

# GUIDANCE MANUAL FOR DESIGNATION & REVIEW OF CONSERVATION AREAS

Planning Service  
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These notes are supplied for guidance only. No warranty can be given by Test Valley Borough Council as to their accuracy.

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## **CHAPTER 1: GENERAL INTRODUCTION**

### **Proposed and Context of this Guidance Manual**

The purpose of these Guidance Notes is to provide elected Members, Parish Councillors, Council staff and other members of the public with explanatory notes and general guidance on the review and designation of Conservation Areas in the Test Valley. This will enable shorter planning reports to be prepared and avoid the repetition of information that may be common to most Conservation Area Designations in the borough. English Heritage advises that areas should be assessed against locally related criteria to ensure a consistent approach across the borough. In addition, experience in the Courts has stressed the importance of providing Members with all relevant information, so that there can be no doubt that the Local Authorities responsibilities have been properly discharged in these matters.

When a Conservation Area is designated it has major land use implications for both the Local Authority and individual property and landowners. There is no right of appeal or Public Inquiry procedure, (except by judicial review which can be onerous and expensive), and this places a special duty to ensure that all material matters are taken into account at the time the conservation area is designated or reviewed.

### **Government and English Heritage Guidance**

These Guidance Notes refer to and include advice on the designation and management of conservation areas in English Heritage Guidance Notes 'Conservation Area Practice' and 'Development in the Historic Environment' as well as Planning Policy Guidance 15: 'Planning and the Historic Environment'. They also refer to policies and supplementary planning guidance contained within the Borough Plan.

### **Background**

Since the concept of Conservation Areas was first introduced in 1967, the approach to designation has changed considerably. In common with other areas of legislation aimed at protecting the built and natural environment additional planning controls have also been introduced in Conservation Areas.

There are now over 8,000 Conservation Areas across the country and in general they cover much larger areas than when they were first introduced. This has given rise to concern being expressed from Government and other organisations over the criteria that are applied when Conservation Areas are designated. English Heritage has stressed the need to look at these areas more critically, particularly in terms of the effectiveness of designation in relation to the planning process. Section 54A of the Town and Country Planning Act 1990 emphasised the importance of including firm Conservation Area policies in the Local Plan, which in turn must be based on a clear definition of what constitutes the special architectural

and historic interest which warranted designation in each case (in the form of Conservation Area Character Appraisals).

English Heritage in 'Development in the Historic Environment' and 'Conservation Area Practice' provides useful guidance on policy, procedure and the management of Conservation Areas. These documents introduced the notion of Conservation Area Character Appraisals, which are now a requirement when designating new or revising existing Conservation Areas. There is a present no statutory duty to produce Character Appraisals for existing areas, although their existence (or absence) will be a material consideration at appeal.

Character Appraisals require a thorough assessment of each Conservation Area. The purpose is to "... *define the special architectural or historic interest which warranted area designation in a published and detailed character analysis*". The intention is to make the reasons for designation explicit, readily available and easily understood.

### **Importance of Conservation Areas**

There is firm public support for the conservation and enhancement of historic areas of distinctive quality and character. However the demand for the review of conservation areas tends to vary depending on the historic quality of the area, the degree of public interest and the perceived development pressures. English Heritage comments as follows: -

*"Such areas have a strong sense of place and, by suggesting continuity and stability, provide points of reference in a rapidly changing world: they represent familiar and cherished local scenes. A mixture of historic buildings, frequently reflecting an older framework of streets and spaces will almost always be visually pleasing, whether the buildings illustrate the local vernacular refined over time, the calculated proportions of Georgian buildings, the exuberance of Victorian commercial architecture, or a mixture of these and landscape features. All Conservation Areas will contribute in some way to the quality of the lives of those who live, work, shop or play in them."*

### **Need for the Review**

Test Valley enjoys a rich and varied heritage ranging from towns and villages set in attractive countryside and parklands. The character of these areas is extremely fragile and can be easily lost as much through gradual unobtrusive change as through larger more obvious development.

The need for comprehensive review of Conservation Areas was first realised in 2001 with appointment of the Historic Areas Officer. A report outlining the Conservation Area programme and the timetable for reviews were approved by the Executive in April 2002 and December 2003 respectively.

Designation is only the first step towards the protection of the special architectural and historic interest of an Area and will not by itself be effective unless it is complemented by the

application of development control and other planning policy measures aimed at preserving or enhancing the area's special architectural or historic interest.

## **CHAPTER 2: THE LEGISLATION**

### **Background**

Conservation Areas were first introduced by Civic Amenities Act (1967). This was the first time legislation was introduced to protect complete areas of distinctive character rather than individual buildings of architectural or historic interest.

The initial Act however lacked any real legislative teeth. The Town and Country Amenities Act (1974) placed a duty on Local Authorities to prepare proposals to preserve and enhance Conservation Areas, and introduced legislation to control demolition of unlisted buildings in Conservation Areas. The Act also required owners to give six weeks notice to the Local Planning Authority of any proposals involving the felling, topping or lopping of trees in Conservation Areas. This enabled Local Authorities to have time to make a Tree Preservation Order if it was not possible to reach an agreement with individual owners.

The introduction of these additional controls made the earlier designations out of date since it was now possible to protect unlisted buildings from demolition as well as open spaces where trees formed a significant part of the character of the area.

The Local Government (Planning and Land Act) 1980 introduced control over development outside Conservation Areas and this put a greater significance on the importance of Conservation Areas for the control of development in historic areas.

In 1987 DoE Circular 8/87 introduced guidance on Conservation Area Best Practice as well as listed buildings and other conservation issues.

In 1988, the Town and Country Planning General Development Order introduced control over certain development in Conservation Areas which would otherwise be permitted, such as "roof extensions", the application of stone or other cladding to the exterior of buildings and the erection of satellite dishes on front elevations. This was amended in 2008 under the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The Planning (Listed Buildings and Conservation Areas) Act 1990 consolidated all previous legislation relating to Conservation Areas.

The Planning Policy Guidance Note (PPG) 15, which was issued in September 1994, replaced Circular 8/87. This placed greater emphasis on the need to properly assess the special interest of the area by applying consistent local standards for designations, awareness of the implications of designation and the greater public consultation and publicity.



