



Historic England

# **BASINGSTOKE & DEANE BOROUGH LOCAL PLAN**

## **EXAMINATION**

### **ISSUE 5: GREENFIELD SITE ALLOCATIONS**

#### **Q.11.10 POLICY SS3.10 - MANYDOWN**

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252000 Facsimile 01483 252001

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

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available*



## 1. Introduction

- 1.1 Paragraph 2 of the National Planning Policy Framework states that the Framework “*must be taken into account in the preparation of local plans*”. Paragraph 151 requires Local Plans to be “*consistent with the principles and policies set out in this Framework*”. One of the four “tests” of soundness is that the plan should be consistent with national policy (paragraph 182).
- 1.2 Historic England considers that Policy SS3.10 of the Local Plan as submitted fails to be consistent with national policy as set out in the National Planning Policy Framework in respect of the historic environment.

## 2. Historic England’s Case

### The National Planning Policy Framework

- 2.1 The National Planning Policy Framework contains a number of requirements as regards local plans, development management and the historic environment.
- 2.2 Paragraph 151 of the Framework explains that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development and paragraph 9 explains that: “*Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment...*”.
- 2.3 Paragraph 126 states “*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.*”.
- 2.4 Paragraph 132 of the Framework states “*When considering the impact of a proposed development of the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification..... Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, should be wholly exceptional*”.

- 2.5 Paragraph 139 states “*Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets*”.
- 2.6 Paragraph 157 states “*Crucially, Local Plans should “contain a clear strategy for enhancing the natural, built and historic environment” and “identify land where development would be inappropriate, for instance because of its environmental or historic significance*”.
- 2.7 Paragraph 169 requires local planning authorities to have “*up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment*”.

### The Site at Manydown

- 2.8 The site at Manydown is a rich multi-period landscape containing a number of important cropmark sites of later prehistoric and Romano-British date, some of which are scheduled, and one Grade II\* and eight Grade II buildings at Worting Park in the Worting Park Conservation Area.
- 2.9 In accordance with paragraph 126 of the National Planning Policy Framework, these heritage assets, designated and non-designated, should be conserved through the Local Plan. Historic England therefore welcomes and supports, in principle, requirements h), i), and j) of Policy SS3.10.
- 2.9 However, Historic England has identified the need for an initial programme of field evaluation to determine levels of below-ground survival and whether at least some of the non-scheduled remains are of national importance. In principle, all scheduled remains and non-scheduled remains of national importance should be conserved as undeveloped areas within the overall development, with appropriate consideration also given to their setting.
- 2.10 In order to provide clarity to prospective developers and to afford the appropriate level of protection of archaeological remains in accordance with the National Planning Policy Framework, Historic England believes that Policy SS3.10 should therefore explicitly recognise the potential constraint of below-ground archaeology and requirement j) should be strengthened to require a programme of field evaluation in order to identify the location, survival and significance of any archaeological remains as a critical first step in providing for their retention and management.

### **3. Historic England's Suggested Modifications**

3.1 We suggest an additional sentence at the start or end of the Policy;

*“The exact areas suitable for development will be subject to further detailed assessment, particularly of the location, survival and significance of the archaeological remains on the site. In principle, all scheduled remains and non-scheduled remains of national importance should be conserved as undeveloped areas within the overall development. Appropriate consideration should also be given to their setting.”*

3.2 We suggest that requirement j) should be redrafted as:

*“Be subject to an initial programme of field evaluation to identify the location, survival and significance of the archaeological remains on the site and provide for the retention (as undeveloped land, with appropriate consideration of their setting) and careful management of any important archaeological remains and the recording of any other remains to be lost.”*

### **4. Conclusion**

4.1 If Policy SS3.10 was amended as we suggest, Historic England would consider it compliant with the National Planning Policy Framework and sound.

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