

Old Basing Conservation Area and Management Plan Supplementary Planning Document

Consultation Statement

December 2020

1. Introduction

1.1 Background

1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) on the Old Basing Conservation Area, comprising an appraisal, with a map, which describes the special interest of the Old Basing Conservation Area and a Management Plan, which will assist with the positive management of change.

1.1.2 The SPD adds greater detail to the policies in the adopted Local Plan, and once adopted will be used as a material consideration for planning applications determined within the borough.

1.2 Purpose of the Consultation Statement

1.2.1 Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities should prepare a consultation statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

1.3 How much consultation do the Regulations require? What is good practice?

1.3.1 The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, where is it safe and appropriate to do so, and should be published on the local planning authority website.

1.3.2 Basingstoke and Deane Borough Council has adopted a Statement of Community Involvement (SCI), which sets a commitment to go over and above the legal minimum. Temporary amendments to the Statement of Community Involvement in light of COVID-19, were adopted by the council in

September 2020, following a public consultation. This accords with the updated National Planning Practice Guidance (PPG) as follows:

Key stages	Opportunities for engagement
<p>Evidence gathering/preparation of draft document Baseline information and evidence gathering. Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required).</p> <p>Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant. In line with government guidance on social distancing due to the Covid-19 pandemic restrictions, this will be done via an online platform such as Zoom or another appropriate platform or via telephone.</p>
<p>Consultation on draft SPD Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents. • Make consultation documents available on the council's website. When the civic offices and other locations as considered appropriate such as libraries re-open, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate via an online platform such as Zoom or another appropriate platform or via telephone. • Use social media and local media to raise awareness • Depending on the content, consultation may also be supported by workshops/meetings, due to the Covid-19 pandemic, these may be facilitated via an online platform such as Zoom another appropriate platform or via telephone. • If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops through an online platform or via community magazines and publications
<p>Finalise SPD Review representations received and make any changes to SPD where justified.</p> <p>Adoption of the SPD SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none"> • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made. • Further consultation may be undertaken if responses lead to a significant change of direction. • Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website. When the civic offices and other locations as considered appropriate are open, such as libraries or parish offices, documents will be placed for inspection in person, where it is safe and appropriate to do so. • Send a copy of the adoption statement to any person who has asked to be notified of the adoption. • Where appropriate, use social media and local media/press to publicise adoption.

- 1.3.3 The amendments made to the SCI are temporary in nature, to take account of issues associated with the COVID-19 pandemic and the implications this has for community engagement in light of the government restrictions in place. These are temporary until such time as national social distancing measures are lifted, at which point the council will revert back to the original version of the SCI (March 2018).
- 1.3.4 The purpose of this document is to demonstrate that LPA has: met the regulatory requirements for a Supplementary Planning Document; complied with the best practice set out in the adopted SCI; and to provide the necessary information required under Part 12 of the Regulations (as set out above).

2. Evidence Gathering and Early Engagement

- 2.1.1 The draft consultation document was informed by an assessment of the Old Basing Conservation Area, discussions with stakeholders including other departments in the council and representatives of the Parish Council. A Zoom meeting was also held with representatives of the Parish Council on Tuesday 25 August 2020 and changes were then made to the emerging draft SPD. The draft document was discussed at the Old Basing Parish Council, Planning & Development Committee meeting on 28 July 2020 and a number of changes were subsequently made.
- 2.1.2 Prior to consulting on the SPD, the LPA screened the need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that a SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

3. Formal consultation on the draft SPD: Who was consulted and how?

- 3.0.1 The LPA consulted on the draft SPD for six weeks from 16 September to 28 October 2020. In accordance with the adopted SCI, the council consulted a wide range of stakeholders. The consultation was tailored to ensure the consultees were engaged in the most effective and appropriate manner, whilst complying with Government COVID-19 restrictions. A Zoom public meeting was held on Wednesday 23 September 2020 from 10am to 1pm.
- 3.0.2 Where letters/emails were sent out they contained the following information (in accordance with the SCI):
- What is being consulted on;
 - Where documents could be viewed;
 - How and when comments could be made; and
 - What the next steps are in the process.

3.1 Statutory consultees

3.1.1 Emails and letters were sent to the relevant statutory consultees. The statutory consultees are listed in **Appendix A** and an example email/letter is contained in **Appendix B**.

3.2 Members of the public

3.2.1 The LPA posted a questionnaire, with a covering letter and Freepost return envelope, to addresses within the Old Basing Conservation Area. Letters were sent to approximately 455 addresses. The letter and questionnaire is contained in **Appendix C**. The text of the questionnaire matched that of the online survey form available via the website (see 3.4 below).

3.2.2 The LPA also consulted people registered on the council's planning policy database who had expressed an interest in being notified about new planning guidance. Members of the public were also engaged through a statutory notice which was placed in the Hampshire Independent (as shown in **Appendix D**). Paper copies of the consultation version of the SPD were also available for viewing at the Old Basing and Lychpit Parish Council office and Basingstoke Discovery Centre.

3.2.3 Information about the consultation was posted through the council's social media platforms (**Appendix F**) and on the council's website (**Appendix E**).

3.3 Other consultees

3.3.1 In addition the council put up posters around the town advertising the consultation, a copy of which can be found in **Appendix G**.

3.3.2 The council also organised a public Zoom drop-in session between 10am and 1pm on 23 September 2020, during the consultation period. There was limited interest in the session with only 2 attendees. Attendees were advised to make formal representations after the drop-in session.

3.4 Where was the information available to view?

3.4.1 The consultation was publicised on the council's conservation area appraisals web page <https://www.basingstoke.gov.uk/conservationappraisals> (<http://www.basingstoke.gov.uk/planning-policy-consultations>) and the council's public consultation webpage <https://www.basingstoke.gov.uk/yoursay> Each page linked to a dedicated webpage <https://www.basingstoke.gov.uk/old-basing-review> where consultees could find out more about the consultation, read the documents, view the Old Basing Conservation Area map and complete the online survey (**Appendix E**).

3.4.2 The council's consultation web page included a PDF copy of the Appraisal, Management Plan and Appendices, the Conservation Area Appraisal map and the SEA and HRA screening opinions. The web page included an option to respond directly through the council's consultation software if the consultee wished (consultation portal page in **Appendix E**).

3.4.3 The web page gave contact details, explained where hard copies of the document could be viewed, explained how to make comments and set out the deadline for making representations. Paper copies of the consultation version of the SPD were available for viewing at the Old Basing and Lychpit Parish Council office and Basingstoke Discovery Centre.

4. What issues were raised and how were they taken into account in the final document?

4.1 What responses were received?

4.1.1 In response to the consultation, the Local Planning Authority received responses from 77 individuals, groups or organisations. This included responses from:

- Local residents
- A company acting on behalf of Hampshire County Council, a local land owner
- A company acting on behalf of a major housebuilder (Taylor Wimpey)
- Basingstoke Heritage Society
- Statutory consultees – Historic England and Natural England
- Old Basing Parish Council

4.1.2 **Appendix H** sets out who said what and how the Local Planning Authority responded to issues raised.

4.1.3 There have also been a number of minor changes, correction of typos, presentational amendments, improvements to sentence structure/grammar and factual amendments/updates, however, these minor changes are not material in terms of changes to content and are not detailed in Appendix H.

4.1.4 Online and email respondents received an email acknowledging receipt of the representation. However the postal respondents did not receive an acknowledgement.

4.2 Issues raised

4.2.1 A summary of the responses received and the LPA responses are set out in full in **Appendix H**. The key issues raised in the representations, in no order or priority, included the following:

Boundary changes

The boundary changes proposed in the Public Consultation draft:

- Objections were received to the proposed conservation area boundary changes, which are to include:
 - the Pyotts Hill Entrenchment Scheduled Monument (SM) in its entirety along Pyotts Hill, within the conservation area, extending north to include the Toll House, Grade II listed building, on Reading Road
 - the Basingstoke Canal Route in Sub-Area 6b.
- Further description of the significance of these areas was sought.
- A number of representations support the proposed boundary changes. Such support results in the inclusion of the above areas within the conservation area.

Suggestions of further boundary extensions arising from the Public Consultation:

- Representations suggested the following areas should be included in the conservation area:
 - The Victorian Pump House behind Swing Bridge Cottages
 - Basing Fen
 - Peat Moor
 - The triangle of land between the Hampshire Clinic and the rail bridge over Swing Swang Lane

General:

The following suggestions/comments were made (see full analysis):

- Mapping
 - It was suggested that some views should be omitted from the map, or fewer key views included.
- Appraisal
 - Reference should be made throughout to the Land East of Basingstoke (LEoB) allocation (Adopted Local Plan 2011-2029, Policy reference SS3.9) for 450 dwellings “and a further 450 dwellings under the published SHEELA (OLD001) resulting in around 900 dwellings and supporting development”.
 - The description of the conservation area extension Sub-Area 6b is not accurate.
 - Notable Structures. 29-31 Pyotts Hill should be a Notable Structure.
- Management Plan
 - Comments were made that the Management Plan Principles should be amended to address the following: climate change; traffic issues; biodiversity; to ensure new development is more in keeping.

4.3 How was the document changed?

- 4.3.1 A number of changes were made to the draft document to respond to the representations received. The changes relate to specific comments made, are minor in nature, and strengthen the document rather than change the overall meaning. The following changes were made:

Boundaries:

- No further changes have been made to the boundary and the conservation area extensions as proposed in the public consultation version of the Old Basing Conservation Area Appraisal and Management Plan SPD.

General:

- Mapping
 - The Appraisal Map Legend for views and vistas was amended.
- Appraisal
 - Reference has been made to the Land East of Basingstoke (LEoB) allocation (Adopted Local Plan 2011-2029, Policy reference SS3.9) for 450 dwellings “and a further 450 dwellings under the published SHEELA (OLD001) resulting in around 900 dwellings and supporting development”.
 - The description of the conservation area extension Sub-Area 6b: is now ‘Land behind St Mary’s C of E Junior School, Fraser Close, Cavalier Close, Cavalier Road, Rawdon Close, Belle Vue Road and Batchelor Drive down to Hatch Lane.’
 - Two new photos of the views to the east of Pyotts Hill have been added.
 - Some additional explanatory text has been added, detailed in Appendix H below.
 - The council’s declared climate change emergency has been referenced in the appraisal.
- Management Plan
 - Principles 1 and 5 have been amended to add clarity.

