



Adoption of the Heritage Supplementary Planning Document Cllr Ruffell, Cabinet Member for Planning and Infrastructure

Report to	Council
Ward(s):	All
Key Decision:	No
Appendix 1:	Heritage Supplementary Planning Document (including tracked changes proposed following consultation)
Appendix 2:	Heritage Supplementary Planning Document - Consultation Statement
Papers relied on:	Basingstoke and Deane Local Plan (2011-2029)

Foreword - Cllr Ruffell, Cabinet Member for Planning and Infrastructure

The Heritage Supplementary Planning Document (HSPD) adds further detail to the policies in the adopted Local Plan, which aim to protect and maintain the borough's historic environment, and where possible, enhance the pivotal role this plays in contributing positively towards the character of the borough.

Recommendation:

It is recommended that Council:

- i) Adopts the Heritage Supplementary Planning Document; and
- ii) The Historic Environment: Listed Buildings SPG (2003); The Historic Environment: Buildings of Local Interest SPG (2003); and Farm Diversification and Traditional Farmsteads SPD (2007) be withdrawn.

Background, corporate objectives and priorities

The adopted Local Plan (ALP) forms part of the development plan for the borough and is the starting point for planning-related decision making. Supplementary Planning Documents (SPDs) are material considerations in the planning process and provide an additional level of detail to guide how the policies of the Local Plan should be implemented.

The Local Planning Authority (LPA) is currently updating its suite of Supplementary Planning Documents (SPDs) in order to help support the adopted Local Plan and

guide development across the borough. The council has adopted site specific SPDs for Manydown and the East of Basingstoke and Redlands housing allocations, as well as topic-based guidance relating to Developer Contributions, Design and Sustainability, Housing, Parking, and the recently adopted Landscape, Biodiversity and Trees SPD. A Development Brief SPD for the Upper Cufaude Farm housing allocation site has also been produced and recently went out for public consultation.

The draft HSPD was considered by Economic, Planning and Housing Committee in November 2018 where it received a very positive response. Some minor refinements were suggested and as a result a number of amendments were made to the draft prior to it being published for formal consultation.

The SPD supports the following priorities within the Council Plan 2016-2020:

- maintain and enhance our built and natural environment
- enhance leisure and cultural facilities
- promote strong communities.

Glossary of terms

Term	Definition
ALP	Adopted Local Plan
HSPD	Heritage Supplementary Planning Document
LPA	Local Planning Authority
NPPF	National Planning Policy Framework (2018)
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance

Main considerations

1 Executive summary

1.1 The ALP identifies the need to proactively manage the borough’s highly valued historic environment in order to protect and enhance its quality and distinctiveness while accommodating change. The HSPD will assist in the delivery of this objective by providing detailed and comprehensive guidance to support the implementation of relevant policies, primarily concerning the Historic Environment (EM11), but also Landscape (EM1) and Delivering High Quality Development (EM10), in addition to a number of site specific allocation policies (SS3.1 – SS3.12).

1.2 The HSPD will be applicable to planning applications which concern, or are relevant to, heritage assets, and will also underpin the consideration of listed building consent applications. It will also guide the process of deciding which buildings should be added to the council’s list of Buildings of Local Interest.

- 1.3 This report outlines the consultation that has taken place on the HSPD, the feedback that has been received and the key changes that are proposed as a result.. Upon adoption, the HSPD will become a material consideration in the determination of relevant planning applications. Relevant existing guidance will also be withdrawn.

2 Key issues for consideration

How did the council consult on the SPD?

- 2.1 Public consultation on the draft SPD took place between 26 November 2018 and 14 January 2019 (7 weeks instead of the usual 6 owing to the Christmas period) and was undertaken in line with the requirements of relevant legislation and the Local Planning Authorities' (LPA's) Statement of Community Involvement (2018).
- 2.2 Full details of the consultation are set out in the consultation statement (Appendix 2). These included the following:
- Letters/emails to statutory consultees, stakeholders and residents registered on the Local Plan database;
 - Information provided on the council's website and via social media.
 - Public notices in local newspapers;
 - Documents available to view at reception and local libraries; and
 - The LPA also directly consulted with relevant local interest groups.

What responses were received and how has the document changed?

- 2.3 In response to the consultation the LPA received responses from 12 organisations, public bodies, interest groups and individuals. The following section summarises the issues which have been raised through the consultation and how the SPD has been changed as a result. Appendix 1 is a track changed version of the SPD showing the changes that the LPA is proposing to make. The consultation statement (Appendix 2) details all the comments that have been received and how they have been taken into account in finalising the document.
- 2.4 The most substantial response received has been from Historic England. This is largely supportive, particularly in relation to the comprehensive nature of the document. The comments received focus on refining the detailed wording in some places. It is considered that only fairly minor, subtle alterations are needed in response to the comments provided.
- 2.5 The Basingstoke Heritage Society (BHS) have also responded. They make reference to some concerns they have regarding the deterioration of the historic environment within Basingstoke town. These concerns are

considered pertinent in terms of underlining the importance of producing this SPD. BHS raise particular concern about the Top of the Town, specifically in relation to what they consider to be inappropriate signage. The wording of the SPD has been altered in order to help address their concerns. The BHS also consider that more emphasis could be given to the importance of archaeological sites, particularly Winklebury Iron Age Hill Fort. A minor amendment has also been made in order to address this point.

