



**Basingstoke and Deane Borough Council**  
**Old Basing Conservation Area Appraisal and Management Plan**  
**Supplementary Planning Document**

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

**30/06/2020**

**Executive Summary**

This report details the need for a Strategic Environmental Assessment and/or a full Habitats Regulations Assessment to be produced to accompany the Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document.

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

**Introduction**

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

**Purpose and content of the Old Basing Conservation Area Appraisal and Management Plan SPD**

- 2 Basingstoke and Deane Borough Council, in its role as Local Planning Authority is reviewing all 46no. conservation areas and producing new Appraisal and Management Plan documents to be adopted as SPD. It is anticipated that public consultation on a draft Appraisal and Management Plan for Old Basing Conservation Area will take place in 2020.
- 3 The purpose of the Old Basing Conservation Area Appraisal and Management Plan SPD is to provide more detailed guidance regarding the implementation of the policies of the adopted Basingstoke and Deane Local Plan (2011-2029) (these policies are set out in Appendix 1). The SPD seeks to add greater detail to the Local Plan

policies in relation to the conservation area, designated and non-designated heritage assets and provide guidance on how those policies should be interpreted and implemented. The geographic area covered by the SPD is the Basingstoke and Deane Borough boundary and more specifically the Old Basing Conservation Area as shown in Appendix 2.

- 4 The principle objectives associated with updating the 2003 Old Basing Conservation Area Appraisal are as follows:
  - i. Local Authorities have a **statutory duty** under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to: “from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” and to “designate those areas as conservation areas.”
  - ii. Section 71 of the Act imposes a duty on Local Authorities from time to time to: “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”
  - iii. Section 72 of the Act states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the planning Acts, “**special attention** shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
  - iv. To ensure a consistent and transparent approach to the assessment of planning applications within and in the setting of Old Basing Conservation Area.
- 5 The Old Basing Conservation Area Appraisal and Management Plan SPD will add detail to the policies of the Local Plan by defining the character of the area, and describing features which contribute to significance as well as guidance relating to change in the conservation area and its setting.

### **SEA screening**

- 6 The adopted Local Plan (2011-2029), and the policies that provide the framework for the SPD, was the subject of Sustainability Appraisal (SA) (incorporating SEA). This included assessment of all 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 (inc. SEA) can be viewed here: <http://www.basingstoke.gov.uk/content/doclib/952.pdf>
- 7 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’.

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

<b>Criteria for determining the likely significance of effects of the environment</b>	<b>Potential effects of the SPD</b>	<b>Is there a likely significant effect?</b>
The characteristics of the plan having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The SPD will provide guidance on how to apply policies set out in the Local Plan (most notably policy EM1, EM10, EM11) The adopted Local Plan was prepared with continuous, iterative input from the SA (inc. SEA). The Local Plan was considered sound by an independent Inspector.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD sits in a hierarchy of documents. It does not directly affect any other plans or programmes but is influenced by the adopted Local Plan and other higher tier planning policy documents including the National Planning Policy Framework (NPPF).	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The adopted Local Plan and other higher level policies set the context for achieving sustainable development in the borough. Options considered through the development of the SPD will not change the higher level policy requirements	No

	which have, in themselves, been subject to SA (inc. SEA).	
(d) environmental problems relevant to the plan or programme; and	The Local Plan SA (inc. SEA) identified that policies EM1, EM10 and EM11 will have positive impacts against a number of SA objectives. The SPD will provide further guidance and reinforce relevant parts of the policies.	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 relating to Old Basing Conservation Area.	No
Characteristics of the effects likely having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects;	The SPD includes guidance to support the policies in the Local Plan. The overall impact of the SPD will be positive by maximising the positive environmental effects of development and minimising or avoiding negative impacts. The SPD once adopted will be a material consideration for planning applications determined within the period up to 2029.	No
(b) the cumulative nature of the effects;	There are no likely cumulative effects that would result from the production of the SPD.	No
(c) the transboundary nature of the effects;	There are no transboundary effects (in relation to other EU members states)	No
(d) the risks to human health or the environment (e.g. due to accidents);	No significant risks to human health are envisaged through the application of the SPD.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The SPD is applicable to developments within and around the conservation area of Old Basing.	No