Appendix A: List of statutory consultees (specific and general consultees) consulted

Specific consultees

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below:

Old Basing Parish Council
Brambleys Grange for the Primary Care Network (GP Partner and North Hampshire CCG Primary Care Lead)
East Hampshire District Council
Hampshire County Council
Hampshire Hospitals NHS Foundation Trust
Hart District Council
Highways Agency
Historic England (previously English Heritage)
Homes England (previously The Home and Communities Agency)
Local Policing Body. Hampshire Constabulary Police and Crime Commissioner
Mono consultants (represents mobile operators)
National Grid
Natural England
Network Strategy and Planning Network Rail South East
NHS West Hampshire Clinical Commissioning Group
North Hampshire Clinical Commissioning Group
Office of Rail Regulation
Public Health, Hampshire
Scottish and Southern Energy
South East Water
Southern Gas Networks
Southern Water
Test Valley Borough Council
Thames Water
The Coal Authority
The Environment Agency
The Marine Management Organisation
West Berkshire Council
Winchester City Council
Wokingham Borough Council

Other duty to co-operate bodies

Bracknell Forest
Civil Aviation Authority
Enterprise M3 (Local Enterprise Partnership)
Greater London Authority

Hampshire and Isle of Wight Local Nature Partnership
Highway Authority. HCC Strategic Transport
Local Nature Partnership Hampshire and Isle of Wight
LNR
Mayor of London
Ministry of Defence. Estates Operations Manager - DSTL
NHS England
NHS South of England
Policing Body. Chief Inspector Matthew Reeves and The
Crime Prevention Design Advisor
Reading Borough Council
Rushmoor Borough Council
Surrey Heath Borough Council
Transport for London
Waverley Borough Council

General consultation bodies

In addition to the specific consultation bodies listed above, the council will involve as many people and groups as possible in preparing supplementary planning documents, a number of whom are listed below:

Access for All Working Group
Basingstoke and District Disability Forum
Basingstoke Voluntary Action
Cycle Basingstoke
Hampshire and Isle of Wight Wildlife Trust
Hampshire Fire and Rescue
Natural Basingstoke
Office for Nuclear Regulation
Transition Basingstoke
Various land agents and planning consultants

Appendix B: Text of email sent to statutory consultees and consultees on the Local Plan Database

BASINGSTOKE AND DEANE BOROUGH COUNCIL Old Basing Conservation Area Appraisal Consultation

The Old Basing Conservation Area, which is designed to protect the architecture and historic interest of the village, has been in place since 1973. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

The Old Basing Conservation Area Appraisal and Management Plan document and Map are available to view on the council's website at <https://www.basingstoke.gov.uk/old-basing-review>.

The documents are also available for inspection at the following locations, subject to COVID restrictions. Please check opening hours and restrictions in advance of travelling:

Old Basing Parish Council The Street Basingstoke RG24 7DA Phone: 01256 462847	Basingstoke Discovery Centre Festival Place Shopping Centre Basingstoke RG21 7LS Phone: 0300 555 1387
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The period for submission of representations will run from **Wednesday 16th September 2020 until Wednesday 28th October 2020**. Representations should arrive no later than **4pm on 28th October 2020**. All representations received will be made available to view publicly.

Please provide representations through the online questionnaire on the council's website at <https://www.basingstoke.gov.uk/old-basing-review>.

If you are unable to respond using the online questionnaire, please send responses via email or post to:

E-mail to: CorporateSupport@basingstoke.gov.uk
Post to: Corporate Support
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

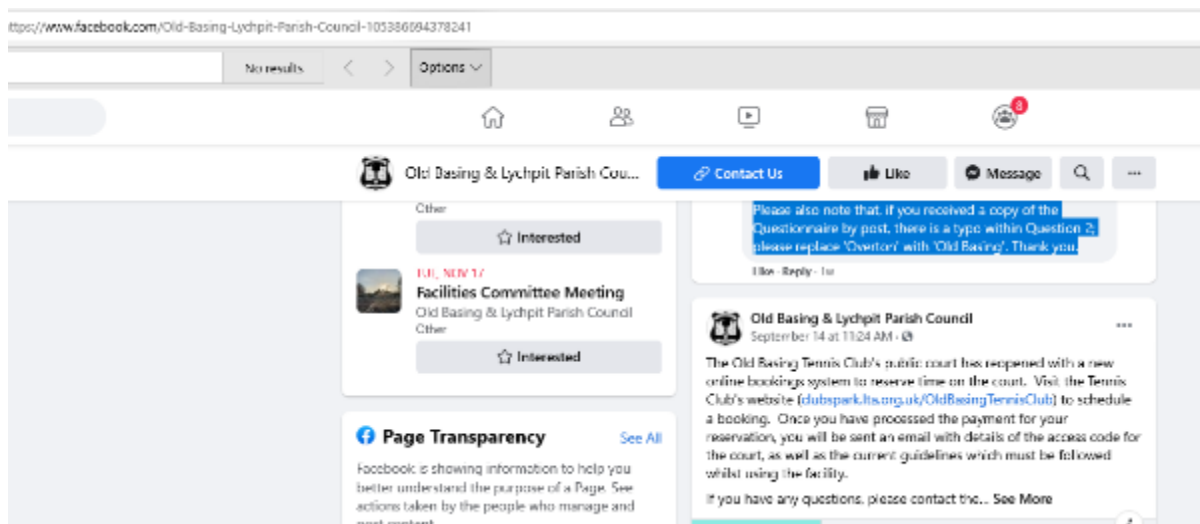
An online Zoom drop-in session will be held on Wednesday 23rd September 2020 from 10am to 1pm. To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Old Basing Parish Council on 01256 462847. Once registered you will be sent a meeting ID and registration code.

Planning Policy Team
Basingstoke and Deane Borough Council
www.basingstoke.gov.uk
[@BasingstokeGov](#) [@BasingstokeGov](#)

Appendix C: Covering letter and questionnaire sent to addresses in the Old Basing Conservation Area

Please note as of 21 September 2020 a typing error on Q2 was corrected on the online snap survey. The Parish Council were informed and they updated their Old Basing and Lychpit Parish Council Facebook page to state:

“Please also note that, if you received a copy of the Questionnaire by post, there is a typo within Question 2; please replace 'Overton' with 'Old Basing'. Thank you”.



IMPORTANT – THIS AFFECTS YOUR PROPERTY

Our ref: EW/mb 16 September 2020

Dear Resident

Updated Conservation Area Appraisal and Management Plan for Old Basing

The Old Basing Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1973. From time to time it is important to review appraisals of conservation areas, and Basingstoke and Deane Borough Council has a duty to do so.

We want to hear your views on the draft appraisal and management plan, which is to replace the existing appraisal. Please complete the questionnaire online on our webpage <https://www.basingstoke.gov.uk/old-basing-review> alternatively return the questionnaire enclosed in the pre-paid envelope provided.

You can view the full appraisal and management plan, including the map, here: www.basingstoke.gov.uk/conservationappraisals

The report and map will also be available for inspection at the following locations, subject to COVID restrictions, please check opening hours and restrictions in advance, before you travel:

- Old Basing and Lychpit Parish Council, The Street, Basingstoke, RG24 7DA. Phone: 01256 462847
- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, RG21 7LS. Phone: 0300 555 1387

Due to COVID restrictions we are holding a Zoom online public drop-in session on Wednesday 23 September 2020 from 10am to 1pm.

To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Old Basing and Lychpit Parish Council on 01256 462847.

Once registered we will send you a meeting ID and registration code.

All comments should be received by **Wednesday 28 October 2020**.

What happens next?

All comments will be carefully considered and taken into account, a recommendation can then be made to finalise and adopt the appraisal as planning guidance.

Yours faithfully
Elaine Walters
Conservation Area Appraisal Officer
Planning and Infrastructure

Enc. Questionnaire and Freepost envelope

Conservation Area Appraisal for Old Basing Public Consultation Questionnaire

Basingstoke and Deane Borough Council is the data controller for the personal information you provide on this form. You can contact the council by phone on 01256 844844, via email to customer.service@basingstoke.gov.uk or by writing to us at Civic Offices, London Road, Basingstoke RG21 4AH. The council's Data Protection Officer can be contacted at dpo@basingstoke.gov.uk

- We will not disclose any information to other organisations unless we are required by law to do so or to prevent fraud
- Your personal details will only be held as long as is needed for this purpose and in accordance with our retention policy

For further details on how your information is used; how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please visit www.basingstoke.gov.uk or email dpo@basingstoke.gov.uk

Declaration:

- I give my permission for Basingstoke and Deane Borough Council to hold my details for the purpose stated above. I understand that I can withdraw my permission at any time.

Date (DD/MM/YYYY)

Please select a single answer to each question. You may use the boxes below each question to explain any related points.

Q1 Do you agree that the Draft Conservation Area Appraisal is an accurate assessment of the character and appearance of the area?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Other |
| <input type="checkbox"/> Strongly disagree | |

If Other, or you have any further comments relating to this point, please specify below:

Q2 Do you agree with the conclusions of the Overton Conservation Area Appraisal and the principles in the Management Plan?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Other |
| <input type="checkbox"/> Strongly disagree | |

If Other, or you have any further comments relating to this point, please specify below:

Q3 Do you support the boundary alterations that have been proposed?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Other |
| <input type="checkbox"/> Strongly disagree | |

If Other, or you have any further comments relating to this point, please specify below:

Q4 Do you have any other issues you would like to raise about the conservation area in terms of its character and appearance? If so please give details:

If you would like to receive an update when the Council make their final decision on the Old Basing Conservation Area Appraisal and Management Plan please provide your name, email and postal address below:

Name of respondent:

Address of respondent:

Postcode:

Email:

About you

We are committed to improving our services and promoting equality of opportunity for everyone. The answers you give to the questions below will be used to help us achieve this. It is not compulsory, and for each question there is an option to tick 'Prefer not to say' or you can leave it blank. All responses will be treated in confidence and the information you provide will not be linked to you personally.

What is your gender?

Male Female Other Prefer not to say

What is your age group?

17 or under 35 to 44 65 to 74
 18 to 24 45 to 54 75+
 25 to 34 55 to 64 Prefer not to say

Do you consider yourself to be disabled or as having a long-term physical or mental health condition?

