

### Basingstoke Canal North Conservation Area

- 5.5. The Site is located c. 245m north of Basingstoke Canal North Conservation Area (Fig. 10, **A**). Running from Basingstoke to Weybridge, the canal passes through several local authorities. Whilst no Conservation Area appraisal has been produced by Guildford District Council, direct reference to the canal is made in the appraisal for the village of Pirbright. Appraisals have also been produced by surrounding local authorities through which the canal runs, including Surrey Heath Borough Council (1985) which lies to the west, providing information on the character and appearance of the area. The characteristics of the area presented below are based on these assessments and observations carried out in the Conservation Area during the walkover survey.
- 5.6. The boundary of the Conservation Area, illustrated on Fig. 10, follows the course of the canal and is c. 21km in extent. Encompassing associated infrastructure such as canal locks and historic buildings (both designated and non-designated), the Site lies within a landscape to the north which has been subject to military activity from the late 19th century onwards. This activity has subsequently resulted in several new areas of development, including the Army Training Centre and associated Brunswick Training Camp accommodation buildings.

### *Significance*

- 5.7. A review of appraisals produced for the length of the canal confirms that the key characteristics of the Conservation Area comprise:
- Its representation as an inland waterway constructed in the late 18th century and is regarded as an 'engineering achievement of great historic significance' which had a significant impact on the environment and economy (Hart District Council 2009);
  - Its architectural and historic interest/value, including specific architectural and engineering features (wharfs, locks, bridges etc.) which reflect its historic and continuing use;
  - Its association with other elements of infrastructure and built form, including designated and non-designated buildings and areas of settlement which have a strong association with the canal and reflect its historic development;
  - Its association with World War II activity, when parts of the canal were 're-used' as a stop line. This is represented by the survival of several anti-tank

defensive features along the route, notably in the south-western extent of the study area;

- Its appearance as a long linear, gently bending course of water and green corridor running through both built up and undeveloped landscapes and its location in areas of, or adjacent to, Sites of Special Scientific Interest (SSSI);
- The succession of areas enclosed by woodland and more open areas providing views across the landscape;
- Its continuing active use for a variety of leisure and recreational purposes (i.e. walking, boating, cycling etc.), including surrounding development with active frontage; and
- The character and appearance of traditional narrow boats using the canal.

5.8. It is worth noting that whilst parts of the canal are used for leisure and recreational purposes as outlined above, due to the proximity of the canal in relation to Brunswick Training Camp and Pirbright Camp, there is restricted public access within this area due to military activity and practice.



Photo 3: View towards Basingstoke Canal North from within the Site

5.9. Historically the Site formed part of the hinterland surrounding Pirbright to the north. This landscape was subject to alteration during the post-medieval and modern period with the installation of transport infrastructure, including Basingstoke Canal. There are no clear views of the canal from within the Site due to the presence of prevailing dense vegetation (Photo 4), which is also likely to limit views from within the Conservation Area towards the north. Whilst it is possible that glimpsed seasonal views of the Site may be afforded during breaks in the vegetation, the proposed buildings would appear within the context of Brunswick Training Camp.

#### *Assessment of development impacts*

5.10. Due to the effect of distance, screening and the presence of existing military infrastructure north of the Conservation Area, the proposed development would not affect the significance, character or appearance of the Conservation Area

5.11. It is concluded that the Site, as part of Brunswick Training Camp, makes a neutral contribution to the appreciation, understanding or character and appearance of the Conservation Area. The proposed development would introduce a change within the Site, with single-storey buildings being replaced with double-storey buildings. This will result in an alteration to the scale and height of the immediately surrounding buildings, however, taller buildings are present within the wider camp and thus the new double-storey barracks would still conform with the general character and scale of the wider surroundings. Such buildings would appear as a minor change to the existing built form (barracks) and be located within an existing backdrop of modern military development of similar character. This small change in scale will not be evident from the canal due to the aforementioned screening which blocks views between the Conservation Area and the Site.

5.12. In conclusion, the proposed development would not result in a degree of change which would affect those elements which contribute to the character and appearance, and thus contribute to the significance, of the Conservation Area. Whilst it would introduce a new built form within Site, this would on the whole represent a minor change not wholly alien to the landscape immediately north of the Conservation Area.

