

- 8.57 Where a development proposal is likely to have a significant impact on a conservation area, the applicant should provide the Council with an appropriate detailed assessment of the special interest of the area and how a proposal would conserve or enhance the character and appearance of the area and other benefits identified in line with national policy.
- 8.58 The character of a conservation area is most often created by its buildings and spaces, so the loss of either a single building or a small group (whether listed or not) can have a significant and often disproportionate impact on the area's character and appearance. Any proposal to demolish a building should consider the contribution it makes to the character and appearance of the conservation area and the likely impact of demolition on the conservation or enhancement of the conservation area.
- 8.59 Proposals which would have a significant adverse impact upon the character or appearance of a conservation area would not normally be acceptable in planning terms, except where it is necessary to secure the future conservation of a heritage asset. In such instances the most up-to-date guidance from Historic England will be taken into account²⁸⁴.
- 8.60 The Council will aim to retain existing buildings within conservation areas where they have been identified as contributing to the character or appearance of the area, and will periodically review the identified buildings that make this contribution. There are occasionally cases where demolition could, as a last resort, be accepted. Proportionate justification for such action will be required against the criteria set out in the latest Government guidance including the NPPF, the PPG²⁸⁵ and other relevant guidance notes²⁸⁶. Where the loss of a whole or part of a building is permitted by the Council it will be necessary to ensure that new development will proceed after the loss has occurred as set out in the NPPF. The Council will support proposals for new development in a conservation area or its setting which enhance or better reveal their significance.

Policy DE6: Locally Important Heritage Assets

Introduction

- 8.61 Locally important heritage assets, as defined in Box 11, have been designated by the Council and include around 100 Locally Listed Buildings²⁸⁷ and seven Parks and Gardens of Local Historic Interest. Such assets are considered by the Council to be of local historic, architectural, artistic and/or archaeological interest or make a particular contribution to the character and appearance of an area. While they are non-designated

²⁸⁴ <https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets>

²⁸⁵ www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

²⁸⁶ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

²⁸⁷ Includes 'buildings of architectural and historic interest' within conservation areas.

heritage assets, each case for their conservation or enhancement warrants special consideration in determining any proposals relating to them. This policy may also apply to currently unidentified buildings, structures, landscapes or archaeological remains. These are heritage assets yet to be identified which could become locally important as a result of further assessment.

POLICY DE6: LOCALLY IMPORTANT HERITAGE ASSETS

- 1. Planning permission for a development which affects a locally important heritage asset will be permitted provided that:**
 - a) the location, form, scale, massing, density, height, layout, landscaping, use and external appearance of the proposal conserves or enhances the significance of the asset; and**
 - b) an appropriate historic environment desk based study, supplemented by field evaluation where needed in the case of archaeological interest, has been carried out demonstrating how the proposal will conserve or enhance the locally important heritage asset.**
- 2. Planning permission will only be granted where a proposal could result in harm to, or the loss of, a locally important heritage asset if it:**
 - a) can be demonstrated that the benefits of the development outweighs the asset's historic, architectural, artistic and/or archaeological interest;**
 - b) demonstrates that any new development would proceed within a reasonable and agreed timescale; and**
 - c) ensures all appropriate recording of the building, structure or other feature has taken place before it is lost.**

EXPLANATION OF POLICY DE6

Locally important heritage assets (Points 1 and 2 of Policy DE6)

8.62 When determining planning applications that affect locally important heritage assets, the Council is required to have regard to the scale of any harm or loss and the significance of the heritage asset. When considering proposals the following factors will be taken into consideration:

- The particular contribution of the asset to the special character of the area and sense of place;
- Its value, whether it forms part of an important group of buildings, or a key phase in the historic development of Gosport;