The Equality Act 2010 describes a person as disabled if s/he has a physical or mental impairment (including some illnesses), which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Yes No Prefer not to say

If you answered 'Yes', please describe if you wish:

Which of these ethnic groups do you feel you belong to?

White

- | | |
|--|---|
| <input type="checkbox"/> White British | <input type="checkbox"/> White Gypsy / Traveller |
| <input type="checkbox"/> White Irish | <input type="checkbox"/> Any other White background |

Black/African/Caribbean/Black British

- | | |
|------------------------------------|---|
| <input type="checkbox"/> African | <input type="checkbox"/> Any other Black/African/Caribbean background |
| <input type="checkbox"/> Caribbean | |

Mixed / Multiple Ethnic Groups

- | | |
|--|---|
| <input type="checkbox"/> White and Black Caribbean | <input type="checkbox"/> White and Asian |
| <input type="checkbox"/> White and Black African | <input type="checkbox"/> Any other mixed/multiple ethnic background |

Asian or Asian British

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Bangladeshi | <input type="checkbox"/> Nepalese |
| <input type="checkbox"/> Chinese | <input type="checkbox"/> Pakistani |
| <input type="checkbox"/> Indian | <input type="checkbox"/> Any other Asian background |

Other Ethnic Group

- | | |
|-------------------------------|---|
| <input type="checkbox"/> Arab | <input type="checkbox"/> Other ethnic group |
|-------------------------------|---|

If 'Other', please state if you wish:

Thank you for taking the time to complete this questionnaire.

Appendix D: Statutory Notice

Hampshire Independent – 18th September 2020

18 18th September 2020 Hampshire Independent

This week's Public Notices from

www.basingstoke.gov.uk



Basingstoke
and Deane

BASINGSTOKE AND DEANE BOROUGH COUNCIL OLD BASING CONSERVATION AREA APPRAISAL CONSULTATION

The **Old Basing** Conservation Area, which is designed to protect the architecture and historic interest of the village, has been in place since 1973. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

The Old Basing Conservation Area Appraisal and Management Plan document and Map are available to view on the council's website at <https://www.basingstoke.gov.uk/old-basing-review>. The documents are also available for inspection at the following locations, subject to COVID restrictions. Please check opening hours and restrictions in advance of travelling:

Old Basing Parish Council
The Street Basingstoke RG24
7DA Phone: 01256 462847

**Basingstoke Discovery
Centre** Festival Place
Shopping Centre Basingstoke
RG21 7LS Phone: 0300
555 1387

The period for submission of representations will run from **Wednesday 16th September 2020 until Wednesday 28th October 2020**. Representations should arrive no later than **4pm on 28th October 2020**. All representations received will be made available to view publicly.

Please provide representations through the online questionnaire on the council's website at <https://www.basingstoke.gov.uk/old-basing-review>.

If you are unable to respond using the online questionnaire, please send responses via email or post to:

E-mail to: CorporateSupport@basingstoke.gov.uk

Post to: Corporate Support Basingstoke and Deane Borough
Council Civic Offices London Road Basingstoke
Hampshire RG21 4AH

An online Zoom drop-in session will be held on Wednesday 23rd September 2020 from 10am to 1pm. To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Old Basing Parish Council on 01256 462847. Once registered you will be sent a meeting ID and registration code.

THE BASINGSTOKE AND DEANE BOROUGH COUNCIL (TEMPORARY ROAD CLOSURE) (HARROWAY, HURSTBOURNE PRIORS) ORDER 2020

NOTICE IS HEREBY GIVEN that Basingstoke and Deane Borough Council pursuant to arrangements made under Section 101 of the Local Government Act 1972 with Hampshire County Council in exercise of the powers of the said County Council and in exercise of the powers under Section 14(1) of the Road Traffic Regulation Act 1984 ("the Act"), and of all other enabling powers,

THE BASINGSTOKE AND DEANE BOROUGH COUNCIL (TEMPORARY ROAD CLOSURE) (HARTLEY LANE, HARTLEY WESPALL) ORDER 2020

NOTICE IS HEREBY GIVEN that Basingstoke and Deane Borough Council pursuant to arrangements made under Section 101 of the Local Government Act 1972 with Hampshire County Council in exercise of the powers of the said County Council and in exercise of the powers under Section 14(1) of the Road Traffic Regulation Act 1984 ("the Act"), and of all other enabling powers has made the following Order:-

Reason for Order: The Council are satisfied that traffic on the road should be restricted or prohibited because works are being or are proposed to be executed on or near the road.

Effect of Order: All traffic will be prohibited from travelling along Hartley Lane, Hartley Wespall, from outside Rose Cottage to outside of Sherfield Cottage, as directed by traffic signs. The closure is for Utilities works on behalf of Morrison's to clear blockages in BT Ducts.

Duration of Order: The order will come into effect on 21 September 2020 for 3 months. (*Notwithstanding the above it is expected the closure will be for 5 days only during this period*)

Alternative Route: A33, The Causeway B3011, Odham Road, Hound Green, Reading Road, Cowfold Lane, The Street, Frog Lane.

If you have any queries regarding the above please contact **Streetworks on 01362 656906 or email streetworks@hire-a-lite.com on behalf of Hire-A-Lite**. Plans are also available on the website at <https://www.basingstoke.gov.uk/tro>

On behalf of Shared Legal Services
18 September 2020

THE BASINGSTOKE AND DEANE BOROUGH COUNCIL (TEMPORARY ROAD CLOSURE) (BORTH LANE, WOOTTON ST LAWRENCE) ORDER 2020

NOTICE IS HEREBY GIVEN that Basingstoke and Deane Borough Council pursuant to arrangements made under Section 101 of the Local Government Act 1972 with Hampshire County Council in exercise of the powers of the said County Council and in exercise of the powers under Section 14(1) of the Road Traffic Regulation Act 1984 ("the Act"), and of all other enabling powers has made the following Order:-

Reason for Order: The Council are satisfied that traffic on the road should be restricted or prohibited because works are being or are proposed to be executed on or near the road.

Effect of Order: All traffic will be prohibited from travelling along Borth Lane, Wootton St Lawrence, from the junction with Wootton 1 mile to junction with Shortheranger Lane - 440 metres, as directed by traffic signs. The closure is for Openreach works to enable overhead cabling and tree cutting.

Duration of Order: The order will come into effect on 22 September 2020 for 3 months. (*Notwithstanding the above it is*

Appendix E: Screenshots of BDBC Website

Weblink: <https://www.basingstoke.gov.uk/old-basing-review>

<https://www.basingstoke.gov.uk/old-basing-review>

No results < > Options v

- Home
- Planning and environment
- Historic Environment
- Listed buildings
- Buildings at risk
- Conservation areas
- Conservation area maps and appraisals
- Basingstoke Town Conservation Area
- > Old Basing Review
- The Local List
- The historic environment of Basingstoke and Deane
- Energy efficiency and the historic environment
- Protected species and historic buildings

Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

The Old Basing Conservation Area, which is designed to protect the architecture and historic interest of the village, has been in place since 1973. From time to time it's important to look again at conservation areas, and Basingstoke and Deane Borough Council has a duty to do so.

We have updated the Old Basing Conservation Area Appraisal to detail what is special about the conservation area

The public consultation on the Old Basing Conservation Area Appraisal will run from 16 September to 28 October 2020.

The questionnaire is available by clicking the link below.

[Complete survey](#)

Please note as of 21 September 2020 a typing error on Q9 has been corrected on this survey

Find out more by taking a look at the documents below.

The report and map are available for inspection at the following locations, subject to COVID restrictions, please check opening hours and restrictions in advance, before you travel.

- Old Basing Parish Council, The Street, Basingstoke, RG24 7DA. Phone: 01256 462847
- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, RG21 7LS. Phone: 0300 555 1387

A virtual drop-in session will be held via Zoom on Wednesday 23 September from 10am to 1pm.

To receive the zoom meeting code please call Parish Council on 01256 462847 or register online using the link below

[Register for zoom code](#)

Documents


- [Old Basing Conservation Area Appraisal and Management Plan SPD - Public Consultation Draft \(PDF\) \(10 Mb\)](#)
- [Old Basing Conservation Area Appraisal Map - Public Consultation Draft \(100\) \(35 Mb\)](#)
- [Old Basing Conservation Area Appraisal and Management Plan SPA SEA and HRA Screening \(PDF\) \(597 Mb\)](#)
- [2003 Old Basing Conservation Area Appraisal - to be superseded \(100\) \(2 Mb\)](#)
- [2003 Old Basing Conservation Area Appraisal Map - to be superseded \(PDF\) \(4 Mb\)](#)



Weblink: <https://www.basingstoke.gov.uk/conservationappraisals>

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 Basingstoke and Deane


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Conservation area maps and appraisals

We are currently consulting on the Old Basing Conservation Area Appraisal and Management Plan SPD. You can view or download the full report and map below. [Please give us your views on the Old Basing review.](#)

Old Basing



The Old Basing Conservation Area was designated in 1973 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

From time to time it is important to review appraisals of conservation area and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

From 16 September 2020 to 28 October 2020, we will be consulting with communities to review and update the Old Basing Conservation Area Appraisal, which clearly defines what it is about the area that needs to be preserved or enhanced. This document will then be adopted as a Supplementary Planning Document by the Council.

[You can view the full report and map and give your views in the survey.](#)

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[Weblink: http://www.basingstoke.gov.uk/planning-policy-consultations](http://www.basingstoke.gov.uk/planning-policy-consultations)

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Planning Policy Consultations

The Council agreed on 16 May 2016 to launch the preparation of an updated Local Plan. More information on the Local Development Scheme (LDS) which sets out which planning documents will be produced and when can be found here: [Visit the LDS and Local Plan update for more information](#)

We are keen to engage with our local residents and a range of stakeholders in the development of planning policy documents. If you would like to get involved and comment on an open consultation, register or amend your details for future consultations, please visit the [Basingstoke and Deane Consultation Portal](#)

The easiest way to respond to one of the consultations is through the Consultation Portal. Alternatively, you can download a comments form from the consultation web pages and send your comments to us by email or post.

To view past planning policy consultations, please visit the council's [Planning Consultation Portal](#).

Current Planning Policy Consultations

Local Plan Update: Issues and Options Consultation

The council is undertaking an Issues and Options consultation to inform the Local Plan Update. This non-statutory consultation asks for views on the identified key planning issues facing the borough over the next Local Plan period (to at least 2030) and potential options to address them. The consultation provided all stakeholders with the opportunity to shape the plan at an early stage.