<p>(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</p>	<p>The value and vulnerability of the Old Basing Conservation Area covered by the SPD has been considered as part of the SA (inc. SEA) of the Local Plan. The SPD will provide further guidance and reinforce relevant parts of the policies.</p>	<p>No</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The SPD includes specific advice about development in rural areas, which would help to ensure the high quality of development close to the North Wessex Downs AONB.</p> <p>Neither the conservation area or its setting is located within nor visible from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) or any other national or international protected landscape.</p>	<p>No</p>

### SEA conclusion

- 9 Policies EM1, EM10 and EM11 of the Local Plan (2011-2029), which the SPD particularly relates to, have been subject to detailed and iterative SA (inc. SEA) as part of the Local Plan process. Taking into account the comments of the statutory consultees (see Appendix 3) the conclusion of the screening process is that as the draft Old Basing Conservation Area Appraisal and Management Plan SPD does not make any material changes to the Council' approach to the conservation area (or its setting) or introduce new planning policy, it will not give rise to significant environmental effects. A Strategic Environmental Assessment is therefore not required.

## Habitats Regulation Assessment Screening

- 10 A Habitats Regulations Assessment (HRA) screening report was undertaken for the adopted Local Plan (2011-2029). The documents can be found on the borough council's website here:
- <https://www.basingstoke.gov.uk/content/doclib/384.pdf> (HRA April 2014)
  - <https://www.basingstoke.gov.uk/content/doclib/955.pdf> (HRA Addendum May 2015)
  - <https://www.basingstoke.gov.uk/content/doclib/1420.pdf> (HRA addendum December 2015)
- 11 In relation to policies EM1, EM10 and EM11, the HRA for the Local Plan (2011-2029) concluded the following:
- Policy EM1 - screened out as there is no likely significant effect arising on European sites
  - Policy EM10 - screened out as there is no likely significant effect arising on European sites
  - Policy EM11 - screened out as there is no likely significant effect arising on European sites
- 12 The HRA for the Local Plan (2011-2029) concluded that there were no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the Local Plan (2011-2029). The Local Plan (2011-2029) contains an adequate policy framework to avoid or adequately mitigate effects on European sites. The Local Plan (2011-2029) did not therefore require full Appropriate Assessment under the Habitats Regulations.
- 13 Given the SPD does not introduce new planning policy, the SPD, alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Taking into account the comments of the statutory consultees (Appendix 3), it is therefore concluded that a full Appropriate Assessment under the Habitats Regulations is not required.

## Conclusion

- 1 The council consulted with the three statutory consultees (the Environment Agency, Historic England and Natural England), on the preliminary screening report. Those bodies who responded (Historic England and Natural England, Appendix 3) agreed with the council's preliminary determination that an SEA is not required for the Old Basing Conservation Area Appraisal and Management Plan SPD and, it would not need to be subject to full Appropriate Assessment under the Habitats Regulations.

- 2 **The council therefore concludes that an SEA would not be required for the Old Basing Conservation Area Appraisal and Management Plan SPD, and it would not need to be subject to full Appropriate Assessment under the Habitats Regulations**

**Appendix 1: Extract from the Basingstoke and Deane Borough Local Plan 2011-2029: Policy EM1, Policy EM10, Policy EM11 and supporting text**

**Policy EM1 – Landscape**

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:

- a) The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;
- b) The visual amenity and scenic quality;
- c) The setting of a settlement, including important views to, across, within and out of settlements;
- d) The local character of buildings and settlements, including important open areas;
- e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;
- f) Intrinsically dark landscapes;
- g) Historic landscapes, parks and gardens and features; and
- h) The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.

Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.

Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.



