeological sites.

The western edge of the site is defined by the line of the Roman road. On the other side of the Roman road are a series of quarries which seem likely to be Roman in origin and to have supplied the flint and chalk needed for the town. Some settlement associated with these quarries should be anticipated in the vicinity. In addition Roman material has been found in the area.

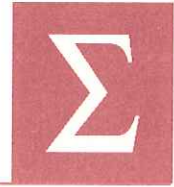
On present evidence it seems very unlikely that archaeological issues will be a constraint to development, but it is likely that some archaeological remains or evidence would be encountered during development. I think it likely that an archaeological condition might be attached to any planning permission to secure some level of archaeological survey before or during development.

The Roman road is a dominant landscape feature and one whose historic origins are well known and easily appreciated by the public. There is an opportunity within the development to acknowledge the line of the Roman road and its influence, perhaps in the site design or layout. This would allow the development to respond positively to its historic context.

I hope these few comments are helpful, but please do not hesitate to contact me if I can help you further,

Yours sincerely
David Hopkins
(County Archaeologist)

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle, Winchester SO23 8UD
Email david.hopkins@hants.gov.uk
01962 832339



Your Ref:

Our Ref:

SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

**PROPOSED MIXED USE ALLOCATION,
HOUSING, RETAIL AND OPEN SPACE
ON LAND SOUTH OF CRANES ROAD AND
EAST OF A340 ALDERMASTON ROAD, SHERBORNE ST JOHN**

Stage 2 Appraisal

1. Further to our Stage 1 appraisal of the potential impacts of proposed development on land south of Cranes Road and East of A340 Aldermaston Road, Sherborne St John you have asked for a more in-depth assessment and this is set out below. It aims to:
 1. Identify the key characteristics of the Conservation Area and Listed Building and the reasons for their designation/listing.
 2. Identify the potential impacts that the proposed development may have upon the character and setting of the Conservation Area and Listed Building and to assess their significance.
 3. Suggest ways in which any impacts might be avoided or mitigated.

This document remains a preliminary assessment. The details of the design of proposed development will be informed by the professional advice of a Heritage Consultant and their report will be submitted with the Planning Application in due course.

2. **Sherborne St John Conservation Area** – was designated in 1983 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. It is one of 44 villages across the Borough that have Conservation Areas for which Appraisals have been prepared. The Sherborne St John Conservation Area Appraisal was published in April 2004 and a copy is attached.
3. **Key Special Characteristics** – Sherborne St John is a long established village with evidence of settlement in the parish from as early as the Iron Age. In 1086 records show that the Manor of Sherborne St John was held by Hugh de Port and passed through various families until it was sold to

Thomas, Lord Sandys of the Vyne in 1550. The village has been influenced by its proximity to The Vyne, a large country house to the north of the village, now in the ownership of the National Trust. Post-war development has been added to the central and southern parts of the village. The village is a rich mix of building styles, watercourses, tracks, road patterns, open spaces and vegetation. Its' topography is one of its' most distinctive features as it enables important views through, into and out of, the historic centre of the settlement. The Conservation Area is divided into two areas that characterise the distinctive qualities of the two parts to the village – the Village Centre and the West End.

4. There are a total of 15 Listed buildings within the Conservation Area – all being Grade II Listed apart from St. Andrews Church which is of outstanding national importance (Grade I). There are a variety of building types mainly dating from the 16th and 19th Centuries which are dispersed throughout the village – often located at key visual points within the streetscene where they make a significant contribution to the special qualities of the Conservation Area. There is a variety of building forms and styles but a degree of cohesion is derived from small groups of similar building types particularly on Vyne Road, Dark Lane, Kiln Road and parts of the West end. There is an overall contribution of hedgerows and at The Square the contribution of mature trees is important in creating a distinctive setting to this important space by drawing together the individual buildings. Some unlisted buildings, dating mainly from the 19th and 20th Centuries are scattered amongst the Listed Buildings and represent an expansion to the village.
5. The proposed development site lies outside the Conservation Area but adjacent to the West End sub-area. It therefore is not subject to the planning policy rigours of a site lying within the Conservation Area but sensitive consideration must be given to any potential impacts upon the setting of the Conservation Area and the Listed Building, Cranes Farmhouse.
6. In the West End sub-area of the Conservation Area the Listed buildings are scattered, with no specific groupings. Cranes Farmhouse lies on the opposite side of the road from the proposed development site. It dates from the 17th, 18th and 19th Centuries and may have 14th Century origins. It is a two storey timber framed house with a later outer cladding of red brickwork in Flemish Bond and cambered ground floor openings.
7. The open spaces within the Conservation Area are an essential feature of the village. Within the West End sub-area of the Conservation Area the only identified spaces of character are those at Dixons Corner and the Pond adjoining Weybrook House. Both are defined, in part, by the long brick wall and vegetation starting at Cranes Farm.
8. Hedgerow trees and blocks of woodland are also prevalent and add a leafy character to many of the approach roads.