The period for submission of comments will run from **Monday 28 September 2020 until Monday 9 November 2020**.

To access consultation documents and for details on how to comment, please visit the council's [Issues and Options page](#)

Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

The Old Basing Conservation Area, which is designed to protect the architecture and historic interest of the village, has been in place since 1973. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

The period for submission of representations will run from **Wednesday 16 September 2020 until Wednesday 28 October 2020**.

Visit the [Old Basing Review webpage](#) for further information on the consultation.

Call for Sites

The council recently undertook a Call for Sites consultation which closed on Wednesday 3 July 2019. This consultation asked for developers, landowners or other interested parties to let us know about sites that could be suitable for residential, employment or other development.

[Weblink: https://www.basingstoke.gov.uk/yoursay](https://www.basingstoke.gov.uk/yoursay)

https://www.basingstoke.gov.uk/yoursay

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Consultations

Consultation	Closing date of consultation
Local Plan Update: Issues and Options Consultation	09-Nov-2020 16:00
Draft Old Basing Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)	28-Oct-2020

Please also refer to our [Current Community Links](#) webpage for more information on local consultations.

For current Planning Policy consultations, please visit our [planning policy consultations page](#)

Past consultations

Consultation title	Consultation ended	Results
Public Spaces Protection Order - ongoing consultation	18-Sep-2020	Results pending
Proposed temporary revisions to the Statement of Community Involvement	03-Aug-2020	Results pending

Appendix F: Social media platforms – Twitter and Facebook

Twitter:

← **Tweet**

 **Basingstoke Council** 
@BasingstokeGov

We've updated the Old Basing Conservation Area Appraisal to detail what is special about the conservation area and we'd love to hear your views on it.

Find out more, and take part in the consultation here:
orlo.uk/m6RE0

Have your say on the Old Basing Conservation Area Appraisal and Management Plan

We want to hear your views on how to preserve or enhance the architectural and historic interest of Old Basing.




3:01 pm · 7 Oct 2020 · Orlo

2 Retweets 2 Likes

Facebook:

 **Basingstoke and Deane Borough Council**
September 23 at 9:17 AM · 🌐

We want to hear your views on how to preserve or enhance the architectural and historic interest of Old Basing.

The Old Basing Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1973. From time to time it is important to review appraisals of conservation areas and to prepare management plans, and Basingstoke and Deane Borough Council has a duty to do so.

Find out more and give your views on the draft appraisal and management plan report (which is due to replace the existing appraisal) by visiting <http://orlo.uk/Dwu90>


You can view or download the full report and map and give your views in a survey.

A Zoom online drop-in session will be held today from 10am to 1pm.

To register, please call Old Basing Parish Council on 01256 462847 or visit the borough council's website at <http://orlo.uk/ccB3o>

Have your say on the Old Basing Conservation Area Appraisal and Management Plan

We want to hear your views on how to preserve or enhance the architectural and historic interest of Old Basing.



Have your say on the Old Basing Conservation Area Appraisal and Management Plan

We want to hear your views on how to preserve or enhance the architectural and historic interest of Old Basing.



The Old Basing Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1973. From time to time it is important to review appraisals of conservation areas and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

Find out more, and give your views on the draft Appraisal and Management Plan report (which is to replace the existing appraisal), by visiting www.basingstoke.gov.uk/conservationappraisals.

You can view or download the full report and map and give your views in a survey.

A Zoom online drop-in session will be held on Wednesday 23 September from 10am to 1pm.

To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Old Basing Parish Council on 01256 462847.



Basingstoke
and Deane

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Appendix H: Full schedule of comments and proposed changes

Appendix H

The following tables provide a summary of each of the representations received, an officer response to the representation and also outline any changes proposed.

The tables do not note changes that relate to typos, presentational amendments, improvements to sentence structure/grammar and factual amendments/updates, these minor changes are not material in terms of changes to content.

Table 1 records respondents comments received via post, email and the online survey. Responses are grouped in line with the three questions which were asked in the survey and 'other issues' invited under question four.

Table 2 records responses received from the Old Basing and Lychpit Parish Council from a meeting of their Planning Committee held on Zoom on 13 October 2020.

Text added to the SPD is shown in the tables below in bold italics i.e. ***included***. Text to be omitted has been shown struck through i.e. ~~omitted~~.

Table 1. Respondent's comments received via post, email and the online survey.

Row	Name	Company/Organisation	Survey question	Summary of comments	Possible modifications	BDBC response (new text shown in italics, removed text shown as strikethrough)
1.	Jen Samuelsen	Barton Willmore on behalf of Taylor Wimpey	Question 1. Do you agree that the Draft Conservation Area Appraisal is an accurate assessment of the character and appearance	The appraisal notes the importance of views of the rural setting including to farmland to the east and north-east of the conservation area. On a review of the views eastwards from Milkingpen Lane south of the railway line, it is noted that the boundary of the	Amend the Appraisal text and Map. Consider wider implications for the Conservation Area Appraisal and Management Plan Programme.	Partially accepted. Partial text change proposed. The Appraisal Map Legend stated: "View - to an important building or group of buildings". This does not always reflect the nature of views marked on the map nor the text description of views. The Legend was carried through from the 2003 series of appraisals and this issue has not been picked up previously in the 2016+ programme, it is a point which can be addressed here and in future appraisals within the programme. The Legend is updated to reflect the description of views in the Statement of Significance which states: "Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area. The Appraisal Map identifies views and vistas of particular importance to the character and appearance of the conservation area, from viewpoints within the conservation area only. This does not imply that other views and vistas are unimportant".

			<p>e of the area?</p>	<p>conservation area is visually enclosed; there are no views available across the rural setting from the public realm. This is reflected in the appraisal map which identifies only one view eastwards from the conservation area edge immediately south of the railway line. The view identified looks eastwards along the track through a tree belt. It is not a view to an important building or building group as the key would indicate; nor is it we note an open view to farmland. We would request that the appropriateness of this view and supporting text highlighting the importance of such views is revisited.</p>	<p>Views of and from the undeveloped setting of the conservation area, notably from areas accessible to the public, contribute to an appreciation of the tranquillity of the conservation area and its setting. They allow the significance of the heritage assets to be appreciated”.</p> <p>The Appraisal Map Legend has been changed to state: View – to an important view building or group of buildings Vista- an important general wider view</p> <p>A note has been added to the Conservation Area Appraisal Webpage to note this change. The Appraisal page 17 now states: “Views of the rural setting of the conservation area including Basing Fen, Basing Common and the farmland to the east and northeast make a significant contribution to the special interest of the conservation area and to the ability to appreciate that significance. Views may be altered by seasonal changes and hedgerow management regimes”.</p>
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2.	Jen Sa mu elso n	Barton Willmor e on behalf of Taylor Wimpey	Question 1.	<p>Pyotts Hill to the north has an enclosed character with a mature hedgerow/tree boundary on the eastern side of the road. This limits the views outwards from the public realm such that we query the accuracy of the statement on page 70 with regards to views and vistas.</p> <p>The well treed boundary and sense of enclosure to the conservation area boundary is not referenced and we consider this to be an important feature of the character of sub area 5 that has been omitted. For this same reason we also query the appropriateness of the identified view eastwards from the junction of Bartons Lane and Pyotts Hill. The eastern side of Pyotts Hill is well treed such</p>	Amend Appraisal text, add photo, and amend the Appraisal Map Legend.	<p>Partially accepted. Photos added, text change proposed.</p> <p>The Appraisal page 69 now states: “Views and vistas The rural setting of the village to the east can be appreciated from this character area. Public Footpaths No.4 and No.7 facilitate views out over the countryside to the east of the conservation area. There are views northwest up Pyotts Hill and southeast towards the River Loddon. <i>Views or glimpsed views through vegetation are possible along the length of Pyotts Hill, cumulatively the views create a sequential experience, someone travelling along the lane is aware of the farmland to the east</i>”.</p> <p>There is deciduous vegetation on the roadside boundary of Pyotts Hill, at the junction with Bartons Lane. The identified view eastwards to farmland is affected by seasonal changes and hedgerow management regimes. However, the Legend to the Appraisal Map does incorrectly state: “Views - to an important building or group of buildings”. See Row 1. Above.</p> <p>The vista looking eastwards along the access track to Lodge Farm is an open view across the arable land which lies to the east of the conservation area. Photos have been added to the Appraisal of the vista and view looking east from Pyotts Hill.</p> <p>It is accurate to state on page 17 of the Appraisal that: “Views of the rural setting of the conservation area including... the farmland to the east and northeast make a significant contribution to the special interest of the conservation area”.</p>
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				<p>that views outwards from the conservation area are glimpsed views rather than views that make an important contribution to character. Where such glimpsed views are available, these do not look to an important building or building group as the key would suggest.</p> <p>For similar reasons, we do not think that the identification of the view eastwards from the public footpath just south of the junction of Bartons Lane and Pyotts Hill to be appropriate, or the vista identified that we deduce to look eastwards along the access track to Lodge Farm. On the basis of the above, we do not agree with the comment on page 18 that views of the rural setting of</p>		
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				<p>the conservation area including specifically views to the farmland to the east and northeast make “a significant contribution to the special interest of the conservation area” and request that this is reviewed. With the exception of views outwards from The Street, open views across to the farmland to the east are generally not readily available from the public realm and their importance is overstated.</p>		
3.	Jen Samuelsen	Barton Willmore on behalf of Taylor Wimpey	Question 1.	<p>On a more general point, the accompanying map of the conservation area is difficult to understand, particularly the location of identified views and vistas. Given the size of the conservation area it might be helpful</p>	Amend the Appraisal Map.	<p>Not accepted. No change proposed.</p> <p>It is possible to magnify the Conservation Area Appraisal Map when viewed as a .pdf on the website. This makes the marked views and vistas clearer and the Appraisal Map easier to understand. Printed maps relating to other conservation area appraisals in the 2016+ programme have been on single sheets and this is the norm for the programme.</p>