## Present Legislation

The responsibility for the general legislative and policy framework in respect of Conservation Areas rests (at the time of writing) with the Department of Culture, Media and Sport. However, the Planning Inspectorate is responsible for deciding appeals against refusal of Listed Building or Conservation Area.

The following sections from The Planning (Listed Buildings and Conservation Areas) Act 1990 apply to Conservation Areas: -

### **S69 (quoted in full)**

- (1) *Every local planning authority -
  - (a) shall 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
  - (b) shall designate those areas as conservation areas.*
- (2) *It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of there are should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.*
- (3) *The Secretary of State may from time to time determine that any part of a local planning authority's area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.*
- (4) *The designation of any area as a conservation area shall be a local land charge.*

**S71** requires authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Such proposals shall be submitted to a public meeting in the area to which they relate and shall have regard to the public's views.

**S72** requires authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising their powers under the Planning Acts.

**S73** requires authorities to advertise applications, which they consider, will affect the conservation area.

**S74** and **S75** control the demolition of buildings within conservation areas (with the exception of ecclesiastical buildings in use, Listed Buildings, Ancient Monuments or certain other cases).

**S76** gives the Secretary of States powers to direct that a local authority may carry out urgent works to preserve unoccupied buildings in conservation areas.

**S77** enables loans or grants to be made towards the preservation or enhancement of conservation areas. **S78** enables such grants to be recovered under certain circumstances.

### **Planning Policy Guidance 15: Planning and the Historic Environment**

This was issued jointly by the Secretaries of State for the Environment and National Heritage in September 1994. It provides *inter alia* a full statement of Government policies for the assessment, designation and management of Conservation Areas. It explains the role played by the planning system in their protection. The section dealing with the assessment and designation of Conservation Areas is printed in Appendix C.

Note:

At the time of writing both Planning Policy Guidance 15: 'Planning and the Historic Environment' and PPG16: 'Archaeology and Planning' were the subject of review. It is likely that a revised government guidance note will be produced covering the whole of the Historic Environment including Conservation Areas but this has not been confirmed yet.

## CHAPTER 3: GUIDELINES FOR DESIGNATION

### Background

There are no detailed guidelines for the review or designation of Conservation Areas, although English Heritage Guidance Note 'Conservation Area Practice' goes some way towards filling the gap.

### Selection of Areas

English Heritage makes it clear that the designation of Conservation Areas is a matter for the judgement of local planning authorities guided by specialist professional advice. It stresses the need to establish a consistent and responsible approach to the review of conservation areas which takes into account locally related criteria. English Heritage suggests that this is best done in connection with the preparation or review of a district wide local plan.

### Designation Considerations

Both English Heritage and the Secretaries of State advise that although local planning authorities have a duty to designate conservation areas this must be balanced against the need to provide adequate resources to fulfil the duties commensurate with designation without which the principle of designation could be devalued.

Before designating a conservation area, a proper assessment should be carried out to determine whether the area in question is of sufficient value to meet the test, i.e. "an Area of Special Architectural or Historic Interest". Conservation area designation should not be considered simply because it is an attractive place or in response to a particular threat. Conservation Area designation is sometimes wrongly perceived as a way of preventing unwanted development, which is **not** the case, nor should it be used as a tool for so doing.

- Pressure is often put on local authorities to draw wide boundaries around rural conservation areas as a way of protecting open countryside from development or for controlling certain activities (e.g. agricultural operations) which do not fall within the definition of development. This is **not** the function of a conservation area. While it may be valid to include land within a conservation area where it can be demonstrated that there is a clear relationship between the area of land and the historic core of the settlement and its setting, English Heritage advises in 'Conservation Area Practice' that *"the immediate setting of the area also needs to be carefully considered and within reason included in the boundary if protection is desirable."* However it goes on to say that *"conservation area designation is not generally an appropriate means of protecting the wider landscape. Circumstances where it is appropriate may include historic gardens and parkland associated (or formerly associated) with buildings and containing trees and structures deserving protection, areas where the man-made component is particularly significant or the immediate setting and landscape"*

## **Planning Policy Guidance 15: Planning and the Historic Environment**

The following guidance is given in paragraphs 4.1 – 4.2 of the PPG (see Appendix C).

*“There are now more than 8,000 Conservation Areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to Authorities to give effect to conservation policies for a particular neighbourhood or area.*

*It is the quality and interest of areas, rather than that of individual buildings, which should be the consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular ‘mix’ of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.”*

The PPG goes on to advise local Authorities to establish consistent local standards when designating new or reviewing existing conservation areas. In para 4.4 it states that *“the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for Local plan policies and development control decisions”*.

Criteria for measuring special interest and for drawing up boundaries of conservation areas were presented to the Executive on 3<sup>rd</sup> April 2002 (see Appendix D).

PPG 15 explains that *“an Authority’s justification for designation, as reflected in the assessment.....is a factor which the Secretary of State will take into account in considering appeals against refusals of conservation area consent for demolition and appeals against refusals of planning permission”*.

Para 4.4 outlines some of the criteria for assessment.

*“The definition of an area’s special interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment: the topography – for example, thoroughfares and property boundaries – and its historic development; the archaeological significance and potential; the prevailing building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the area*

*and also trees and other green features. The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area”.*

PPG 15 then refers to English Heritage guidance note ‘Conservation Area Practice’ for further detailed advice on assessment.

Further guidance on the inclusion of areas that do not contribute to the overall character of the area is given in Para 4.17 under the heading “Use of Planning Powers in Conservation Areas”.

*“Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area”.*

It can be assumed from this that it is considered appropriate to include such areas providing of course the overall character of the area meets the other criteria.

### **English Heritage Guidance Note: Conservation Area Practice**

In this Guidance Note, English Heritage gives further advice on the assessment of areas. It considers that many earlier conservation areas were too narrowly drawn, for instance, omitting the full extent of the rear plots or closes, often of archaeological interest, which form part of the essential framework of an historic settlement. In such cases, extensions of the existing boundary will be appropriate. English Heritage also advises that the immediate setting of the area needs to be considered carefully and, within reason, included in the boundary if protection is desirable.