#### **Listed Buildings**

5.13. Two Listed Buildings were identified as part of the Step 1 comprising Grade II Listed Furze Hill Place and its associated Grade II Listed walls, c. 800m south-east of the Site (Fig. 10, **B**).

- 5.14. For the two Listed Buildings, it was clear that their significance is derived almost exclusively from the evidential, historical and aesthetic values of their built form and fabric; with only elements of their immediate physical surroundings (namely their gardens) making a (lesser) contribution to that significance.
- 5.15. In the case of the Grade II Listed Furze Hill Place its listing description highlights its architectural and historical interest as a country house of red brick construction with strong dressing and a tiled roof. Archival sources consulted for this assessment do not highlight an association between the Listed Buildings and the Site; which was not constructed until the late 19th century. Ordnance Survey mapping from this period onwards highlights that whilst the immediate surroundings of the Listed Building formed part of the associated land, landscape was clearly divided by the London to Southampton Railway line with the fieldscape to the north, including the Site, used by the Ministry of Defence. As such, this assessment has concluded that the Site does not comprise a part of the setting of these Listed Buildings that contributes to their significance.
- 5.16. Views of Furze Hill Place and its associated walls are afforded from Stanley Hill (B3405) which runs immediately east of the Listed Buildings. Due to the presence of surrounding dense vegetation, clear views of the Listed Buildings are not afforded from elsewhere in the surrounding landscape. Similarly, neither Listed Building is visible from within the Site; and no views from the Listed Buildings towards the Site are anticipated due to the presence of intervening dense vegetation and modern transport infrastructure. As such, the proposed redevelopment is not considered to impact upon the setting or significance of the Grade II Listed Buildings.

## 6. CONCLUSIONS

6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

### *Physical effects*

6.2. The proposal would not directly affect any designated heritage assets, and no heritage assets of archaeological interest of comparable significance have been identified within the Site as part of this assessment.

6.3. The Site does not appear to be located within a landscape favourable for settlement during the prehistoric to medieval period, and as such, there is considered to be limited potential for the presence of archaeological remains of this date within the Site. Any surviving features, whilst showing evidential value, will be unlikely to be of such significance as to preclude development. As such, truncation to remains if they survive can be agreed through consultation with the county archaeologist at the Local Planning Authority.

6.4. The existing barrack blocks have also been identified as heritage assets whose significance is derived from their architectural value as examples of 20th-century military structures, in addition to the group value they accrue from the present relationship with the wider camp. As the proposed development includes the demolition of these barrack blocks, it is considered a programme of Historic Building Recording would be required prior to demolition. Such survey would seek to identify and record the significance of the buildings and is likely to be required to a Level 2 as outlined in guidance provided by Historic England (2016).

### *Non-physical effects*

- 6.5. An appropriate and proportionate level of settings assessment has been undertaken for potentially-sensitive designated heritage assets, in accordance with Historic England's guidance GPA3 (HE 2017). The Site does not constitute a key element of the setting of any designated heritage asset, and redevelopment of the Site would not alter the setting of any designated heritage assets, including Basingstoke Canal North Conservation Area and Grade II Listed Furze Hill Place and associated walls, such that would cause harm to their significance. It is considered that the proposals are consistent with the provisions of the NPPF, Policy D3 of the Local Plan, and the Planning Act (1990).

## 7. REFERENCES

- AMEC 2012 *Historic Environment Desk Study and Heritage Significance Evaluation* (extracted from the Environmental Statement Volume 2 Main Report (vol 11 Historic Environment))
- Bannister, N and Wills P 2001 *Surrey Historic Landscape Characterisation Volume 2: The Historic Landscape Type Descriptions –*  
[www.archaeologydataservice.ac.uk/archives/view/surrey\\_hlc\\_2017/index.cfm](http://www.archaeologydataservice.ac.uk/archives/view/surrey_hlc_2017/index.cfm)
- Bird, D 2004 *Roman Surrey*. Tempus
- British Geological Survey 2017 *Geology of Britain Viewer, 1:50,000 geological mapping, bedrock and superficial* - [http://mapapps.bgs.ac.uk/geologyofbritain\\_3d/index.html](http://mapapps.bgs.ac.uk/geologyofbritain_3d/index.html)
- Chartered Institute for Archaeologists 2017 *Standard and Guidance for Historic Environment Desk-Based Assessment*
- Cotswold Archaeology (CA) 2015 *Princess Royal Barracks, Deepcut, Surrey: Archaeological Watching Brief* (CA Report no. 15211)
- Cotswold Archaeology (CA) 2017 *Princess Royal Barracks, Deepcut, Surrey (Phase 1 and 2): Archaeological Evaluation* (CA Report no. 17161)
- Cotton J 2004 'Surrey's early past: a survey of recent work' in (eds) J. Cotton, G. Crocker and A. Graham *Aspects of Archaeology and History in Surrey: towards a research framework for the county*. Surrey Archaeological Society.
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- Guildford Borough Council 2011 *Pirbright Conservation Area Character Appraisal and Management Plan (Consultation Draft January 2011)* -  
[www.guildford.gov.uk/article/16933/Conservation-Area-Character-Appraisals](http://www.guildford.gov.uk/article/16933/Conservation-Area-Character-Appraisals)
- Hart District Council 2009 *Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals*
- Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*
- Historic England 2016 *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*