- 2.6 The Basingstoke Canal Society also provided comments, and queried whether some parts of the canal, which do not currently benefit from any specific protection, could be added to the Local List of Buildings of Architectural or Historic Interest. The document has been amended in order to make reference to the canal. Further work will be undertaken regarding whether the canal should be added to the Local List. A few minor refinements were proposed by the County Archaeologist, including an increased emphasis on archaeological recording and the need to make such recordings publicly available. Kingsclere Parish Council also requested some relatively minor amendments and a number of alterations have been made in light of their comments.

Status of Current Guidance

- 2.7 On adoption, the HSPD will replace the following guidance, which will be withdrawn:

- The Historic Environment: Listed Buildings SPG (2003)
- The Historic Environment: Buildings of Local Interest SPG (2003)
- Farm Diversification and Traditional Farmsteads SPD (2007).

- 2.8 The HSPD also replaces Appendix 4 of the Design and Sustainability SPD (2008), which was withdrawn through the process of adopting the new Design and Sustainability SPD in July 2018.

- 2.9 The HSPD takes the opportunity to provide updated guidance in relation to the issues covered by the documents proposed to be withdrawn, consolidating these earlier documents in order to provide a more holistic and coherent suite of guidance. The opportunity has been taken to update the guidance in light of policy changes which have taken place at national and local level whilst enabling best practice to be incorporated into the council's guidance.

Options analysis

- 2.10 The council could choose not to adopt the HSPD but this approach would miss the opportunity to provide greater detail about the implementation of the Local Plan policies and positively and proactively help to protect the borough's historic environment.

- 2.11 The new SPD has been supported through the consultation process and will help to ensure that new developments reflect current best practice and circumstances.

Corporate implications

3 Legal implications

3.1 From the date of adoption, the HSPD will be a material consideration in the determination of relevant planning applications.

3.2 The draft HSPD was screened in relation to the need for a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) and it was determined that neither were required as the document does not create new policy and does not propose new areas of land use. It is considered that none of the changes proposed as a result of the consultation affect this assessment.

4 Financial implications

4.1 Are there new financial implications arising from this report?

Yes	No
	X

5 Risk management

5.1 A risk assessment has been completed in accordance with the council's risk management process and has identified no significant (Red or Amber) residual risks that cannot be fully minimised by existing or planned controls or additional procedures.

6 Equalities implications

6.1 An Equality Impact Assessment was undertaken to consider the effect of the HSPD on the protected characteristics and the implications for the Public Sector Equality Duty (Equality Act 2010). This concluded that the proposed SPD would not involve any negative impacts. It is considered that none of the amendments which have been made subsequently as a result of the consultation process change that assessment.

7 Consultation and communication

7.1 The draft HSPD has been subject to extensive consultation as set out in Section 2. Once the SPD has been adopted, statutory consultees and others who asked to be kept informed will be notified of its adoption. The SPD, including its adoption statement, will be published on the council's website and made available in line with the relevant legislation and the council's adopted Statement of Community Involvement.

8 HR implications

8.1 There are no HR issues as a result of this report.

Conclusion

9 Summary and reasons for the recommendation

9.1 The Heritage SPD forms an important part of the council's positive approach to protecting and, where possible, enhancing its historic environment. The HSPD provides detailed guidance that applicants and their agents need to consider in order to ensure that they meet the council's requirements relating to heritage issues in respect of relevant planning applications and listed building consent submissions. It also contains additional information concerning how the council fulfils its responsibilities in relation to heritage related issues.

9.2 The consultation has yielded comments from 12 organisations, public bodies, interest groups and individuals. The comments received are largely positive and it is considered that they necessitate only relatively minor alterations to the draft version. It is recommended that Council adopt the Heritage SPD. Current heritage related planning guidance is to be withdrawn alongside the adoption of the new SPD.

10 The options considered and rejected

10.1 It is considered that only small scale changes are required to the draft SPD as a result of the consultation and these are reflected within the appendices. The option of making more significant changes has therefore been rejected.

10.2 Although the council could choose not to adopt the HSPD, this approach would miss out on the opportunity to provide greater detail about the implementation of the Local Plan and aid with the successful preservation of the borough's historic environment.

Date: 28 March 2019
Decision taken by: Council

Lead officer	Matthew Evans
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Confidentiality	It is considered that information contained within this report (and appendices) do not contain exempt information under the meaning of Schedule 12A of the Local Government Act 1972, as amended, and therefore can be made public.