### **Conservation Area Character Appraisal**

English Heritage comments that Conservation Areas can vary greatly in their nature and character ranging from historic town or village centres, eighteenth and nineteenth century suburbs, model housing estates, country houses set in their historic parks, lengths of canal and other examples of historic transport links. It advises that the formal assessment and definition of “special architectural or historic interest’ ideally should be based on a detailed analysis of the area. It points out that the form of appraisal will be different in each case but suggests that the following checklist:-

- **The origins and development of the topographic framework.** This is most clearly shown on maps and should draw particular attention to the survival of historic elements which have determined the form of the modern topography; for example, the medieval road pattern, former defensive lines, burgage plots, and other significant boundaries, formal layouts, and the relationship of buildings to open spaces.

- **The archaeological significance and potential of the area, including any scheduled ancient monuments.**
- **The architectural and historic quality, character, and coherence of the buildings, both listed and unlisted, and the contribution which they make to the special interest of the area.** This should include a general description of the prevalent types and periods of buildings, their essential characteristics, and their relationship to the topographic framework. Buildings (listed and unlisted) and groups of buildings which contribute positively to the character or appearance of the area should be identified on a map.
- **The character and hierarchy of spaces, and townscape quality.** The importance of spatial quality and the form of its enclosure in the townscape needs to be stressed, as do important views into and out of the conservation area. Key settlement edges should be defined, where applicable.
- **Prevalent and traditional building materials.** The range of traditional materials prevalent in the area for buildings, walls, and surfaces, particularly those which are characteristic of the local vernacular styles, should be defined and described.
- **The contribution made by green spaces, trees, hedges, and other natural or cultivated elements to the character of the area.**
- **The prevailing (or former) uses within the area, and the influence of these on the plan form and building types.**
- **The relationship of the built environment to landscape or open countryside, including definition of significant landmarks, vistas and panoramas, where appropriate.**
- **The extent of loss, intrusion, or damage, i.e. the negative factors.** Features which detract from the special character for the area, and which provide opportunity sites where change is to be encouraged, should also be identified.
- **The existence of any neutral areas.** Those areas which neither enhance nor detract from the character or appearance of the conservation area.

### **Assessing the Historic Interest or Character of Unlisted Buildings**

A checklist of criteria has been suggested by English Heritage to assess whether an unlisted building makes a positive contribution to a Conservation Area. See Appendix E. The architectural or historic quality of the buildings will be a determining factor as to whether they merit inclusion in a Conservation Area.

### **Setting of the Conservation Area**

Several of the rural conservation areas within Test valley include fields and open spaces, because at the time of designation it was considered that they contributed to the setting of the conservation area. Some of these areas no longer justify inclusion within conservation areas. As each conservation area is reviewed these areas are being examined carefully to determine whether it would be more appropriate to use countryside policies within the Local Plan to protect the setting.

A legal case Judge in R v Canterbury City Council ex parte Halford 1992 (known as the Barham judgement) made it clear that there was a limit as to what could be considered to be the setting of an historic settlement and English Heritage has made it clear that it does not see the designation of conservation areas as a way of protecting open countryside.

The difficulty with villages and hamlets is where to draw the boundary, as it could be argued that the whole of the surrounding countryside contributes to the setting of the conservation area. A balance has to be struck but as a general guideline a clear and close relationship needs to be demonstrated between the area of land and the historic core of the settlement.

## **CHAPTER 4: APPLICATION OF THE ENGLISH HERITAGE GUIDELINES TO TEST VALLEY**

The publication of the guidance notes from English Heritage, now supported by PPG 15, is particularly useful in helping to ensure a greater degree of consistency in the assessment of areas throughout the country. Even so there will still be some degree of variation in interpretation and opinion as to whether an area is sufficiently 'special' to warrant designation.

English Heritage's guidance notes confirm the approach adopted by this Authority in the assessment, procedure and designation of Conservation Areas. The importance of public consultation, detailed assessment and adequate information to Members is also stressed as is the need for the establishment of consistent local standards for designation. These are set out in Appendix D 'Criteria for Monitoring Special Interest' and for drawing up boundaries of Conservation Areas.

### **Urban Areas**

As most listed buildings are pre-1840, the mid-nineteenth century has tended to be in the past a notional cut-off point when assessing "historic interest" in urban areas. More recently, however, Conservation Areas have been designated to include much later periods of urban development where the architectural quality and character of the area is of sufficient merit.

These later periods of development will need to be taken into account in the review of Romsey and Andover.

### **Village and Rural Areas**

The character of villages is often created as much by the trees, lanes, grassy banks and hedgerows as by the buildings themselves which are often screened from view to the general public.

The protection given to trees through designation means that boundaries to village conservation areas can be extended to protect the settings within the guidelines outlined above.

The relationship with the topography often results in important vistas when viewed both from the inside and the outside of villages. Rivers and other features often contribute to the setting of a village. Village settlements, hamlets and smaller groups of buildings are often of considerable age and early maps can be used as part of the assessment of the historic interest of these and other areas in the countryside.

### **Historic Parks and Gardens**

The Borough is particularly rich in parklands. Hampshire County Council in association with Hampshire Gardens has issued a comprehensive Register of Parks and Gardens of Historic, Horticultural and amenity value in Hampshire.



Each parkland is a unique landscaped area, with a collection of mature trees conceived and planted to a grand overall scheme, to provide a fitting setting to country houses, many of which are now historic buildings included in the List of Buildings of special Architectural or Historic Interest.

A typical parkland consists of a perimeter belt of trees, enclosing open pastureland with isolated clumps of trees, tree belts, avenues and single specimen trees. Other features might include lakes, rivers or canals, classical structures and flower beds close to the main house, and there is often a walled garden with greenhouses to provide vegetable produce, fruit and flowers for the household. The park boundary is sometimes defined by an imposing wall or railings and the gateways are often very ornamental with an attractive gatekeeper's lodge nearby. These lodges were often of very ornate design.

Many of these parklands were constructed during the Georgian influenced by well-known landscape designers, such as Lancelot "Capability" Brown or Humphrey Repton. Historic boundaries of parklands can often be identified from early maps.