				for this to be broken down into the sub-areas for ease of interpretation.		
4.	Jen Samuelson	Barton Willmore on behalf of Taylor Wimpey	Question 1.	The assessment of proposed sub-area 6b, section 3.7 of the draft Appraisal is brief and we feel insufficient to justify the inclusion of this stretch of the canal within the conservation area boundary. In the event that this boundary change is approved, it would be helpful for those managing change within this sub area of the conservation area and its setting for its special historic interest to be more fully articulated. The draft Appraisal states that the “route of the Basingstoke Canal creates a series of linked spaces throughout the settlement, which are visible from the	Amend the Appraisal text. Include text in the Appraisal setting out the elements that contribute to the significance of the proposed route of the Basingstoke Canal conservation area extension.	<p>Point regarding brevity accepted. Text change proposed.</p> <p>As part of the recent Old Basing Conservation Area review, public consultation, 68% of respondents agreed with the proposed Conservation Area Extensions.</p> <p>New paragraphs setting out the elements that contribute to the significance of the proposed route of the Basingstoke Canal conservation area extension has been added to the Appraisal, as follows: Page 71 of the Appraisal under ‘Conservation area boundary changes’ now states: “The significance of this character area is primarily historic rather than architectural. “Elements contributing to the significance of this conservation area extension include the national importance of the route of the Basingstoke Canal as one of the earliest canals to be built, and the first designed to satisfy agricultural, rather than industrial needs.</p> <p><i>In Sub-Area 6b, the route of the canal forms a distinctive landscape feature of historical importance, which has shaped 20th-century development here. The semi-rural setting of this sub-area, before the canal route reaches the built-up edge of the village on Milkingpen Lane, contributes to heritage significance. This was an agricultural canal, hence whilst in other locations, a built up environment contributes to the significance of designated heritage assets related to canals, this is not the case here as the setting is appreciably more semi-rural.</i></p> <p><i>The route of the Basingstoke Canal is a physical reminder of past human activity in this area, with historic and communal value. Part of the Sub-Area 6b route of the canal is marked by a depression in the land which periodically fills with water.</i></p> <p><i>Whilst the canal has been filled in and forms part of private gardens in some parts of Sub-Area 6b, the route of the canal is still legible and this</i></p>

			<p>public realm". The visibility of the length of canal in proposed sub-area 6b is questioned. Aside from the example given of the view from Hatch Lane, the remainder of the route of the canal within this sub-area is not perceptible from the public realm. We suggest that the wording of this section is revisited to make clear that there is in fact little to no presence of the canal from the public realm within this sub-area both within and outside of the conservation area boundary. The limited visibility is recognised in the preceding paragraph which states "For the most part, the canal can only be observed from its immediate setting". We endorse this appraisal, noting</p>		<p><i>legibility contributes positively to the special character and appearance of the area".</i></p> <p>It is considered that issues relating to the visibility from the public domain are adequately addressed by the penultimate paragraph on page 71.</p>
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				that the canal is screened by development to the south and vegetation to the north. We consider that this lack of visibility is important to note in considering the contribution that the wider surroundings make to the setting of this part of the proposed conservation area extension		
5.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	Question 1.	The CAA is acceptable as far as it comments on existing development within the CAA boundary, however it is deficient in its comments relating to surrounding areas and 'setting of the CA', particularly that which relates to the Land East of Basingstoke (LEoB) allocation (Local Plan Policy reference SS3.9) for 450 dwellings	Amend the Appraisal text. Make a reference to the Land East of Basingstoke (LEoB) allocation (Local Plan Policy reference SS3.9) for 450 dwellings and refer to the published SHEELA (OLD001) for a proposed further 450 dwellings.	<p>Partially accepted. Text change proposed.</p> <p>Section 1.3 Statement of Significance, Page 9 of the Appraisal under 'Location, topography and setting', now states: <i>"The Land East of Basingstoke (LEoB) was allocated for 450 dwellings in the Adopted Local Plan 2011-2029 (Local Plan Policy reference SS3.9). As a result of this allocation it is anticipated that the character of the land adjacent to the conservation area and views and vistas will change.</i> <i>It is also noted that at the time of writing this Appraisal, there are a number of promoted sites in the vicinity of Old Basing included in the published Strategic Housing and Employment Land Availability Assessment (SHELAA).</i></p> <p>Page 65 of the Appraisal under 'Character area 5 – Pyotts Hill' has also been amended. 'Description', now states: <i>"Land to the east of Pyotts Hill has been allocated for new housing in the Adopted Local Plan 2011-2029."</i></p>

				and a further 450 dwellings under the published SHEELA (OLD001) resulting in around 900 dwellings and supporting development. Further comments are in relation to LEOB and the conservation area context rather than the CA itself. In that respect HCCPS 'disagrees' that the CA is an accurate assessment of the character and appearance of the area		See Row 63 below.
6.	J. Hoyle	-	Question 1.	The Village needs to be turned into a one way systems for School safety given the high volume of traffic going through the Village.	Amend Principles in the Management Plan.	Not accepted. No change proposed. This concern cannot be addressed via the Conservation Area Management Plan but must be directed to Hampshire County Council as the Highways Authority.
7.	J. Hoyle	-	Question 1.	The appraisal is not dealing with current times and is not strong enough to protect	Amend Principles in the Management Plan.	Not accepted. No change proposed. The Conservation Area Management Plan sets out principles to assist in determining planning applications in order that new development preserves or enhances the special interest of the conservation area.

				the character of the Village. Examples include developments which are not in character.		
8.	Mr and Mrs P. Fish	-	Question 1.	The extension behind Browns Cottage is not justified - nor explained in your documents the proposed extension is inaccessible.	Omit the conservation area extension in Sub-Area 6b. Alternatively amend the Appraisal text. Include text in the Appraisal setting out the elements that contribute to the significance of the proposed route of the Basingstoke Canal conservation area extension.	Point regarding Sub-Area 6b accepted. Text change proposed. See Row 4 above.
9.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	Question 2. Do you agree with the conclusions of the Old Basing Conservati	There are a number of points raised below on the principles of the Management Plan. To this end, HCCPS 'disagrees' with the principles of the CAA where it	Amend the principles in the Old Basing Conservation Area Management Plan.	Not accepted. No change proposed. The Conservation Area Management Plan cannot introduce new planning policies, it adds detail to the policies in the Development Plan by setting out principles to assist in determining planning applications in order that new development preserves or enhances the special interest of the conservation area. Principle 1- Setting: "The setting of the conservation area contributes to its significance. This contribution should be maintained."

			<p>on Area Appraisal and the principles of the Management Plan?</p>	<p>conflicts with the LEOB allocation.</p> <ul style="list-style-type: none"> • Principle 1 – The setting of the conservation area is important, however it should be noted that, when allocating the LEOB site for development, it was not considered to have any overriding heritage impacts. It is pleasing to note (p76) that places within the setting of a conservation area are subject to some degree of change over time. The CA is largely allocated due to the built environment and spaces within the settlement. Given its identification as a development site, LEOB should be recognised and not prejudiced by the CA. 		<p>The LEOB allocation has been recognised in the Appraisal and is not prejudiced by Principle 1. Future development on this site will be shaped by placemaking principles and a contextual analysis. Proposals will be assessed under a future planning application.</p>
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10.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	Question 2.	<ul style="list-style-type: none"> • Principle 2 – Origins and settlement pattern of development – new development outside the CA should not be required to reflect the settlement pattern within the CA. Moreover, development of the allocated site should, through robust placemaking principles, be encouraged to establish its own character as a distinct parcel to that within the CA. The development of LEOB will be bounded on its western side by green infrastructure, heritage and natural features which will form a strong edge to the development and a demarcation of old and new. 	Amend the principles in the Old Basing Conservation Area Management Plan.	<p>Not accepted. No change proposed.</p> <p>Principle 2- Origins and historic pattern of development. It is not envisaged that new development, in the setting of the conservation area, should replicate the settlement pattern within the conservation area, however, layout should be guided by placemaking principles, including a contextual analysis, and proposals will be assessed under a future planning application.</p> <p>Principle 2 does not say new development outside the conservation area should be required to reflect the settlement pattern within the conservation area, the Principle says new development should respond which is entirely consistent with Policy EM11 of the adopted Local Plan 2011-2029.</p>
11.	David Ramsay	Vail Williams LLP on	Question 2.	<ul style="list-style-type: none"> • Principle 3 – materials and finishes – new 	Amend the principles in the Old Basing	Not accepted. No change proposed.

	ms ayP artn er	behalf of HCC Property Service (HCCP S).		development outside the CA should be able to reflect its time and materials according to placemaking principles.	Conservation Area Management Plan.	Principle 3 - Materials and finishes. Any proposal for new development will be assessed under a future planning application following placemaking principles this will include appropriate use of the traditional common palette of materials and finishes. Principle 3 is a general overarching principle and wording has been derived from other Management Plans in the current Conservation Area Review Programme. This Principle should be read in conjunction with the Heritage SPD SHA06 sub para 7.38 and para 4.96.
12.	Dav id Ra ms ayP artn er	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principle 4 – Built Environment [within the CA] - agreed.	Noted.	Noted. No change required. Principle 4 - Built Environment.
13.	Dav id Ra ms ayP artn er	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principle 5 – Views and vistas – given that the development of the LEOB allocation will change the neighbouring land use from countryside to residential, this should be acknowledged where appropriate throughout the CAA. There needs to be a balance with the delivery of homes which will	Amend the principles in the Old Basing Conservation Area Management Plan.	Partially accepted. Text change proposed. Principle 5 now states:– Views and vistas: “Views into, out of and within the conservation area, which where they contribute positively to the character, appearance or significance of the conservation area should be preserved or enhanced”. It is not proposed to add “where possible, and where strategic development is proposed, balanced with the public benefit of that development.” See Row 5 above. The housing allocation has been referenced in the appraisal and it has been noted that it is anticipated that the character of the land adjacent to the conservation area and views and vistas will change. The ‘planning balance’ will be given proper consideration in the determination of any future planning applications.