- 6.11 The borough is largely rural in character and includes many locally distinctive, high quality landscapes which are greatly valued by both residents and visitors. It is important to conserve and, where possible, enhance the different landscape character areas of the borough, while accommodating the change needed to address social and economic objectives and meet the needs of communities. Attractive environments are essential to the borough's tourism industry and to the wider economic objectives as well as the health and wellbeing of its residents. There is the potential for development, leisure, recreation and tourism pressure to erode the character and nature of the landscape unless properly managed. It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features.
- 6.12 A comprehensive Landscape Assessment of the borough was undertaken in 2001; this document identified 20 distinct landscape character areas within the borough and summarises the key characteristics, qualities and issues associated with each area. The council has in place a strategy and action plan for dealing with landscape and biodiversity issues set out in the document Living Landscapes (2010). Other relevant documents include community produced Village Design Statements, Neighbourhood Plans and Orders, Countryside Design Summary and the North Wessex Downs Management Plan adopted by the Local Authorities within the AONB.
- 6.13 A proportionate approach shall be applied to development proposals so that the requirements of policy EM1 will be applied flexibly depending on the nature and scale of the proposals. Where considered necessary by the LPA, as a result of the nature and scale of the proposal, a landscape assessment will be required to demonstrate compliance with the criteria of this policy.

### **Implementation and Monitoring**

The policy will be implemented by:

- the advice on and the determination of relevant planning applications; and
- working in partnership with Natural England, and North Wessex Downs AONB.

The policy will be monitored by:

- the objectives and action plans of the relevant strategies and plans set out in the supporting text of the policy.

## Policy EM10 - Delivering High Quality Development

All development proposals will be of high quality, based upon a robust design-led approach.

1. Development proposals (excluding household extensions<sup>1</sup>) will be permitted where they:
  - a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;
  - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;
  - c) Positively contribute to the appearance and use of streets and other public spaces;
  - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents<sup>2</sup>, and which take into account the urban, suburban or rural location of the site;
  - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and
  - f) Minimise energy consumption through sustainable approaches to design.
  
2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:
  - a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
  - b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
  - c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;
  - d) Are visually attractive as a result of good architecture;

<sup>1</sup> Extensions to residential properties will be assessed using the criteria in list 2 of this policy.

<sup>2</sup> Community documents include, for example, Village Design Statements, Community Plans, Neighbourhood Plans and Orders, Urban Character Studies and Conservation Area Appraisals.

- e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and
- f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.

- 6.79 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live, work and enjoy themselves.
- 6.80 The borough contains a wide variety of settlements that vary in size, character, and the role that they play in the local area. The village of Basingstoke contains a vast array of different architectural styles from medieval almshouses to modern landmark office developments. This provides the challenge of responding to the very different design needs of rural and urban areas in terms of density, building styles and materials and highlights the need for a real understanding of the surroundings, local context and character before the design process begins. All future development will be expected to be of the highest quality and design, and respond positively to the local context. The council encourages creative and innovative design where appropriate.
- 6.81 The different villages, villages and landscapes of the borough have a distinctive character. This local distinctiveness of the landscape and built environment is fundamental to creating a 'sense of place' and makes an important contribution to the quality of life enjoyed by the borough's residents and visitors. Developments should positively contribute to this local distinctiveness and sense of place, taking into account the Design and Sustainability SPD, along with designations and locally produced documents that identify the local character and distinctiveness of an area that are valued by local communities.
- 6.82 Future development will assist in the transformation and regeneration of areas such as Basing View and some housing estates to provide them with locally distinctive, high quality environments.
- 6.83 Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space. Further guidance is provided within the Design and Sustainability SPD including guidance on the subdivision of dwellings and Houses in Multiple Occupancy (HMOs).