A number of historic parks and gardens have been included in the Register of Parks and Gardens of Special Historic Interest compiled by English Heritage, which has graded these landscapes in a similar way to listed buildings. These landscapes form an essential part of the Borough's heritage. Where development is proposed within or adjacent to a registered historic park or garden English Heritage is consulted. There are also a number of parks and gardens of local significance on the Hampshire Register.

See Appendix F for historic parks and gardens on the national and local register which are in or near Conservation Areas in Test Valley.

### **Archaeology**

Most settlements contain archaeological evidence which helps to explain their origins and the early development of their built form, economy, industry and the life styles of former inhabitants.

Areas of Archaeological Potential have been identified for Conservation Areas within the Borough. This is based on information produced for Hampshire County Council in 'Historic Rural Settlements in Basingstoke and Deane and Test valley – an archaeological and historic survey 1995' and 'Extensive Urban Survey Hampshire and Isle of Wight's Historic Towns 1999' .

It is likely that if archaeological remains exist, that they will be found in these areas of High Archaeological Potential. If development is proposed the impact that it may have on these remains is a material consideration in the planning process. Archaeological recording is likely to be a requirement therefore when planning consent is granted for development in such areas.

## **CHAPTER 5:       IMPLICATIONS OF DESIGNATION**

Before designating a Conservation Area it is important that the implications of designation are fully understood. There are implications for both owners of buildings and land in Conservation Areas as well as for local authorities.

### **Local Authorities' Duties**

- Local planning authorities have a duty from time to time to review the extent of designations and, if appropriate, to designate further areas (S62(2)2).
- To formulate and publish proposals for the preservation and enhancement of Conservation Areas in their district, and submit them to public consultation (S71).
- In exercising their planning powers, local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (S72).

### **Implications for the Local Authority**

- Conservation Area consent is needed for the demolition of unlisted buildings.
- Six weeks notice must be given to the local planning authority of any intention to top, lop or fell trees within a Conservation Area (subject to specific exceptions). The authority may grant consent or, if necessary make a Tree Preservation Order.
- Planning applications for development which would in the opinion of the local planning authority affect the character or appearance of the Conservation Area must be publicised and any representations received must be taken into account when determining the application.
- Additional controls apply to roof extensions, cladding, satellite dishes on front elevations and some extensions.
- The local planning authority may be authorised by the Secretary of State to carry out urgent works to preserve unlisted buildings which are unoccupied.
- Additional controls (in the form of Article 4 Directions) may be needed to protect unlisted buildings from unsympathetic minor alterations which may damage the character of the conservation area.
- Policies in the Borough Local Plan relating to Conservation Areas will be a material consideration when applications for planning permission or conservation area consent are considered.

- It will be necessary for different departments of the local planning authority (and the Highway Authority in so far as street works are concerned) to understand the significance of designation and to act in a co-ordinated manner.

### **Implications for the Secretary of State**

The Secretary of State must take into account the requirements and policies in the legislation, Structure and Local Plans when considering amongst other things:-

- Appeals against refusals for planning permission and conservation area consent;
- Appeals against refusals for consent to top, lop and fell trees protected by a Tree Preservation Order;
- Applications for confirmation of Article 4 Directions;
- Confirmation for Areas of Special Advertisement Control.

### **Implications for Owners and Residents**

- When a property is purchased in a conservation area purchasers are informed through their search that the area is of special architectural and historic interest. This appears as a local land charge.
- Greater restriction and control in regards to certain minor alterations to buildings and felling of trees (for further details see “Implications for Local Authorities”) and Test Valley Borough Council’s leaflet ‘Conservation Area – an introduction’). This can also be viewed on the Council’s web page. Go to Planning & Building go to Conservation, Design & Heritage and click on ‘Conservation Areas : an Introduction.
- Building costs may be higher for certain repairs or alterations but this may be outweighed by the advantages of the control of development and other positive conservation measures aimed at maintaining the character and appearance of the area and the beneficial effect this is likely to have on property values. The requirement to advertise applications and the need to take into account local views may also be seen to be a positive benefit in protecting and enhancing the quality of the area.

### **The Decision to Designate**

The decision to designate a Conservation Area is comparable to a major land use policy decision. It is vital, therefore, that only areas which are demonstrably of **special architectural or historic interest** should be designated, because of the responsibilities and implications designation confirms. Members may decide to hold a site visit before deciding on the final boundaries of a proposed designation.

### **Maintaining Public Support and Interest**

The decision to review an area for possible designation may be prompted by public interest, such as representations made by a Parish Council or local amenity society. Advertising post

designation provides an opportunity to test and consolidate public support which is important if policies directed towards the preservation or enhancement of the character or appearance of the area are to succeed. The consultation procedure, for the Borough Council is contained in Appendix B. Public interest and support also needs to be maintained after designation, through, for example, consultation on specific proposals for preservation or enhancement and through continuing publicity.

### **Monitoring Change**

Changes in the appearance of Conservation Areas following new development or enhancement schemes and the condition of the area's physical fabric should be monitored and their effects reviewed regularly and policies modified or specific action proposed as necessary to deal with current issues. It is particularly appropriate to carry out such reviews and modification of policies to coincide with periodic review of the Borough wide local plan.

## **CHAPTER 6: PLANNING POLICIES**

### **Background**

Planning decisions are normally made with reference to statutory development plans. The most important documents to refer to on guidance in conservation areas is the Borough Local Plan. Appendix A lists the main policies of relevance to conservation areas. Note these are subject to change as and when the Local Plan is revised. This list is for guidance only and reference should be made to the original documents for further detail.

### **Other Relevant Designations**

#### **Areas of Outstanding Natural Beauty (AONB)**

AONB'S represent the most attractive landscapes in the country, equivalent to national parks in terms of landscape quality and sharing the highest status of protection in relation to landscape and scenic beauty. The North Wessex Downs AONB incorporates parts of Test Valley to the North of Andover and includes Hurstbourne Tarrant, Tanglely, Upton and Vernham Dean.