9. In terms of the setting of the Conservation Area the village is generally well contained by the surrounding landform. The centre of the village is low lying and the area to the north and south is generally on higher land. Modern developments that define the southern and eastern boundaries of the Conservation Area help retain the essential character of the local streetscene. These include front hedges, large plots and buildings set back from the road.
10. **Potential Impacts.** Development on the proposed development site will lie within the setting of the Conservation Area – West End sub-area- and of the Listed Building, Cranes Farmhouse. Any impact upon the Village Centre or other Listed buildings is likely to be negligible.
11. Impact on views – the site lies to the south of Cranes Road and will form part of the edge of views of the West End sub-area of the Conservation Area to the west along Cranes Road and to the north along A340 Aldermaston Road. The boundaries of the site are marked by hedgerows and some mature trees which currently restrict views into the site. Without this screening the potential impact upon views of the Conservation Area along these roads could be significant but this can be addressed by mitigation. Views of Cranes Farmhouse are limited because it is set back from the road and there are other buildings and vegetation in front of it. Views from Cranes Road are limited to glimpses of parts of the building, mainly up the driveway. The site lies a good distance to the south and there are no views of Cranes Farmhouse across the site itself. The potential impact upon views of Cranes Farmhouse is therefore limited and would mainly be along Cranes Road as part of the streetscene, which includes the frontage of Cranes Farmhouse but there is little visibility of the building itself in the context of the proposed development site.
12. Impact on hedgerows and trees – there are no trees on the site itself but the hedgerows and mature trees along the northern and western boundary do contribute to the setting of the West End sub-area of the Conservation Area and make a significant contribution to views along Cranes Road and Aldermaston Road. Their retention is therefore important.
13. Impact upon important groups of buildings – there are no identified important groups of buildings in the locality apart from at Dixons Corner. These lie on the other side (west) of the A340 and therefore there is limited potential impact upon any important group of buildings.
14. Impact upon important open space – there is no identified important open space in the immediate vicinity of the site apart from the grounds of Cranes Farm and these lie predominantly to the north – away from the proposed site. There is therefore limited potential impact upon important areas of open space.
15. Impact upon Listed Buildings or significant unlisted buildings – the only Listed Building in the vicinity of the site is Cranes Farmhouse. This is of national importance by definition as being included in the Historic England listing of

buildings of special architectural or historic interest. However its special interest is one of local history and architecture and it is not a building of outstanding or exceptional interest, having been altered extensively over the years. The building is set back from the road and lies some distance away from the proposed development site. There is no potential harm to the Listed Building itself and limited potential impact upon its setting. There is some limited potential impact on views of the group of unlisted buildings lying to the west of the A340 on the opposite side from the site but any such impact is unlikely to be significant.

16. In summary the development of the site will have no direct impact upon the Conservation Area or Listed Buildings. There is potential for some significant impact upon the setting of the West End sub-area of the Conservation Area mainly in the context of views along Cranes Road and Aldermaston Road and the character of the streetscene. However this can be suitably addressed by the retention and enhancement of the existing boundary trees and hedgerows so that the views along these roads remain effectively unchanged. There is no material impact upon the main Village Centre sub-area of the Conservation Area.
17. **Potential Mitigation** – measures that can be undertaken to mitigate impact upon the setting of the Conservation Area and Cranes Farmhouse include:-
 - Retention and enhancement of the frontage vegetation along the northern and western boundaries of the site.
 - Setting development well back from Cranes Road and Aldermaston Road.
 - Ensuring a high quality of building design and construction using local building materials such as brick and clay tiles with local detailing and possibly slate roofs for ancillary buildings. Generally windows such as sash or casement windows, doors and door hoods should match existing local types, styles and materials.
 - Keeping development at a relatively low density to reflect the character of the adjoining parts of the Conservation Area.
18. **Conclusion** – any detailed design of development on this site should be informed by a full assessment by a Heritage Consultant but, from a preliminary assessment of the special characteristics of heritage interests, the proposed development will not have any direct impact upon the important characteristics identified in the Sherborne St John Conservation Area Appraisal. The main impacts upon the setting of the Heritage interest in the vicinity of the site will be in relation to the streetscene along Cranes Road and Aldermaston Road. There is a potential for significant impact upon these views but this can be effectively mitigated by the retention and enhancement of frontage hedgerows and mature trees, development being set back into the site, at a comparable density to adjoining areas and of a high design quality reflecting the pattern of surrounding development, existing heights

and massing and constructed from materials that are representative of the best local buildings.