				<p>significantly alter the views into and out of the CA. Key vistas for retention should be agreed between HCCPS as landowner and BDBC as the LPA in order to form part of the framework for the proposed development (perhaps not as part of the CAA). The principle should be altered to state to reflect the direction of the NPPF, so conclude with "...should be preserved or enhanced where possible, and where strategic development is proposed, balanced with the public benefit of that development"</p>		
14.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Service	Question 2.	<ul style="list-style-type: none"> • Principle 6 – agreed. 	Noted.	<p>Noted. No change required.</p> <p>Principle 6 - Green Infrastructure and open spaces.</p>

		s (HCCP S).				
15.	Dav id Ra ms ayP artn er	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principle 7 – Landscape – this appears to be related to development within the CA and as such is agreed. It is noted that this applies to the proposed CA extension to the north which is a largely wooded area around the Park Pale. This area will form a substantial boundary between the proposed development and the existing settlement.	Noted.	Noted. No change required. Principle 7 – Landscape.
16.	Dav id Ra ms ayP artn er	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principles 8 & 9 – signage and shopfronts – agreed.	Noted.	Noted. No change required. Principle 8 – Signage and advertisements. Principle 9 – Shopfronts.
17.	Dav id Ra	Vail Williams LLP on	Question 2.	• Principles 10-13 - these appear to be related to	Noted.	Noted. No change required. Principle 10 – Street furniture.

	ms ayP artn er	behalf of HCC Property Service s (HCCP S).		development within the CA and as such are agreed.		Principle 11 – Highways works and signage. Principle 12 – Other utilities. Principle 13 – Planning controls in the conservation area.
18.	Dav id Ra ms ayP artn er	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principle 14 – agreed – this is reflected in the above points, particularly in relation to agreeing views and vistas for retention.	Noted.	Noted. No change required. Principle 14 - Pre-application advice in the conservation area.
19.	Dav id Ra ms ay Part ner	Vail Williams LLP on behalf of HCC Property Service s (HCCP S).	Question 2.	• Principle 15 – agreed.	Noted.	Noted. No change required. Principle 15 - Conservation area planning application supporting information.
20.	Jen Sa mu elso n	Barton Willmor e on behalf of Taylor Wimpey	Question 2.	The supporting text to 'Principle 1: Setting' notes that many places within the setting of a conservation area are subject to change over time. We support the inclusion of this acknowledgement	Amend the principles in the Old Basing Conservation Area Management Plan.	Partially accepted. Text change proposed. The Conservation Area Management Plan cannot introduce new planning policies, it adds detail to the policies in the Development Plan by setting out principles to assist in determining planning applications in order that new development preserves or enhances the special interest of the conservation area. Principle 1- Setting now states: " Where the setting of the conservation area contributes to its significance or to the ability to appreciate its significance that This contribution should be maintained."

				<p>that the setting of the historic core of Old Basing has changed over time and note that this in fact forms part of the overall character of the conservation area's setting. Moreover, we support the inclusion of an acknowledgement that protecting the setting of the conservation area need not prevent change. Principle 1 as drafted does not seem to reflect the sentiments of the supporting text. Only those elements of setting that make a positive contribution should be maintained; we suggest that the principle is amended to make this distinction clear. There will be times when development within the setting is justified, either by</p>		<p>The Appraisal Introduction page 6 states: "This SPD is National Planning Policy Framework (NPPF) compliant and accords with the Development Plan, including the made Old Basing and Lychpit Neighbourhood Plan". Appendix 6 sets out the ties into the Development Plan and NPPF compliance.</p>
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				<p>preserving or enhancing the contribution it makes to the significance of the conservation area, or by any harm being outweighed by delivering public benefits. It would be helpful for this Principle to be better aligned with national policy, and might usefully provide guidance to assist in managing such change for example through high quality design.</p>		
21.	Jen Samuelsen	Barton Willmore on behalf of Taylor Wimpey	Question 2.	<p>The first paragraph of the supporting text to 'Principle 5 – Views and vistas' appears to suggest that all views into, out of and within the conservation area make a positive contribution; this is not the case and discrimination is needed to understand</p>	<p>Amend the principles in the Old Basing Conservation Area Management Plan.</p>	<p>Partially accepted. Text change proposed. See Row 13 above.</p>

				<p>whether such views are negative, neutral or positive. This should be acknowledged. As above, there may be occasions where views and vistas noted as making a positive contribution can be justifiably changed. Whilst the objective might seek to ensure their preservation wherever possible, the Principle might also usefully provide guidance to assist in managing change for example through high quality design.</p>		
23.	S. O'Leary		Question 2.	<p>P72 refers to the proposal to extend the conservation area to include 'Sub-Area 6b' - Land behind Cavalier Road and Belle Vue Road up to Hatch Lane' but it includes the canal section from Frazer Close to</p>	<p>Amend the description of the conservation area extension 'Sub-Area 6b'.</p>	<p>Accepted. Text change proposed.</p> <p>Appraisal text has been changed throughout to state 'Sub-Area 6b' - Land behind St Mary's Cof E Junior School, Fraser Close, Cavalier Close, Cavalier Road, Rawdon Close, Belle Vue Road and Batchelor Drive up down to Hatch Lane.</p>

				Waterside Cottage.		
24.	Resident		Question 2.	The management plan has missed the key issues eg traffic through the village and along Newnham Lane. To conserve the nature of the village through traffic must be substantially reduce. Too many vehicles use the street, Pyott's Hill and Newnham Lane as short cuts to avoid Black Dam junction and the ring road. We need more cycling routes linking the village to Basingstoke, Newnham and Hook. There is no mention of climate change which is the single biggest threat to conserving the nature of the village.	Amend the Principles in the Management Plan.	Partially accepted. Text change proposed. See Row 6 above. The SPD cannot introduce new planning policy, however, the council's climate change emergency has been referenced in the appraisal Introduction which states: <i>"This SPD complies with the council's declared Climate Emergency which works towards Basingstoke and Deane borough being carbon neutral by 2030"</i> .
23.	D. Coppin		Question 2.	They seem very keen on using the phrase "positively".	Change the text of the Appraisal.	Not accepted. No change. Seeking positive change complies with the development plan and the NPPF.

				They talk about managing things positively. But without a definition of what positively means its entirely meaningless. In fact it just raises the suspicion that it's a cover for things which almost certainly people in the locality wont want. It would be helpful surely to at least lay out a spectrum of what "positively" might actually mean in practice...		
24.	D.T hor ne		Question 2.	Recent building modifications in the village are definitely not in keeping with general area, it seems planning permission is granted for anything these days. The house next door but one to us is just an eyesore now it has been renovated from a bungalow to	Amend the Principles in the Management Plan.	Not accepted. No change. See Row 7 above.

				a monstrous odd shaped house!		
25.	Basingstoke Heritage Society		Question 2.	Basingstoke Heritage Society includes within our area of concern, the route of the historic Basingstoke Canal. We welcome the proposed extensions at 3.7 Area 6 both 6a and 6b.	Noted	Noted. No change required.
26.	A. Gooch		Question 2.	The proposed extension of the conservation area into the redundant Canal basin, being private land with NO PUBLIC ACCESS between Milkingpen Lane and Cavalier Road is unjustified or covered in the 51 page report? Several acres of land are concerned and yet NO MENTION in the consultancy document??	Omit the conservation area extension. Alternatively amend the Appraisal text. Include text in the Appraisal setting out the elements that contribute to the significance of the proposed route of the Basingstoke Canal conservation area extension.	Partially accepted. Text change proposed. See Row 4 above.

27.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	Question 3. Do you support the boundary alterations that have been proposed?	There is no detailed justification for the inclusion of the additional Pyotts Hill Entrenchment SAM into the Conservation Area. It is stated for inclusion 'as a whole' rather than seemingly following careful analysis or specific appraisal. Just because it is a single SAM designation, does not categorically follow that it should become a single CA designation without justification. SAM designation will ensure its protection as a heritage asset. It is unclear what other features the CA extension is trying to protect.	Amend the Appraisal text. Include text in the Appraisal setting out the elements that contribute to the significance of the proposed Pyotts Hill Entrenchment Scheduled Monument conservation area extension.	Accepted. Text change proposed. As part of the recent Old Basing Conservation Area review, public consultation, 68% of respondents agreed with the proposed Conservation Area Extensions. Whilst the significance of the conservation area extension is analysed in each character area of the Appraisal, a new paragraph setting out the elements that contribute to the significance of the proposed Pyotts Hill Entrenchment SM conservation area extension has been added to the Appraisal, as follows: Page 69 of the Appraisal under 'Conservation area boundary changes' now states: "It is proposed to extend the conservation area to include the Pyotts Hill Entrenchment Scheduled Monument in its entirety and the Toll House Grade II listed building on Reading Road which stands adjacent to the Scheduled Monument. <i>"Elements contributing to the significance of this proposed conservation area extension include the national importance of the Pyotts Hill Entrenchment Scheduled Monument (SM), also known as the Basing House Deer Park Pale (see Figure 4). The proposed conservation area extension has significant historic associations with Basing House and reflects the traditional function and character of the former Deer Park hunting ground land use here, some distance from Basing House itself. There has been minimal degradation of the Pyotts Hill Entrenchment Scheduled Monument and its legibility contributes positively to the special character and appearance of the area"</i>
28.	S. O'Leary		Question 3.	In the current form as indicated by the Old Basing Conservation Area Map Sept 2020,	Omit the proposed route of the Basingstoke Canal as a	Not accepted. Text change proposed. See Row 4 above.

				we do not support the changes as outlined as this includes land which we own.	conservation area extension.	
29.	E. Vincent		Question 3.	We have a huge variation of wildlife and flora which the canal provides a valuable habitat for. Far too many green spaces are disappearing along with our native wildlife.	Noted.	Noted. No change required.
30.	B. Bull		Question 3.	Can Basing Fen be included? It is such a significant green corridor.	Include Basing Fen within the conservation area.	Not accepted. No change proposed. The conservation area boundary has been carefully reviewed. Conservation areas can only contain areas which have special architectural or historic interest. Historic England advice states it is not generally appropriate to extend conservation areas to protect open spaces.
31.	M.Hannigan		Question 3.	Is the Victorian pump house behind Swingbridge cottages included? If not it should be	Include this structure within the conservation area boundary	Not accepted. No change proposed. The conservation area boundary has been carefully reviewed. Efforts were made to identify possible extensions to ensure they were included in the 8 week public consultation draft.
32.	D. Gooch		Question 3.	The boundary alterations are an invasion of privacy	Omit proposed boundary alterations.	Not accepted. No change proposed. No changes are being made to access these areas. It is not considered that these proposals will alter the privacy of residential property.