In an AONB the permitted development rights under the Town and Country Planning General Development Order 1998 are as restrictive as they are in Conservation Areas. There is no provision for compensation for loss of permitted development rights and they become effective automatically on designation. For householders, they restrict the size of extensions that can be built without planning permission; planning consent is also required for cladding a house with artificial stone, plastic tiles etc; no alterations or additions can be made to the roof without permission and the position and siting of a satellite dish is now limited. For industrial development, extensions to original buildings without the need for planning permission are restricted to 10%. There are also restrictions to telecommunications operators which give planning authorities an opportunity to bring in additional controls. It should be noted, however, that no specific protection is given to trees within an AONB.

The restrictions on permitted rights already effective through the designation of an AONB are useful but mainly affect buildings. Since those restrictions are already effective there is no need to designate a Conservation Area specifically to introduce them. The main purpose of designating or extending Conservation Areas is to protect the area's special architectural or historic interest. This may include the historic landscape setting of a settlement in which case it is considered that this setting will be better recognised and protected by being designated in a Conservation Area than by its inclusion in the much wider area of an AONB.

#### **Scheduled Ancient Monuments**

The national schedule of monuments (buildings and structures above and below ground) have their own statutory protection. Consent is required from the Secretary of State for works affecting a Scheduled Ancient Monument and details of all monuments are kept by the Borough Council.

### **Nature Conservation Designations**

There are a number of other designations, referred to below, which aim to protect the nature conservation interest of an area. Some of these designations carry statutory protection, others are of countrywide or local significance and this value is recognised through development plan policies. It should be remembered that however important these sites may be to nature conservation their inclusion in a Conservation Area can only be justified if the site contributes to the Special Architectural or Historic Interest of the area.

### **Sites of Special Scientific Interest (SSSI)**

These are defined by English Nature as the best examples of our natural heritage – wildlife habitats, geological features and landforms. They are of national importance and are designated under the Wildlife and Countryside Act 1981 or the National Parks and Access to the Countryside Act 1949.

### **National Nature Reserves (NNR)**

These are declared by English Nature under Section 35 of the Wildlife and Countryside Act 1981 or section 19 of the National Parks and Access to the Countryside Act 1949. Each NNR is managed to conserve its interest, normally by English Nature. These sites are also SSSI's.

### **Special Areas for Conservation (SAC)**

This designation arises from the European Habitats Directive and seeks to protect a range of natural habitats of international importance. (Chilbolton Common is a Candidate SAC).

### **Sites of Nature Conservation Interest (SNCI)**

These sites are of strategic importance and need to be conserved if the county's diversity of habitats and species is to be maintained.

### **Local Nature Reserves**

Reserves declared by local authorities after consultation with English Nature under Section 21 of the National Parks and Access to the Countryside Act 1949. These sites have special value locally and are managed to conserve this interest.

This information is contained in the Borough Local Plan.

## **CHAPTER 7: TREE PRESERVATION**

### **The Protection of Trees**

There are a number of ways to protect trees from premature felling:-

- The making of a Tree Preservation Order, which can apply to individual trees, groups of trees, areas containing trees, or woodlands.
- The designation of a Conservation Area, which subject to specified exemptions requires six weeks' notice to be given to the Borough Council of any intention to lop, top or fell any trees within the area so that the Council can decide whether to make a Tree Preservation Order.
- The imposition of conditions on planning permissions to protect trees, and the making of Tree Preservation Orders if that course of action appears necessary in connection with the permission. Damage to trees protected by planning condition may give rise to enforcement procedures which can be a time consuming and unwieldy procedure.
- The requirement for a felling licence under the Forestry Acts if more than five cubic metres of timber is to be cut or more than two cubic metres of the exempt amount is to be sold in any calendar quarter. This legislation applies mainly to areas of woodland.

### **Tree Preservation Orders**

Tree Preservation Orders give permanent protection to trees and provide that no person may, without consent, cut down, top, lop, uproot, willingly damage or destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or destruction of a tree. This consent is not needed in some exceptional cases. It is an offence to take these actions in contravention of a Tree Preservation Order. When a tree is protected and is cut down or damaged or destroyed it is the duty of the landowner to replace it with a tree of suitable size and variety as soon as he can.

The procedure for making a Tree Preservation Order is complex. In most cases precise identification of the trees to be protected must be made and a standard form of order completed. An accurate map should be drawn up showing the precise location of the trees or groups; the use of an area designation is now discouraged by central government. Before an Order is made it must be sealed and if a provisional Order is made it must be sealed again when confirmed. During the making of the Order notification must be given to landowners and many statutory and non-statutory bodies. The procedure and survey work involved makes the process costly in terms of staff time though it is a most effective way of providing long-term protection to threatened trees.

The Borough Council has produced three useful booklets on trees which are available free of charge from the Planning Service,

- Making an application for Treework
- Tree Pruning – guidance leaflet

- Tree Preservation Orders

Contact the Arboricultural Assistant on 01794 527852 for details.

### **Conservation Area Designation**

With limited exceptions, all trees standing within a conservation area are legally protected and the local planning authority must be given six weeks written notice of any works to a tree.

It is an offence to cut down, lop, top, uproot or wilfully damage or destroy any tree in the area except with the consent of the Local Planning Authority. The exemptions to this are:

- If the tree is dead, dying or dangerous – for the felling or carrying out on trees so far as it is necessary to remove the dead, dying or dangerous part. However five days notice should still be given except in an emergency.
- Small trees – i.e. a tree with a diameter of less than 75mm at 1.5 m above ground level.

Where a tree is felled under the dead, dying or dangerous exemption, the legislation places a duty on the landowner to plant a replacement.

Owners wishing to carry out works to a tree are required to complete a form (Notification of Tree Works within a Conservation Area known as a Section 211 Notice). The planning authority may respond in one of three ways:

1. decide that retention of the tree is justified in the interests of amenity and make a Tree Preservation Order (TPO),
2. write to the applicant informing them that the works may proceed
3. allow six weeks to expire without making a TPO, after which time the works may proceed,(but works should be completed within two years).

The planning authority is unable to impose conditions or to refuse the works detailed in a Section 211 Notice, other than by making a TPO.