SIGMA PLANNING SERVICES

November 2015

C: S.6516 Rydon.Stage 2 Appraisal/161115

Appendix 4 – Responses from ‘consultation bodies’



Historic England

Mr M Melville
Principal Planning Officer (Policy)
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke, RG21 4AH.

Our ref: HD/P5229/01/PC3
Your ref:

Telephone 01483 252040
Fax

9th December 2015

Dear Matt,

Sherborne St John Neighbourhood Plan - Draft SEA/HRA Screening

Thank you for your e-mail of 2nd December consulting Historic England on the revised SEA screening opinion for the Sherborne St John Neighbourhood Plan.

As you are aware, we responded to the original screening opinion consultation on 14th August 2015. In that response we concluded that, as a consequence of Sherborne St John having a substantial number of designated heritage assets and therefore a sensitive historic environment, and it being intended to allocate a site or sites for 10-15 dwellings, the location of which was/were at that time unknown, the Plan should be subject to a proportionate SEA.

You subsequently reconsulted us on the screening opinion on 2nd September 2015 advising us that it was intended that the Plan would allocate just one site, at Bob's Farm. You also attached an assessment of potential housing sites. However, I was concerned that the development of the Bob's Farm site could have a significant effect on the significance of one or more designated heritage assets and potential non-designated heritage assets, and that the assessment was inadequate in terms of potential impacts on the historic environment. I therefore remained of the opinion that the Neighbourhood Plan should be subject to a proportionate SEA.

However, I understand that the Neighbourhood Plan Group has now identified an alternative preferred allocation site at Cranes Road. I note that the Site Assessment for the site considers both designated heritage assets and the potential archaeological interest of the site (I am pleased to see the consultation with the Hampshire County Council Archaeologist) and that the Stage 2 Appraisal by Sigma considers designated heritage assets. It is interesting to note that the Stage 2 Appraisal concludes that "There is potential for some significant impact on upon the setting of the West End sub-area of the Conservation Area", which could be considered to trigger the need for a Strategic Environmental Assessment.

Cont'd



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Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



However, notwithstanding that point, and the fact that neither the Site Assessment nor the Stage 2 Appraisal refer to the significance of the listed Cranes Farmhouse or designated Conservation Area, I am of the view that the Site Assessment and Stage 2 Appraisal together provide an adequate (if not fully comprehensive - the latter acknowledges that it is still a preliminary assessment) assessment of the degree and nature of likely impacts on the historic environment arising from the development of the site at A340/Cranes Road. (In forming this opinion, I have also had regard to the Conservation Area Appraisal, which does not identify this land as significant to the special interest of the Area, nor any significant views across it into or out of the Conservation Area).

Also important is the fact that both the Site Assessment (in the comments of the County Archaeologist) and particularly the Stage 2 Appraisal identify appropriate mitigation measures, which we will expect to see incorporated as design criteria within the policy allocating this site for development in the Neighbourhood Plan. With this assessment and the mitigation measures, I do not consider that the undertaking of an SEA would provide any additional information in terms of the historic environment, and I am therefore happy to confirm that Historic England no longer considers further assessment through a SEA to be necessary.

I would, however, add the caveat that this revised opinion is on the understanding that the Plan will allocate just this one site for development. Should that change, I will need to consider whether we need to review our opinion on the need for an SEA again.

I would also make two observations. Firstly, National Planning Practice Guidance makes it clear that SEAs of neighbourhood plans need only be proportionate to the environmental impacts that are likely to be significant and the content and level of detail in the plan. In my opinion, much of the work for an SEA should be undertaken anyway to inform the plan, and that with this, and the specific information you have collated on the historic environment, it may not be a big task to put this in the format required for an SEA. Such a structured approach may, in any event, be helpful in preparing the plan. However, secondly, the responsibility for determining at this stage whether an SEA is necessary lies with you and the Borough Council.

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

Thank you again for consulting Historic England.

Yours sincerely,



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

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Mr Matt Melville
Basingstoke & Deane Borough Council
Planning Policy
Civic Offices London Road
Basingstoke
Hampshire
RG21 4AH

Our ref: WA/2011/109908/SE-
04/SC2-L01

Your ref:

Date: 6 January 2016

Dear Mr Melville

Re: Screening of Sherborne St John Neighbourhood Plan - SEA and HRA SA/SEA

Thank you for consulting the Environment Agency on the Revised Strategic Environment Impact Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report for the Sherborne St John Neighbourhood Plan. This consultation was received on 2 December 2015.

After reviewing the screening report, which includes the identified alternative preferred site, and the area's environmental constraints we have no comments to make on your conclusion that a SEA and HRA are not required.

If you require any further information then please do not hesitate to contact me.

Yours sincerely

Miss Donatella Cillo
Sustainable Places | Planning Advisor

Direct dial 0118953 5498

Email: planning-farnham@environment-agency.gov.uk

End