	A. Reard		Question 3.	Pleased to see that you intend to include the remaining sections of the Basingstoke Canal as part of the Conservation area. This should help to preserve this historic feature and protect it against unsuitable uses.	Noted.	Noted. No change required.
34.	Resident		Question 3.	No need to include the homes along Pyott's Hill	Alter the 2003 conservation area boundary to exclude Pyotts Hill houses.	Not accepted. No change proposed. Many of these properties are historic and appear on historic OS maps.
35.	Jen Samuelsen	Barton Willmore on behalf of Taylor Wimpey	Question 3.	With reference to proposed sub-area 6b, sections of the canal have been infilled as noted in the conservation area appraisal. It also survives in a substantially altered context, with sub-area 6b abutting a post-war housing development and car sales/garage. It is queried whether what survives of the canal has	Omit the proposed route of the Basingstoke Canal as a conservation area extension.	Not accepted. Text change proposed. See Row 4 above.

				<p>retained the requisite historic interest to warrant inclusion.</p> <p>Sections of the canal are included within the existing boundary of the conservation area where the canal has shaped the development of the historic core of the settlement. This is not the case with the length along sub area 6b and we would question the appropriateness of its inclusion.</p>		
36.	Adam Noble		Question 3.	<p>Principle 6 - green infrastructure. I would encourage extension of the boundry to further include public space between Redbridge land and Basing Road near 'Peat Moore'. It is currently neglected and used by off-road bikes illegally and is a 'no-go' area.</p>	<p>Include Peat Moor within the conservation area boundary.</p>	<p>Not accepted. No change proposed.</p> <p>The conservation area boundary has been carefully reviewed. Conservation areas can only contain areas which have special architectural or historic interest. Historic England advice states it is not generally appropriate to extend conservation areas to protect open spaces.</p>

37.	Adam Noble		Question 3.	High traffic volumes disturb massively from the views and vistas. It would be recommended that the street vista/church environs should be made 'local access' for traffic only. Traffic use, the area should be made 'local access only' to trully support views and vistas (principle 5)	Amend Principles in the Management Plan.	Not accepted. No change proposed. See Row 6 above.
38.	Jen Samuelsen	Barton Willmore on behalf of Taylor Wimpey	Question 4. Do you have any other issues you would like to raise about the conservation area in terms of its character and appearance?	We highlight the need for a coordinated approach with the Council's Policy Officers to ensure that the emerging conservation area appraisal has a synergy with the emerging Local Plan rather than sitting entirely independently of it.	Amend the text in the Appraisal to emphasise the co-ordination between Planning Policy Team and Historic Environment Team (HET).	Not accepted. No change proposed. Historic Environment Team (HET) work closely with the Planning Policy Team in relation to the evolving Local Plan activity. This includes the evaluation of sites put forward for housing allocations. Planning Policy Team act as internal consultees on every draft of the SPD.
39.	C. Veasey		Question 4.	The layout and context of this reviewed	Noted.	Noted. No change required.

				Conservation Area Appraisal seems to enhance the important historic structures within whether buildings, infrastructure and/or local amenities and benefits which must be preserved and conserved in my opinion. The extension to this Conservation Area is applauded.		
40.	S. O'Leary		Question 4.	Generally, we would like to understand the motivation behind extending the conservation area and understand if this is anyway related to proposed housing developments in close proximity to the boundary extensions. Given the additional areas in question largely relate to land without buildings, we would like to understand how	Amend the Appraisal text.	<p>Not accepted. No change proposed.</p> <p>The Local Planning Authority has a duty to review conservation areas from time to time, and priorities within the current programme were set by Cabinet in 2014. Conservation area appraisals will inform the assessment of proposals for new housing and other for types of development.</p> <p>Page 7 of the Appraisal states: "Certain types of development are currently controlled by conservation area designation. Please refer to www.planningportal.co.uk for more details. Certain permitted development rights are removed by conservation area designation. Trees within the conservation area are given special protection, and normally, the council will need to be notified before pruning or felling any tree within the conservation area. Please refer to www.basingstoke.gov.uk/protectedtrees for more details."</p>

				the change of the boundary would include new restrictions or obligations to owners of the land in question.		
41.	P. Robinson		Question 4.	The canal in Old Basing is extremely overgrown - will any of the brambles / nettles be removed so that it is more visible?	Amend the Principles in the Management Plan to suggest vegetation management.	Not accepted. No change proposed. This concern cannot be addressed via the Old Basing Conservation Area Management Plan which is a Supplementary Planning Document complying with Town Planning legislation. These comments have been passed on to the BDBC Landscape and Biodiversity teams.
42.	L. Burner		Question 4.	You should include the triangle of land between the Hampshire Clinic and the rail bridge Swing Swang Lane. The intention to build 100 houses in this space, is damaging to the environment, families have 2 cars and a work van so parking a problem, many people use this lane as walk to town -,increased traffic flow in to Old	Include this site within the conservation area boundary.	Not accepted. No change proposed. The conservation area boundary has been carefully reviewed. Conservation areas can only contain areas which have special architectural or historic interest. Historic England advice states it is not generally appropriate to extend conservation areas to protect open spaces.

				Basing- congestion at the rail bridge- best solution is 2 to 4 high cost houses with space/garden... Traffic through Old Basing is too heavy and damages buildings and is often jammed up. Preserve Old Basing village.		
43.	T. Gray, M. Palmer and others		Question 4.	Comments on questionnaire: Q2 Refers to Overton not Old Basing.	Noted.	Noted. No change required.
44.	G. Biggs		Question 4.	Tree conservation. how it is administered and how regularly said trees are inspected.	Query noted.	Noted. No change required. This query has been passed on to the BDBC Landscape team.
45.	G. Biggs, P. Tobin and D.		Question 4.	Ensure new development is in keeping with the surrounding areas including the use of suitable building materials.	Amend the Principles in the Management Plan.	Not accepted. No change proposed. See Row 7 above.

	Thorne					
46.	K. O'Neill, D. Coppin, D. Pilkington, B. Bull and others		Question 4.	More footpaths and cycle lanes are needed. Also highways and path maintenance is required eg the A30 footpath from Crabtree Plantation down to Black Dam has worn away. Also a pedestrian/cycle path is needed between the centre of the village and swing swang lane to the bridge over the railway. Many highways including Milkingpen Lane need to be resurfaced.	Amend Principles in the Management Plan.	Not accepted. No change proposed. See Row 6 above.
47.	E. Vincent		Question 4.	There is also an old Roman road which dissects part of the canal site which needs preservation.	Amend Management Plan Principles.	Not accepted. No change proposed. The Roman Road is shown on the Conservation Area Appraisal map. The Roman Road appears to be a non-designated heritage asset of archaeological interest, however, an archaeological assessment of its significance as a heritage asset would need to accompany any future planning application relating to development on this land. Please note that any non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments (i.e. nationally important), should be considered subject to the more demanding requirements of the policies that relate to designated heritage assets (NPPF footnote 63).

48.	B. Bull		Question 4.	Street lighting is mostly intentionally absent in the conservation area, and contributes to the rural character.	Amend Management Plan Principles.	Not accepted. No change proposed. Street lighting is controlled by the Highways Authority, in this instance Hampshire County Council. See Row 6 above.
49.	E. Vincent and B. Bull		Question 4.	The conservation area contains wildlife habitats, in particular the broad leaved trees here are significant. The extension of the conservation area has come too late for land at the end of one property on Cavalier Road. New owners recently cleared all trees and vegetation.	Amend the Management Principles and amend the Appraisal text to detail flora and fauna found in the conservation area.	Not accepted. No change proposed. Trees within the conservation area, including the conservation area extension along the Route of the Basingstoke Canal are protected. Not accepted. No change proposed. The Old Basing Conservation Area Appraisal is a Supplementary Planning Document complying with Town Planning legislation, it cannot detail flora and fauna found in the conservation area.
50.	D. Pilkington, D. Freeman, N. Ivens, B. Bull, D. Tho		Question 4.	Road traffic, associated noise and on-street parking blight the village and harm the character and appearance of the conservation area. Replacement dwellings and extensions increase traffic. Cars use the village as a	Amend the Management Principles and amend the Appraisal text.	Not accepted. No change proposed. This concern cannot be addressed via the Old Basing Conservation Area Management Plan which is a Supplementary Planning Document complying with Town Planning legislation. See Row 6 above.

	rne, P. Tob in and J. O Lid dell			<p>shortcut and a rat run.</p> <p>Suggest a timed one-way system on Church Street. There is a lack of driver awareness on the bends at The Street end of Milkingpen Lane especially at school times.</p> <p>Future planning decisions should mitigate this where possible and provide off-street parking. Off-street parking is needed on The Street especially near the railway arches and in the Pyotts Hill Area (potentially using a strip of Cowderys Down).</p>		
51.	A. Go och		Question 4.	The extension proposed is not justified or necessary.	Omit the proposed route of the Basingstoke Canal as a conservation area extension.	<p>Not accepted. No change proposed.</p> <p>See Row 4.above.</p>
52.	D. Pilki ngt on		Question 4.	29-31 Pyotts Hill should be a Notable Structure erected c.1810 or	Amend the Appraisal text and Map.	<p>Not accepted. No change proposed.</p> <p>Notable Structures are defined in the appraisal as buildings and structures (including walls and street furniture), that have been identified as making a</p>

				<p>1825 for employees of the Bolton Estate. Was 29, 31 and 33 but perhaps 60 years ago the middle cottage was shared between the outer two, with a southern extension to 29. There is an old covenant dated September 1959 in which Viscountess Camrose is a party. Consequently they are part of the history of Old Basing but they have been overlooked.</p>		<p>positive contribution to the overall character and sense of place of the conservation area. Their value can derive from various attributes such as, for example, their historic fabric and form, grouping, and/or their overall consistency of scale and materials. It is not considered generally appropriate to include heavily altered buildings as Notable Structures.</p>
53.	D. Pilkington		Question 4.	<p>Near 24 and 26 Pyotts Hill is a very old sign indicating a left bend to traffic coming south. It is made of concrete and is in quite good order. It needs repainting and the restoration of the reflective red and clear glass circles. It must be at least 80 years old.</p>	Amend the Appraisal text.	<p>Not accepted. No change proposed.</p> <p>Items of street furniture are not itemised in the Appraisal. This concern has been directed to the Parish Council.</p>