The intention of the legislation is to stop pre-emptive felling and to give the local authority sufficient time to negotiate agreed action or, if this fails, to make a Tree Preservation Order. When designating a conservation area it is not necessary to provide a detailed survey of location and species of the trees. However, the more detailed survey information that can be provided the more effective future monitoring, enforcement and prosecution action is likely to be.

### **Benefits of Conservation Area Designation**

It would be possible, though very time consuming, to serve Tree Preservation Orders on every tree within an area. It must not be assumed, however, that every tree within a Conservation Area is likely to be under threat from premature felling. The majority of landowners have a responsible attitude to trees and are generally prepared to contact the local authority to discuss day-to-day arboricultural or other problems before taking action. The six weeks' notice provides an effective scheme for encouraging a partnership between owners and the local authority. There are advantages to landowners in not being encumbered with the bureaucratic restrictions of a Tree Preservation Order and the formal procedures necessary for any applications made under the Order. This then leaves it open to the local authority to make the Order if agreement cannot be reached within the six week



period. However, it must be remembered that a Tree Preservation Order is still the most effective way to protect trees as it involves drawing up a legal document with an accurate survey of the protected trees. In a Conservation Area there is no requirement to carry out such a survey and this makes enforcement more difficult. However, the penalties for illegal felling are the same in a Conservation Area as they are under a Tree Preservation Order and it is felt that the risk of prosecution and enforcement will still be an effective deterrent in Conservation Areas. The threat of servicing a Tree Preservation Order on the owner of any threatened tree remains an effective deterrent to pre-emptive action.

Another issue which should be taken into account is that the designation of a conservation area places a responsibility on the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, and to formulate and publish proposals for the preservation and enhancement of the area. This emphasis on enhancement also applies to landscape and planting. It follows therefore that a local authority may be in a better position to encourage new planting schemes to replace, for example, lost trees in parklands or other areas in a conservation area.

There is no parallel to this in the Tree Preservation Order provisions, which contain the power to enforce replacement on a one-to-one basis only. If new planting schemes are agreed in areas covered by Tree Preservation Orders, new Orders will probably need to be made to protect the new planting. Thus although a number of individual trees in a potential conservation area may already be protected by Tree Preservation Orders, conservation area designation may still be thought appropriate.

## **CHAPTER 8: CONSERVATION AREA MANAGEMENT**

### **Test Valley Borough Local Plan**

The initial deposit stage of the Local Plan sets out the primary policies that will apply in Conservation Areas (See Appendix A). In the Chapter on Conserving the Environment guidance is given on demolition and design of new development in conservation areas, the setting of conservation areas and alterations to buildings, buildings at risk, enhancement, highway works and other subjects relevant to the management of conservation areas.

### **Conservation Area Character Appraisals**

Local authorities are now encouraged to prepare Conservation Area Character Appraisals for each of their conservation areas to highlight what it is which gives the area its distinct and unique character. The appraisal should also explain the reasons it was designated as an area of special architectural or historic interest.

### **Design and Development Briefs**

Where the character of a Conservation Area could benefit from the redevelopment of a site it may be necessary to prepare specific design briefs that demonstrate how the general principals for new development embodied in the Local Plan and Supplementary Planning Guidance might be applied to the site concerned. Often, it will be helpful to explore such issues as scale and massing through outline drawings and three dimensional sketches.

### **Publicity**

The publicity required under the Planning (Historic Buildings and Conservation Areas) Act 1990 is limited to an advert placed in a local paper and in the London Gazette following designation. There is no statutory requirement to consult prior to designation, but the Borough Council follows the advice contained in PPG15 which recommends a much wider consultation process prior to designation to include local residents, businesses and other local interests such as amenity bodies.

There is a requirement under the Act to publicise proposals to preserve or enhance a Conservation Area by holding a Public Meeting or exhibition and again PPG15 encourages a wider consultation involving residents, businesses and other private and public bodies. In rural areas Parish Councils are consulted prior to designation as they are considered to be most appropriate body to reflect the views of local people. Local Councillors and Amenity Groups area also consulted as well as individual owners where large land holdings could be affected by the designation. The draft appraisal and preliminary maps showing the proposals (either for a new conservation area or revisions to the boundaries of an existing area) are sent to Parish Councils for comment and an exhibition is then held by the Borough Council and comments invited. Members of the public are invited to put forward their views either through the Parish Council or by letter direct to the Borough Council. The views received are reported to the Executive Committee and are taken into account in the designation. In certain situations the Executive Committee may decide to hold a site visit before deciding on the final boundaries for designation.

Once the conservation area is designated (or amended) a letter is sent to all property owners affected by the changes including a map and Notice under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which outlines the principal effects of designation. A map and Schedule of properties is then prepared for each conservation area and official notifications are carried out.

A general leaflet has also been prepared for anyone with an interest in a property in a conservation area to explain the effects of Conservation Area designation – see Chapter 5 above for details of how to access this on the Test Valley web page.

## APPENDIX A

### Planning Policies of relevance to conservation areas – taken from the Borough Local Plan

The following policies are relevant to conservation areas and are designed to conserve the character of the built and natural environment. These policies are material considerations in the assessment of planning applications. For a full explanation of the policies refer to the Borough Local Plan June 2006.

(Note the planning numbers where correct at the time of writing – but may have been altered following the Review. For clarification refer to the latest edition of the Local Plan).