- 6.84 Good design relates not only to the appearance of a development but also how well it works in practical terms. Streets and other public spaces must be easy for people to find their way around, stimulating, with high quality street furniture providing a safe environment, in accordance with Secured by Design principles<sup>3</sup>. Development should also contribute to providing attractive public areas that promote biodiversity and healthy lifestyles. Development should be flexible, accessible to all and should be able to respond to the challenges of climate change. Residential development should be built to a standard capable of adaptation to enable people to remain in their homes until old age.
- 6.85 Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing buildings (with the exception of householder extensions), shall be designed to minimise energy consumption. This requirement encompasses landform, landscaping, as well as layout, design, orientation, massing and materials. These requirements need to respect the local context and any relevant heritage assets. This approach prioritises ‘passive’ solutions in the form of measures such as high standards of insulation, air-tightness and appropriate orientation. However, as part of the council’s positive strategy to promote energy from renewable and low carbon sources, new development should also be designed to facilitate the incorporation of renewable or low carbon technologies.
- 6.86 Developers should engage early and meaningfully with the local community and their representatives including councillors, where appropriate, in accordance with the guidelines set out in the council’s Statement of Community Involvement<sup>4</sup>. Consultation prior to the submission of an application is a valuable and effective exercise in informing and achieving good design. When putting forward development proposals applicants are expected to explain, through an accompanying Design and Access Statement (when required) how they have taken a design-led approach in accordance with the principles set out in this policy and other relevant council design guidance. Other design guidance includes the Design and Sustainability SPD and its appendices as well as community led planning documents, such as Village Design Statements and Neighbourhood Plans. These community led documents describe the distinctive character of an area and set out design principles to demonstrate how local character can be protected and enhanced.

## Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications

<sup>3</sup> Secured by Design is a Government-backed document, produced by ACPO, which explains how the design of development can reduce opportunities for crime.

<sup>4</sup> The Statement of Community Involvement (SCI) is produced by Basingstoke and Deane Borough Council and sets out the process for community engagement.

- design based guidance set out in the Design and Sustainability SPD and other documents such as masterplans, planning briefs and design briefs
- local design advice arrangements providing independent advice on development proposals.

The policy will be monitored through:

- Building for Life assessments.

Building for Life is a government endorsed method of assessing residential design quality, developed by CABE at the Design Council, Design for Homes and the Home Builders Federation. This provides a method against which to assess schemes and to see how effectively this policy is being applied by the council.

### **Policy EM11 – The Historic Environment**

All development must conserve or enhance the quality of the borough's heritage assets<sup>5</sup> in a manner appropriate to their significance.

Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and

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<sup>5</sup> Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

- 1.87 The council will seek to conserve the heritage assets of the borough for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource requiring careful management. Population growth and development will place greater demands on the historic environment and it is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 1.88 In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals. Where a host building is identified as a heritage asset, it is important to recognise that, whilst 'host' refers to the building that currently exists, in many cases the host building will have been subject to changes over time. In assessing proposals to extend or alter the host building, it will be necessary to take into account the evolution of the building in relation to its original form and character.
- 1.89 In addition to statutory designations, there are a number of non-designated heritage assets across the borough, including historic buildings, archaeological sites and historic landscapes that do not currently have statutory protection. However, despite the absence of designation such assets still have heritage interest and are thus a material planning consideration when relevant planning applications are determined.
- 6.90 In the case of archaeological sites, applicants for planning permission will need to demonstrate that any development which may impact on designated heritage assets has been sensitively located and designed, and that appropriate provision has been made for ensuring the preservation in situ and on-going management, conservation and protection of (whether above or below ground) the heritage asset (satisfying this requirement includes the submission of an appropriate desk based assessment of the heritage asset, and where necessary, a field evaluation). Development proposals which may affect archaeological sites considered to be non-designated heritage assets shall be informed by an appropriate desk-based assessment (and where necessary a field evaluation), and the findings of this assessment will be a material consideration which informs the determination of the planning application.