- The importance of the asset in terms of its rarity, archaeological, artistic, architectural or historic interest;
 - The degree of harm proposed;
 - Whether the nature of the asset prevents all reasonable use and whether marketing has demonstrated that it is not viable in the medium to long term; and
 - Whether the benefits (economic, environmental and/or social) of a proposal outweigh the significance of the asset.
- 8.63 Applicant's should use existing available evidence including the Historic Environment Record (HER), historic maps and other evidence (see Box 21) to inform their proposals and set out key considerations in a heritage statement.
- 8.64 There may be some circumstances where enabling development may be acceptable. In these instances, while the proposal would be contrary to policy, it would secure the future conservation of the heritage assets and consequently the benefits would outweigh any potential harm. The Council will use Historic England's guidance on enabling development to assess such proposals²⁸⁸.
- 8.65 Where the loss of a locally important heritage asset is proposed and the developer has provided clear evidence in relation to the above considerations, the Council will only consider such a loss if:
- The proposed scheme is high quality and would enhance the local setting and deliver benefits that outweigh the anticipated harm to heritage significance; and
 - The new development will proceed within a reasonable and agreed timescale.
 - The proposal includes a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.
- 8.66 Development proposals that may affect archaeological sites and monuments that are locally important heritage assets (i.e. not statutorily protected) will be carefully assessed to ensure that the impact on such sites is minimised. Where there is evidence that archaeological remains may exist, the Council will require applicants to produce a heritage statement which should assess the impact of the proposed development upon the archaeological potential of the site and include an archaeological impact assessment. In many instances, this may need to include a field assessment; however in other cases a desk based assessment will be sufficient. This work will need to be carried out in consultation with the County Archaeologist, and its finding fully explained within the heritage statement.

²⁸⁸ <https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets>

- 8.67 Where the physical preservation of archaeological remains is not considered possible or feasible, the Council may require applicants to make provision for investigating and recording. Recording of locally important archaeology will be required where they are to be harmed or lost. Planning permission will be refused where applicants have not sought to accommodate archaeological requirements.
- 8.68 Research and documentation should be deposited with the HER and the relevant Records Office, subject to advice from the County Archaeologist. The results should be publicly disseminated, where appropriate, in order to contribute positively to the area's sense of place and distinctiveness.

Box 21: Historic interest evidence

This list includes the most common sources of local information and guidance, but is not intended to be comprehensive.

Historic Environment Record (HER)

Maintained by Hampshire County Council, this is the archaeology and historic buildings record for the county and includes the Atlas of Hampshire's Archaeology. It is an index to the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens, and industrial monuments in the county.

<https://www.hants.gov.uk/landplanningandenvironment/environment/historic-environment>

Conservation Area Appraisals

Produced by the Council for various Conservation Areas in the Borough.

www.gosport.gov.uk/article/1224/Conservation-Areas

Local List of Heritage Assets

This includes buildings of local interest and locally important parks and gardens using recognised criteria.

www.gosport.gov.uk/sections/your-council/council-services/planning-section/conservation

Gosport Borough Townscape Assessment (GBC 2013)

Provides an assessment of the different character areas within the Borough.

www.gosport.gov.uk/article/1309/Part-E-Topics-Evidence-Studies-and-Guidance

Supplementary Planning Documents

There have also been various SPDs produced for specific areas: Daedalus;

Gosport Waterfront and Town Centre; Marine Parade Area of Special Character and Lee West Area of Special Character.
www.gosport.gov.uk/article/1240/Supplementary-Planning-Documents-SPD

Policy DE7: Areas of Special Character

POLICY DE7: AREAS OF SPECIAL CHARACTER

1. The Council will aim to:

- a) protect the identified qualities of a designated Area of Special Character; and**
- b) identify additional Areas of Special Character where there is appropriate justification.**

2. Within the Marine Parade Area of Special Character (as shown on the Policies Map) development proposals will be permitted subject to the following criteria:

- a) a high standard of design and layout is achieved that reflects the townscape qualities and visual appearance of the seafront; and**
- b) it is in accordance with the guidance set out in the Marine Parade Area of Special Character SPD; and**
- c) vehicular access is achieved via rear service areas, except where it has been demonstrated that it would be preferable to gain access from Marine Parade provided that:**
 - i. it does not have an adverse impact on road safety;**
 - ii. there would be no harmful increase in traffic flow; and**
 - iii. it would not be detrimental to the overall character and design of the area.**

3. Within the Lee West Area of Special Character (as shown on the Policies Map) development proposals will be permitted subject to the following criteria:

- a) a high standard of design and layout is achieved that reflects and where possible, reinstates, the townscape qualities and visual appearance of the area of special character; and**
- b) it is in accordance with the guidance set out in the Lee West Area of Special Character SPD.**