<b>SECTION</b>	<b>POLICY NO.</b>
<b>SHARING THE SETTLEMENT PATTERN</b>	
Housing within Settlements	SET 01
Development in the Countryside	SET 03
Frontage Infill Policy Areas in the Countryside	SET 06
Farm Diversification	SET 08
<b>CONSERVING THE ENVIRONMENT</b>	
Internationally Important Wildlife Sites (Notably Special Areas of Conservation Chilbolton Common)	ENV 02
Sites of Special Scientific Interest	ENV 03
Site of Importance for Nature Conservation	ENV 04
North Wessex Downs Area of Outstanding Natural Beauty	ENV 07
Archaeological and Cultural Heritage	ENV 11
Demolition of Listed Building	ENV 12
Alterations to Listed Building	ENV 13
Demolition in Conservation Area	ENV 14
Development in Conservation Areas	ENV 15
Registered Historic Parks and Gardens	ENV. 16
Archaeological Sites and Historic Parks and Gardens	ENV 17
<b>MEETING ECONOMIC AND SOCIAL NEEDS</b>	
Advertisements	ESN 33
<b>SECTION</b>	
<b>POLICY NO.</b>	
<b>DESIGN</b>	
Landscape Character	DES 01
Settlement Character	DES 02
Layout and Siting	DES 05
Scale, Height and Massing	DES 06

Appearance, Details, Materials	DES 07
Trees and Hedgerows	DES 08
Wildlife and Amenity Features	DES 09
New Landscaping	DES 10
Shop fronts	DES 11
Signs	DES 12
<b>SAFEGUARDING AMENITY</b>	
Privacy and Private Open Space	AME 01
Daylight and Sunlight	AME 02
Artificial Light Intrusion	AME 03

## APPENDIX B

### CONSULTATION PROCEDURE

#### 1. Procedural Stages : Prior to Designation / Review

The sequence of steps for the designation, variation or cancellation of a Conservation Area as adopted by the Borough Council (including statutory requirements) is as follows:

(a)	Carry out initial survey of area in accordance with English Heritage Guidance Note.
(b)	Formulate proposals by reference to 1:2500 or 1:1250 map and aerial photographs; draft area may be drawn up in consultation with Landscape.
(c)	Consult Development Control, Policy, Landscape, Archaeology and Trees.
(d)	Consult Parish Councils and local Amenity Societies and any additional public consultation considered necessary.
(e)	Consult Local Ward Councillors.
(f)	Hold exhibition.
(g)	Report to Cabinet and obtain resolution of approval to proposals (statutory requirement) (Note date of the resolution is date of designation and date when the Conservation Area will take effect from.)

#### 2. Procedural Stages : Post Designation / Review

(a)	Notify mapping Officer of changes.
(b)	Calculate and record the area of the Conservation Area in Hectares.
(c)	Compile a Schedule together with map and Schedule of properties/land affected. Publish Notice in at least one local newspaper and also the London Gazette (statutory requirement).
(d)	Advise Land Charges of designation including schedule of properties within the Conservation Area (statutory requirement).
(e)	Send standard letter / leaflet to properties affected by the designation (where appropriate)
(f)	Prepare Conservation Area Character Appraisal and Policy Statement.
(j)	<b>Advise the following Council Departments / sections of designations / review:</b>
	Planning Admin
	Development Control
	Policy
	Design and Conservation
	Land Charges
	Engineers
	Environment and Health
	Estates
	Leisure
	Technical
	Building Control

	Legal Services
	<b>Notify the following bodies of the designation / review</b>
	Official bodies, civic groups and local amenity societies;
	Parish Councils;
	English Heritage;
	County Highways;
	HCC: Environment Group;

## APPENDIX C

### PLANNING POLICY GUIDANCE 15:

#### PLANNING AND THE HISTORIC ENVIRONMENT

##### Extract from Chapter 4: CONSERVATION AREAS

4.1 Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. There are now more than 8,000 conservation areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

##### Assessment and Designation of Conservation Areas

4.2 It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristics materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.

4.3 Local Planning authorities also have under section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. In some districts, areas suitable for designation may have been fully identified already; and in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest. Authorities should seek to establish consistent local standards for their designations and should periodically review existing conservation areas and their boundaries against those standards: cancellations of designations should be considered where an area or part of an area is no longer considered to possess special interest which led to its original designation.



- 4.4 The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly; but certain aspects will almost always form the basis for coherent assessment; the topography – for example, thoroughfares and property boundaries – and its historical development; the archaeological significance and potential; the prevalent building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the areas and also of trees and other green features. The assessment should always note those unlisted buildings, which make a positive contribution to the special interest of the area. More detailed advice on assessment and on other aspects of the management of conservation areas is set out in English Heritage's guidance note *Conservation Area Practice*.
- 4.5 The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest the character of appearance of which it is desirable to preserve or enhance. In deciding whether it is desirable to designate, an authority may take into account the resources likely to be required, not only for the administration of conservation area controls, but also for consultation with local residents and formulation of policies for a new area: without follow-up, designations is unlikely to be effective in itself. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of conservation area consent for demolition, and appeals against refusals of planning permission.
- 4.6 Given the nature of the conservation area controls – essentially controls over demolition; strengthened controls over minor development; and the protection of trees – designation is not likely to be appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment and that factor needs to be taken into account in considering any planning applications which would affect them. The courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area. (*R v Canterbury City Council ex parte David Halford*, February 1992; CO/2794/19910. Designation is clearly not a proper means of controlling activities (e.g. agricultural operations) which do not fall within the definition of development. Designation may well, however, be suitable for historic parks or gardens and other areas of historic landscape containing structures that contribute to their special interest and that fall within the categories subject to conservation area controls. Where there are no other reasons for designating a conservation area, trees may instead be protected by means of a tree preservation order.

- 4.7 There is no statutory requirement to consult prior to designation or cancellation of designation, but it will be highly desirable that there should be consultation with local residents, businesses and other local interests (e.g. amenity bodies) over both the identification of areas and the definition of their boundaries. The greater the public support that can be enlisted for designation before it takes place, the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls. Local planning authorities should advise English Heritage and the appropriate regional Government Office when conservation areas are designated.
- 4.8 English Heritage and the Secretary of State for National Heritage also have powers to designate conservation areas, but look to planning authorities in the first instance to consider the case for designation. English Heritage's powers relate to London only, where they are required to consult London Borough Council concerned and to obtain the Secretary of State's consent to designation. The Secretary of state must also consult the authorities concerned before using his powers of designation. His policy is to use his own powers only in exceptional cases, for instance where an area is of more than local interest; or where there is evidence to suggest that an authority's ownership of important buildings may have influenced a decision not to use its own powers, and there is a clear threat to the character or appearance of the area. The secretary of State may also apply such criteria when requested to approve the use of English Heritage's powers.

