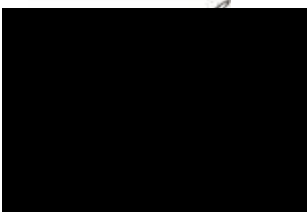


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Alderholt Meadows

Appendix 12.2: Policy Tests

1 HARM – NATIONAL PLANNING POLICY FRAMEWORK AND ENVIRONMENTAL IMPACT ASSESSMENT

1.1 Introduction

1.1.1 The Desk-based Assessment which forms Technical Appendix 12.1 uses the criteria set out within NPPF for determining the potential for harm to an asset and uses NPPF compliant language, while the Environmental Statement uses a methodology which reflects the requirements of the EIA regulations. For heritage, this methodology is set out in a form widely used across the industry and identifies the Magnitude of Impact that an asset may experience from a development. Consequently, this technical appendix is provided to assist in correlating “harm” (or otherwise) to the heritage significance of heritage assets in terms of the NPPF with the significance of an effect in EIA terms.

1.2 Designated heritage assets

1.2.1 Where an assessment of substantial harm is made, this must transfer through to the Environmental Statement as a significant effect. The nuance of the scale that substantial harm should then be made against the High and Medium levels of magnitude within the table which best represents the impact being experienced.

1.2.2 For example, the total demolition of a Grade II listed building would be reported as substantial harm within an assessment guided by NPPF, and then transferred into the Environmental Statement with a High Magnitude of Impact. However, the removal of elements of a Grade II listed building, i.e. loss but not total loss, would result in substantial harm in NPPF but, depending on the nuances of the listed building and its significance, may only transfer into the Environmental Statement with a Medium Magnitude of Impact should much of its significance remain intact.

1.2.3 Where an assessment of less than substantial harm is made, this cannot then result in a significant effect within the Environmental Statement. The nuance of that scale should then be made against the Low and Negligible levels of magnitude within the table which best represents the impact being experienced.

1.2.4 For example, if a development is constructed within the setting of a Grade II listed building where that setting contributes to its significance there may be an effect on that significance. The scale of that effect would depend on the nuances of that development and what other elements of the asset contribute to its significance, however, this may be reported as less than substantial harm. This would then transfer to the Environmental Statement with a Low Magnitude of Impact as there is a limited loss of significance.

1.2.5 However, if a development is constructed within the setting of a Grade II listed building where that setting makes a limited contribution to its significance, there may be a limited effect upon its significance. This would be reported as less than substantial harm, but at the bottom end of the scale and then transfer to the Environmental Statement with a Negligible Magnitude of Impact as there is minimal change to the asset’s significance.



1.3 Non-designated heritage assets

- 1.3.1 Paragraph 203 of NPPF requires a balanced judgement in regard to “*the scale of any harm or loss and the significance of the heritage asset*” for non-designated heritage assets which have less weight in terms of policy and protection than designated heritage assets.
- 1.3.2 While the substantial or less than substantial differentiation does not apply to non-designated assets, development could cause impact of such a magnitude that would lead to their total loss which could qualify as a significant effect for EIA purposes.
- 1.3.3 The scale of these impacts on the heritage significance of non-designated heritage assets is determined in relation to their significance and their ability to absorb change.
- 1.3.4 Where total or major loss of heritage significance is not predicted, while still equating to harm in terms of NPPF, this would be reported within the ES chapter as a Minor or Negligible Effect, which is not significant.
- 1.3.5 This aligns the balance of non-significant effects against the benefits of the proposals with the requirement in NPPF that harm to any non-designated heritage asset, whether total loss, partial loss or minimal disturbance, requires consideration in the planning balance.

1.4 ES Concordance

- 1.4.1 No harm to any designated heritage assets was identified in the DBA, therefore no effect to the heritage significance of any designated heritage assets were identified and reported in the ES Chapter.
- 1.4.2 The DBA concluded there was a potential for remains to be present within the Site relating to medieval and post-medieval agricultural land management, extraction activity and for a potential for as yet unknown Palaeolithic remains.
- 1.4.3 The geophysical survey identified a number of anomalies which have been recorded as possible archaeology while there remains a potential for as yet unknown archaeological remains.
- 1.4.4 The Heritage/Archaeology ES Chapter (Chapter 12) concludes that the Proposed Development would lead to a total loss of the archaeological resource, when considered on a worst-case scenario basis. In relation to the policy tests set out above, the total loss of these non-designated heritage assets must be considered to be of sufficient magnitude to be reported as a significant effect, prior to the application of appropriate mitigation.

2 SECTION 66 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

2.1 General

- 2.1.1 According to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the decision-maker “...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Case law and precedent confirms that “great weight” is to be given to this “desirability” and the Act does not differentiate between the various Grades of listed buildings.
- 2.1.2 As the ES chapter did not identify any such assets as likely to receive harm, the above does not apply to the chapter.



3 SECTION 72 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

3.1 General

- 3.1.1 According to Section 72 “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. As with Section 66, “great weight” is to be given to this “desirability” which applies to any buildings or other land in a Conservation Area.
- 3.1.2 As the ES chapter did not identify any such assets as likely to receive harm, the above does not apply to the chapter.

4 CHRISTCHURCH AND EAST DORSET LOCAL PLAN CORE STRATEGY (ADOPTED 2014)

4.1 General

- 4.1.1 The following relevant local planning policy has been adhered to within the ES chapter and the accompanying DBA (Appendix 12.1).
- 4.1.2 Policy HE1 ‘Valuing and Conserving our Historic Environment’ is as follows:

“Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.

- The significance of all heritage assets and their settings (both designated and non-designated) will be protected and enhanced especially elements of the historic environment which contribute to the distinct identity of Christchurch and East Dorset. Such key historic elements include the market towns of Wimborne Minster and Christchurch; Christchurch Quay; Highcliffe and Christchurch Castles; 11th Century Christchurch Priory Church and Saxon Mill; site of civil war siege in 1645; the setting of Wimborne Minster; significant Neolithic, Iron Age and Roman archaeological landscape; and prominent estates such as Cranborne and Wimborne St Giles.
- As part of its Heritage Strategy, a publicly accessible Dorset Historic Environment Record will be maintained; Conservation Area Appraisals will be kept up to date, and Article 4 Directions used where necessary.
- A Local List of heritage assets will be created in East Dorset and the Local Lists of heritage assets will be maintained to support the conservation of non-designated assets of distinctive local character.
- Both Councils will seek to promote and support initiatives to reduce the number of heritage assets at risk including the sensitive re-use and adaptation of historic buildings.
- Working with the Highways Authority, and Town and Parish councils, highway infrastructure and public realm works will be designated to protect and enhance the historic environment.”





Landscape page