54.	Res ind ent		Question 4.	Yes. You have not considered the climate emergency and how the management plan can be used to ensure the carbon emissions of the area are reduced.	Amend the Appraisal text and the Principles in the Management Plan.	Partially accepted. Text change proposed. See Row 25 above. The Management Plan cannot introduce new Planning Policy but must comply with the Development Plan.
55.	I. Ash wor th		Question 4.	I bought the land south east of 101 Hatch Lane adjacent to Martin's Renault Garage so that I could prevent any development there during my lifetime. The Conservation Plan would continue that idea; it is, after all one of very few pieces of the old canal still visible.	Noted.	Noted. No change required.
56.	Mr and Mrs P. Fis h		Question 4.	Old Basing is already covered it does not need more unnecessary administration, red tape or extended conservation area.	Omit the proposed route of the Basingstoke Canal and the Pyotts Hill Entrenchment SM as conservation	Not accepted. Text changes proposed. See Row 4 and 27 above.

					area extensions.	
57.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	Question 4.	The draft SPD is not considered 'sound' given that it has not included any mention of the LEOB allocated development in the adopted Local Plan, therefore is not positively prepared. It is considered that a reference to the proposed development on LEOB is made where relevant in the SPD to include a reference to Land East of Basingstoke allocation adjacent to the extension northwards along Pyotts Hill of the Old Basing Conservation Area.	Review the conservation area again. Alternatively amend the Appraisal text. Make a reference to the Land East of Basingstoke (LEOB) allocation (Local Plan Policy reference SS3.9) for 450 dwellings.	Partially accepted. Text change proposed. As above at Row 5.
58.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services	General.	Page 5 – inclusion of Pyotts Hill Entrenchment SM Objection in principle to the extension of the CA northwards	Omit the Pyotts Hill Entrenchment SM conservation area extension.	Partially accepted. Text change proposed. As above at Row 27.

		s (HCCP S).		along Pyotts Hill. No rationale for the extension has been provided. It is considered that sufficient protection is provided to the SM and its setting through the relevant heritage legislation and is not required through the CA designation.	Alternatively amend the Appraisal text to include text in the Appraisal setting out the elements that contribute to the significance of the proposed Pyotts Hill Entrenchment SM conservation area extension.	
59.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCP S).	General.	Page 9: 3rd para – “To the east and northeast of the conservation area lies open, undeveloped, arable farmland.” Reference should be made to the LEOB allocation by adding, “although it is recognised that residential development may come forward to the east of the CA in line with the Local Plan” or similar.	Amend the Appraisal text.	Partially accepted. Text change proposed. As above at Row 5.

60.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	<p>Page 30 – Views & Vistas</p> <p>The CA notes a plethora of views and vistas and these are shown on the CA appraisal map using arrows. It is unclear what the purpose of these arrows is given that many appear to be towards vegetation / woodlands rather than sensitive views of within or outside the CA. Whilst it is appreciated that the list of views are not exhaustive, it would be better to include fewer 'key' views that the Council wishes to identify, with evidence of why, rather than the current approach of numerous small arrows which can be difficult to distinguish or understand that rationale for their inclusion.</p>	<p>Amend the Appraisal text. Include fewer 'key' views rather than the current view arrows.</p>	<p>Not accepted. No change proposed.</p> <p>The Conservation Area Appraisal Map views and vistas noted are from the public realm. The Appraisal text makes it clear the view arrows shown are not exhaustive and that similar views and vistas may be of equal importance, for example, further along the same street or path.</p>
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61.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 32 – lists views This page would benefit a paragraph on future development and ability of the views / landscape to accommodate it.	Amend the Appraisal text.	<p>Accepted. Text change proposed.</p> <p>Page 31 –This section refers to views and vistas and describes landmark structures within the conservation area, at the time of writing the Appraisal.</p> <p>Page 31 of the Appraisal under ‘Views and vistas’ now states: <i>“Future planning applications should take account of the impact of new development on the conservation area and the ability of views and/or landscape to accommodate new development”</i>.</p>
62.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	<p>Page 35: Table 1. Old Basing Conservation Area Open Space Designations</p> <p>The three IOSs listed below are key viewpoints from the Conservation Area into LEOB. Noting that the CA is appraising the current character of the area, reference should be made to the LEOB allocation / future development adjacent to the CA including impact on views and/or their retention.</p> <p>Pyotts Hill:</p> <ul style="list-style-type: none"> ▪ Land at 39 Pyotts Hill. 	Amend the Appraisal text.	<p>Not accepted. No change proposed.</p> <p>Page 34 – Old Basing Conservation Area ‘Important Open Spaces’: the table’ refers to public and private open spaces within the conservation area which make a positive contribution to the character and appearance of the area.</p> <p>Whilst these open areas facilitate views from the public realm to historic buildings and to other important features within the conservation area, that is not the main focus of this section.</p> <p>Reference has been made to the LEOB allocation, see Row 5 above.</p>

				<ul style="list-style-type: none"> ▪ Land to the side of 18b Pyotts Hill including the Public Right of Way leading east towards Hodds Farm. ▪ Land to the side of the Vets Surgery of Bartons Lane. 		
63.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	<p>Page 66: 3.6 Character Area 5 – Pyotts Hill</p> <p>Noting that the CA is appraising the current character of the area, reference should be made to the LEOB allocation / future development adjacent to the CA including impact on views and/or their retention. Removal of the word ‘open’ would be useful given the allocation for development.</p>	Amend the Appraisal text.	<p>Partially accepted. Text change proposed.</p> <p>Page 65 of the Appraisal under ‘Character area 5 – Pyotts Hill. Description’, now states: “Land to the east of Pyotts Hill has been allocated for new housing in the Adopted Local Plan 2011-2029.”</p> <p>See Row 5 above.</p>
64.	David Ramsay	Vail Williams LLP on behalf of HCC Property	General.	<p>Page 67: Open Space</p> <p>Reference should be made to the allocation / development site.</p>	Amend the Appraisal text.	<p>Not accepted. No change proposed.</p> <p>Page 66 describes Important Open Spaces in the Pyotts Hill Character Area. The countryside to the northeast of Pyotts Hill is open at the time of writing the Appraisal. The allocation site has been referred to in the description of this character area. To refer to the allocation again under each section of this</p>

	artrner	Services (HCCPS).		Removal of the word 'open' would be useful given the allocation for development.		character area would be unnecessary and would distract the reader from the Appraisal's assessment of the conservation area's special interest. See Rows 5 and 63 above.
65.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 67: Enclosure Reference should be made to the allocation / development site. Removal of the word 'open' would be useful given the allocation for development.	Amend the Appraisal text.	Not accepted. No change proposed. Page 66 of the Appraisal under 'Character area 5 – Pyotts Hill. Enclosure, states: "In Sub-Area 5b Pyotts Hill is a narrow intimate route. Vehicle traffic cannot progress beyond Pyotts House. Roadside trees, fencing and hedging make an important contribution to the character and appearance of this Sub-Area providing enclosure. Contrast is provided by the open countryside to the east." This is an accurate description of the character and appearance of the conservation area at the time of writing the Appraisal.
66.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 67: Gaps Reference should be made to the allocation and proposed development of the adjoining land.	Amend the Appraisal text.	Not accepted. No change proposed. Page 66 refers generally to gaps between buildings in the Pyotts Hill Character Area. To refer to the allocation again under each section of this character area would be unnecessary and would not add to the Appraisal's assessment of the conservation area's special interest.
67.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 69: Boundary treatment Reference should be made to the allocation and proposed development of the adjoining land.	Amend the Appraisal text.	Not accepted. No change proposed. Page 68 describes boundary treatments in the Pyotts Hill Character Area. To refer to the allocation again under each section of this character area would be unnecessary and would not add to the Appraisal's assessment of the conservation area's special interest.

68.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 69: Public Access Reference should be made to the allocation and proposed development of the adjoining land.	Amend the Appraisal text.	Not accepted. No change proposed. Page 69 of the Appraisal under 'Character area 5 – Pyotts Hill. Public access, states: "Public Footpath No.7 leads from the conservation area northeast from Pyotts Hill across open fields. These public footpaths enhance opportunities to appreciate the rural setting of the conservation area." This is an accurate description of the character and appearance of the conservation area at the time of writing the Appraisal.
69.	David Ramsay Partner	Vail Williams LLP on behalf of HCC Property Services (HCCPS).	General.	Page 70: Views and vistas Reference should be made to the allocation and proposed development of the adjoining land.	Amend the Appraisal text.	Not accepted. No change proposed. Page 69 of the Appraisal under 'Character area 5 – Pyotts Hill. Views and vistas, now states: "The rural setting of the village to the east can be appreciated from this character area. Public Footpaths No.4 and No.7 facilitate views out over the countryside to the east of the conservation area. There are views northwest up Pyotts Hill and southeast towards the River Loddon". This is an accurate description of the character and appearance of the conservation area at the time of writing the Appraisal.
70.	Edward Winter	Historic England	General	The CAAMP is a clearly laid out document. It is significantly longer than the document it replaces, but the new document is much more navigable.	Noted	Noted. No change required.
71.	Edward Winter	Historic England	General	The usability of the map could be improved through the use of layers in the pdf, or through use of GIS software.	Upgrade our BDBC GIS to allow viewers to choose layers on the Conservation Area map.	Not accepted. No change proposed. Whilst BDBC plan, in future, to upgrade our Geographic Information System (GIS) to allow viewers to choose layers on the Conservation Area map, it is not possible to use this technology at this time.

72.	Ed ward Winter	Historic England	General	<p>We consider that the appraisal could be more explicit with regard to the elements that contribute to significance, rather than being merely descriptive.</p> <p>In particular, we consider that the assessment of the proposed extension could draw out more explicitly those elements that contribute to significance.</p>	Amend the wording in the Conservation Area Appraisal.	<p>Accepted. Text change proposed.</p> <p>Whilst the significance of the conservation area is analysed in each character area, new paragraphs setting out the elements that contribute to significance have been added to the Appraisal. See Rows 4 and 27above.</p> <p>Historic England have asked for these descriptions of significance to be elaborated. The explanatory text now included in the Appraisal adds more detail and makes this SPD more robust.</p>
73.		Natural England	General	No specific comments to make.	Noted.	Noted. No change required.

Table 2. Responses received from Old Basing and Lychpit Parish Council and their representatives.

Row	Name if given	Company/Organisation	Survey question	Summary of comments	Respondents suggested modifications	BDBC response (new text shown in italics, removed text shown as strikethrough)
1.		Old Basing Parish Council	General	Old Basing & Lychpit Parish Council supports the draft Old Basing Conservation Area Appraisal and the proposed boundary extensions detailed within in. The Parish Council would like to extend its thanks to the team involved in creating this detailed and comprehensive document.	Noted.	Noted. No change required.