- 6.91 Where the Local Planning Authority is satisfied that the preservation in situ of archaeological remains is not possible or desirable, the applicant will need to demonstrate that satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.
- 1.92 Where development may affect a heritage asset, applicants will be required to demonstrate a full understanding of its significance and will be expected to address this through the pre-application discussion process. Relevant sources and guidance, including Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, along with any subsequent updates, must be utilised.
- 6.93 The council has and will continue to pursue a proactive approach to the conservation and enhancement of the borough's historic environment. This approach will include the production of a programme for the review of the existing conservation area appraisals and the production of management plans and any other necessary studies and strategies to support the conservation, maintenance and enhancement of the borough's heritage assets. This process will also encompass seeking to identify and facilitate opportunities for the enhancement of conservation areas and the setting of heritage assets which would better reveal their significance.
- 6.94 In addition to the general approach set out above, an important strategic priority for the council is the enhancement of the Top of the Village area which is located within the Basingstoke Village Conservation Area. The council will proactively seek to achieve improvements of this part of Basingstoke in order to ensure that this area fulfils its potential for enhancement of the conservation area. The council will also proactively work towards establishing an effective management plan for the Top of the Village area.
- 1.95 The council will promote and develop the Historic Environment Record (a series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment) by working in partnership with Hampshire County Council to ensure that there is a suitable evidence base upon which to base decision making at all levels. In addition, the council will continue to list locally significant buildings in order to positively identify non-designated heritage assets.

- 6.96 The council will proactively seek to reduce the number of heritage assets currently on the national and local Heritage at Risk Registers and seek to avoid assets becoming ‘at risk’ in the future. The registers will be regularly reviewed and appropriate action will be taken by the council to safeguard buildings most at risk. Where evidence of neglect is reported, or becomes apparent during the course of planning or listed building applications, the council will make contact with owners to draw their attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The council will also work proactively with owners in order to establish an appropriate use for any heritage asset at risk. The council will seek to facilitate the bringing back into use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building, including through its programme aimed at bringing back into use empty homes. If necessary, as a last resort, the council may use its legal powers to secure the future of a heritage asset. A record of other heritage assets at risk, such as archaeological sites, conservation areas, registered parks and gardens will be kept, with due regard to the Heritage at Risk programme devised by Historic England.
- 6.97 In pursuing the aims set out above, the council will have regard to the use of urgent works/repair notices as set out in the Planning (Listed Building and Conservation Area Act) 1990 and the powers of maintenance under Sections 77 or 79 of the Building Act (1984) as well as the use of a Section 215 Notice under the Village and Country Planning Act 1990 (as amended). In taking forward any action, the council will also have regard to the advice set out by Historic England.

### Implementation and Monitoring

The policy will be implemented through:

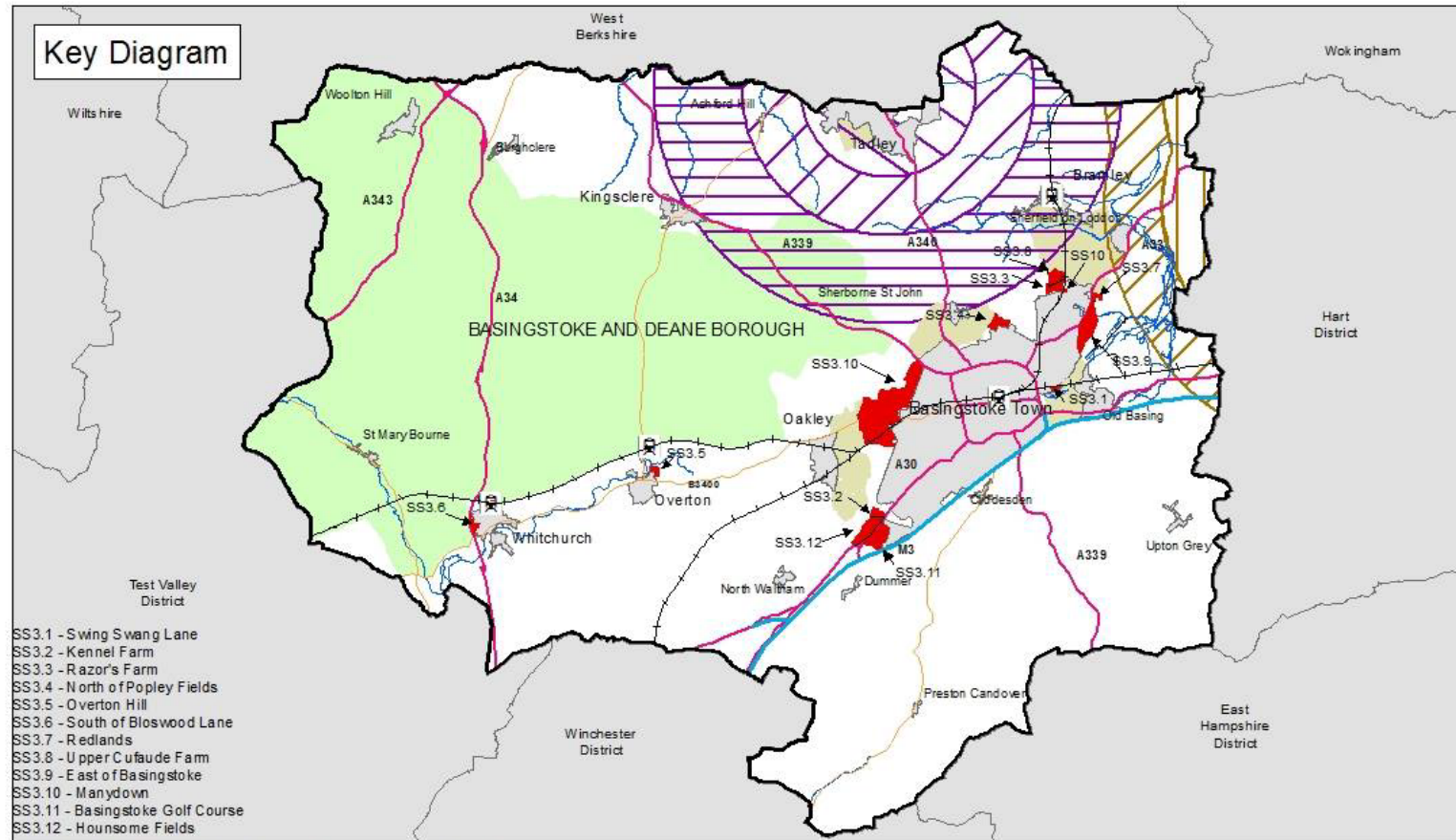
- advice on and the determination of planning applications
- guidance set out in Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, Including through the updating of such documents
- making Article 4 Directions where this is deemed to be appropriate in order to ensure the proper conservation of heritage assets.

The policy will be monitored through:

- the objectives and management plans of the relevant documents, as set out in the text of the policy.



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



Key					
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> Site allocation	<span style="display:inline-block; width:15px; border-bottom:2px solid blue;"></span> Motorway	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%; text-align:center; font-size:8px;">R</span> Railway Station	<span style="display:inline-block; width:15px; height:15px; border:1px dashed purple;"></span> AWE 5km (middle zone)	<span style="display:inline-block; width:15px; height:15px; border:1px dashed orange;"></span> SPA 7km buffer zone	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> North Wessex Downs Area of Outstanding Natural Beauty
<span style="display:inline-block; width:15px; border:2px solid black;"></span> Plan Area Boundary	<span style="display:inline-block; width:15px; border-bottom:2px solid pink;"></span> A Road	<span style="display:inline-block; width:15px; border-bottom:1px solid black; position:relative; top:-2px;">+ +</span> Rail Network	<span style="display:inline-block; width:15px; height:15px; border:1px dashed purple;"></span> AWE 8km (outer zone)	<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid blue;"></span> Rivers	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> Settlements	<span style="display:inline-block; width:15px; border-bottom:1px solid orange;"></span> B Road	<span style="display:inline-block; width:15px; height:15px; border:1px dashed purple;"></span> AWE 3km (inner zone)	<span style="display:inline-block; width:15px; height:15px; border:1px dashed orange;"></span> SPA 5km buffer zone	<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span> Proposed Strategic Gap	

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

Environment Agency

Natural England

Historic England