## **APPENDIX D**

### **CRITERIA FOR MEASURING SPECIAL INTEREST AND DRAWING THE BOUNDARIES OF CONSERVATION AREAS (AS APPROVED BY THE EXECUTIVE COMMITTEE – 3<sup>RD</sup> APRIL 2002)**

There are no formal criteria set out in government advice but it is suggested that the following criteria are adopted as measures against which future conservation areas in Test Valley should be selected (or not), and their boundaries defined.

#### **Criteria for measuring special interest and drawing the boundaries:**

##### **Selection of areas:**

- Majority of buildings to have some strong intrinsic architectural or historic merit, by virtue of age, design, choice of materials, etc.
- The area to represent an important phase in the historic development of the town / village,
- The properties as a group making an important contribution in townscape terms,
- The area representing a fine piece of town / village planning,
- The buildings include good examples of the work of well-known architects.
- The area having a distinctive character derived from its historic pattern of land uses,

(Any one of these criteria could form the basis for considering an area suitable for conservation area designation, but it would also be necessary to take into account the extent of any uncharacteristic alterations or other damage to buildings within the area).

##### **Selection of boundaries:**

- Edges of original village settlements (based where possible on archival material),
- Historic property of field boundaries,
- Relationship between buildings, setting and adjoining open spaces or landscaping,
- Topographical townscape or landscape features which form an integral part of the setting of the historic built environment (as set out in PPG15).

## **APPENDIX E**

### **ENGLISH HERITAGE NOTE – CONSERVATION AREA PRACTICE**

#### **Assessing the Historic Interest or Character of Unlisted Buildings**

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area English Heritage considers that the following questions should be asked: -

- Has the building qualities of age, style, materials, or any other characteristics, which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings and contribute positively to their setting?
- Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- Does the building have landmark quality?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- If a building, does its use and internal public space contribute to the character or appearance of the conservation area?

In English Heritage's view any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alterations.

## APPENDIX F

### HISTORIC PARKS AND GARDENS IN OR NEAR CONSERVATION AREAS IN TEST VALLEY

#### List of Registered Historic Parks and Gardens

Name and Grade	When Registered	Conservation Area
Amport Park (Grade II)	1984	Amport
Broadlands (Grade II*)	1993	Romsey
Houghton Lodge (Grade II*)	1984	Houghton
Mottisfont Abbey (Grade II)	1984	Mottisfont

#### List of Parks and Gardens on the Hampshire Register

Name	Conservation Area
Ampfield House	Ampfield (Part)
Appleshaw Manor House	Appleshaw
Mead House	Appleshaw
Bossington House and Park	Bossington
Braishfield House	Braishfield
Broughton House	Broughton
Green Meadows	Goodworth Clatford
Grateley House	Grateley
Ibthorpe House	Ibthorpe
Kimpton House	Kimpton
Deer Park	Kings Somborne
Leckford Abbess	Leckford
Longparish House	Longparish
Michelmersh Court	Michelmersh
Middleton House	Longparish
Winton House	Nether Wallop
Townsend House	Over Wallop
Penton Lodge (St Benedicts School)	Penton Mewsey
King Johns House	Romsey
Romsey Abbey	Romsey
Folly House (Formerly Vicarage)	Romsey
Thrupton Manor House	Thrupton
The Old Rectory	West Tytherley
Wherwell Priory	Wherwell
The Old Rectory	Wherwell

## APPENDIX G

### Existing conservation areas in Test Valley, dates of designation etc.

Conservation Area	Date of Designation	Date of Review(s).
Andover	HCC 19/7/1969	12/09/1984
Romsey	HCC 17/10/1969	1/11/1978 & 1983
Wherwell	HCC 19/12/1969	10/03/2004
Kings Somborne	HCC 21/11/1969	9/09/1987
Stockbridge	HCC 1971	08/01/1992
Broughton	HCC 17/12/1971	09/09/1987
Hurstbourne Tarrant / Ibthorpe	08/09/1976	Currently under review
Amport / Monxton	03/09/1980	7/12/2005
East Cholderton	03/09/1980	7/12/2005
Nether Wallop	06/03/1981	20/2/2008
Over Wallop	06/03/1981	20/2/2008
Braishfield	09/09/1981	-
Abbotts Ann	4/11/1981	9/3/2005
The Pentons	05/03/1982	Currently under review
Upton	04/03/1983	-
Vernham Dean	04/03/1983	Currently under review
Longparish	27/04/1983	Currently under review
Chilbolton	18/01/1984	17/12/2008
Barton Stacey	25/04/1984	15/10/2008
Fyfield	16/01/1985	-
Kimpton	16/01/1985	-
Thrupton	16/01/1985	-
Appleshaw	5/11/1985	-
Michelmersh	14/01/1987	-
Mottisfont	14/01/1987	-
Goodworth Clatford	04/11/1987	Currently under review
Upper Clatford	04/11/1987	Currently under review
Leckford	26/04/1989	-
Longstock	26/04/1989	-
Ampfield	01/11/1989	-
Chilworth Old Village	01/11/1989	-
Houghton/ Bossington	23/02/1990	-
West Dean *	02/05/1990	-
Grateley	09/01/1991	-
Quarley	09/01/1991	-
West Tytherley	24/04/1991	-

\*West Dean Conservation Area designated jointly by Hampshire County Council and Wilts CC. Wilts section designated 23/02/1990 (amended 15/10/1990). Hants section 02/05/1990.

## APPENDIX H

## **APPENDIX H**

### **Further References**

#### **Acts**

- Planning (Listed Buildings and Conservation Areas) Act 1990

#### **Government Policy Guidance**

- PPG15 (Planning and the Historic Environment) (1994)
- PPG16 (Archaeology and Planning) (1990)

#### **English Heritage**

- Guidance on the Management of Conservation Areas (2006)
- Guidance on Conservation Area Character Appraisals (2006)
- Development in the Historic Environment (1995)

#### **Hampshire County Council**

- Hampshire Treasures (1983)
- Extensive Urban Survey Hampshire and Isle of Wight's Historic Towns (1999)
- Historic Rural Settlements in Basingstoke and Deane and Test Valley – an archaeological and historic survey (1995)
- Hampshire Register of Historic Parks and Gardens (2000)

#### **Books**

- Mynors Charles : Listed Buildings, Conservation Areas and Monuments 4th edition  
London Sweet & Maxwell (2006)