

POLICY LP13: LOCALLY IMPORTANT HERITAGE ASSETS

- 1. The Borough Council will aim to conserve or enhance locally important heritage assets and will consider revisions to the Local List of Heritage Assets dependent on any new information.**
- 2. 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 asset; and**
 - b) an appropriate historic desk based study, or field evaluation in the case of archaeological interest, has been carried out demonstrating how the proposal will conserve or enhance the locally important heritage asset.**
- 3. 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 historical, architectural or archaeological significance;**
 - 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.**
- 4. If it is determined through the relevant evidence that currently undesignated buildings, structures landscapes or archaeology are of local significance, the above points (1-3) will apply.**

EXPLANATION OF POLICY LP13

Overall approach (Point 1 of Policy LP13)

- 8.62 Locally important heritage assets include Locally Listed Buildings, Parks & Gardens of Local Historic Interest, archaeological sites that are not of national importance and other features of the historic landscape.
- 8.63 The Locally Listed Buildings are considered by the Borough Council to be of local historic or architectural interest or make a particular contribution to the character and appearance of an area. In each case their conservation or enhancement warrants special consideration in determining any proposals relating to them.
- 8.64 There are also a number of important historic parks or landscapes in the Borough including Parks & Gardens of Local Historic Interest which have been identified on the Hampshire Register of Historic Parks & Gardens¹³⁷. These add significant value to the sense of place and often form the setting of Listed Buildings or are located within Conservation Areas.
- 8.65 The latest Local List of Heritage Assets includes Locally Listed Buildings and Parks & Gardens of Local Historic Interest.¹³⁸ From time to time it may be

¹³⁷ based on research carried out by Hampshire County Council and the Hampshire Gardens Trust.

¹³⁸ Currently the Local Listed Buildings can be found at <http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/conservation/>

necessary to add further buildings structures and parks to the list and this will be undertaken using the methodology detailed in Appendix 2. These additional heritage assets will be covered by Policy LP13.

- 8.66 Archaeological sites are identified on the Archaeology and Historic Buildings Record (AHBR) and selection for inclusion is subject to the agreement of the County Archaeologist.
- 8.67 In appropriate cases the Borough Council will consider the use of Article 4 Directions to remove permitted development rights where this would safeguard features of importance.

Development proposals affecting a locally designated asset (Points 2 and 3 of Policy LP13)

- 8.68 Although Locally Important Heritage Assets do not enjoy the protection of statutory listing, the Borough Council will afford considerable and appropriate weight to the desirability of conserving and enhancing buildings or structures contained on the Local List of Heritage Assets. The applicant should use existing available evidence including the AHBR, historic maps and other evidence (see Box 8.1) to inform their proposals and set out key considerations in a heritage statement.
- 8.69 When determining planning applications which affect Locally Important Heritage Assets the Borough 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 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
 - The benefits (economic, environmental and/or social) of a proposal outweigh the significance of the asset.
- 8.70 There may be some circumstances where enabling development may be acceptable. In these instances the proposal would be contrary to policy but it would secure the future conservation of the heritage assets and consequently the benefits would outweigh any potential harm. The Borough Council will use Historic England's guidance on enabling development¹³⁹ to assess such proposals.

A combined 'Local List of Heritage Assets' will be available later.

¹³⁹ <https://www.historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/>

- 8.71 Where a loss of a locally important heritage asset is proposed and the developer has provided clear evidence in relation to the above considerations the Borough Council will only consider such a loss if:
- The proposed scheme is of high quality which enhances the local setting; and
 - That the new development will proceed within a reasonable and agreed timescale.
- 8.72 Development proposals which may affect archaeological sites and monuments that are not statutorily protected (i.e. local important heritage assets) will be carefully assessed to ensure that the impact on such sites is minimised. Where there is evidence that archaeological remains may exist, the Borough 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.
- 8.73 Where the physical preservation of archaeological remains is not considered possible or feasible, the Borough 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.
- 8.74 Research and documentation should be deposited with the AHBR and relevant Record Office, subject to advice of the County Archaeologist. The results should also be publicly disseminated, where appropriate, in order to contribute positively to the area's sense of place and distinctiveness
- Undesignated and unidentified heritage assets that are of equivalent significance to locally important heritage assets (point 4 of Policy LP13)
- 8.75 There are likely to be buildings, structures, landscapes and archaeology within the Borough that are of equivalent significance as locally designated heritage assets but are currently undiscovered (particularly in relation to archaeology) or their significance has yet to be appreciated. Consequently if as part of the necessary heritage investigations to inform a planning proposal, it has been demonstrated that such assets are equivalent to existing locally important heritage assets it will be necessary to apply Policy LP13.
- 8.76 The County Council Archaeology section advise that there may be further archaeological discoveries in the Borough including from: the prehistory period, which is poorly understood; and the Roman period which is currently underrepresented despite Gosport occupying a strategic location at the entrance to Portsmouth Harbour. The paucity of information for these periods is a reflection of the lack of past archaeological investigation rather than necessarily an indication of genuine absence of archaeology. There is consequently the potential for previously unidentified archaeological sites to be disturbed by development. Assessment for the potential for previously unidentified archaeological sites should be included within any heritage statement submitted.
- 8.77 On occasion when the presence of archaeological remains only becomes apparent after development has commenced, the Borough Council will seek

to negotiate with the applicant to preserve or excavate the remains as appropriate in consultation with the County Archaeologist or other appropriately qualified archaeologist.

OTHER DESIGN POLICIES

POLICY LP14: AREAS OF SPECIAL CHARACTER

- 1. The Borough 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 and the guidance set out in the Marine Parade Area of Special Character SPD:**
 - a) a high standard of design and layout is achieved that reflects the townscape qualities and visual appearance of the seafront;**
 - b) there is proper and adequate protection given to the residential amenities of neighbouring properties; 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.**

EXPLANATION OF POLICY LP14

Overall approach (point 1 of policy LP14)

- 8.78 Areas of Special Character are considered to be local areas that have recognised townscape qualities such as a strong sense of cohesion and sense of place; and where particular design characteristics have been identified as worthy of being safeguarded. Such areas do not have the historic or architectural qualities to be designated as a Conservation Area and therefore do not have the same controls or policy tests. However the areas do have characteristics that add substantially to the character of the local area.
- 8.79 These characteristics will normally have been considered in the Borough Council's latest townscape assessment. In order to identify any new Areas of Special Character it will be necessary to undertake detailed character appraisals of an area in order to ascertain whether any such designation can be sufficiently justified. If there is merit in designating an Area of Special Character it will be necessary to identify those features which are particularly important to maintaining the character and local distinctiveness of that area. Further planning guidance for such areas will be contained in a Supplementary Planning Document and subject to public consultation.