Historic England 2017 *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition)*

Malden, H.E 1911 'Parishes: Pirbright' in *A History of the County of Surrey, Volume 3* - [www.british-history.ac.uk/vch/surrey/vol3/pp363-365](http://www.british-history.ac.uk/vch/surrey/vol3/pp363-365)

Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework (NPPF)*; published February 2019

Pirbright Parish Council n.d. *Parish Plan/Community Action Plan* - [www.pirbright-council.com/pirbright/index.asp?pageid=16313](http://www.pirbright-council.com/pirbright/index.asp?pageid=16313)

Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

Surrey Heath Borough Council 1985 *Basingstoke Canal Conservation Area* - [www.surreyheath.gov.uk/residents/planning/historic-environment/conservation-areas](http://www.surreyheath.gov.uk/residents/planning/historic-environment/conservation-areas)

The National Archives 2019 *Discovery* – [www.discovery.nationalarchives.gov.uk/](http://www.discovery.nationalarchives.gov.uk/)

#### ***Cartographic sources (viewed at Surrey History Centre)***

1575	Saxton's Map of Surrey
1579-1999	Maps and Plans
1610	Speed's Map of Surrey
1771	Senex's Map of Surrey
1805-1807	Survey of the manor and parish of Pirbright, surveyed by William Newland
1807	Manor and Parish of Pirbright: Map
1822	Greenwood's Map of Surrey
1909	Pirbright – Photograph

#### ***Ordnance Survey mapping (viewed from Envirocheck; Appendix 3)***

1871-1877	Ordnance Survey Map, 1:2,500 scale
1873	Ordnance Survey Map, 1:10,560 scale
1874	Ordnance Survey Map, 1:10,560 scale
1896	Ordnance Survey Map, 1:2,500 scale
1897	Ordnance Survey Map, 1:10,560 scale
1915	Ordnance Survey Map, 1:2,500 scale



1920	Ordnance Survey Map, 1:10,560 scale
1938	Ordnance Survey Map, 1:10,560 scale
1961	Ordnance Survey Map, 1:10,000 scale
1972	Ordnance Survey Map, 1: 2,500 scale
1975	Ordnance Survey Map, 1:10,000 scale
1979-1987	Ordnance Survey Map, 1:2,500 scale
1992	Ordnance Survey Map, 1:2,500 scale
1994	Ordnance Survey Map, 1:2,500 scale
1996	Ordnance Survey Map, 1:2,500 scale

In addition to the above, the 1841 Parish of Pirbright Tithe Map was viewed at:

<https://www.thegenealogist.co.uk/>

### *Aerial photographs*

<b>Sortie number</b>	<b>Date</b>
RAF/106G/UK/1114	12 JAN 1946
RAF/CPE/UK/1982	11 APR 1947
RAF/58/7248	04 MAR 1966
RAF/58/4662	01 SEP 1961
RAF/543/1426	28 AUG 1961
RAF/106G/UK/543	24 JUL 1945
RAF/106G/LA/188	20 MAR 1945
RAF/58/1850	12 AUG 1955
RAF/106G/LA/161	03 MAR 1945
MAL/75015	10 APR 1975
OS/64009	08 APR 1964
OS/65250	21 OCT 1965
OS/69399	06 AUG 1969
OS/93573	03 OCT 1993
OS/95073	09 APR 1995
RAF/58/6484	23 AUG 1964

## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on 'Listed Buildings and Curtilage: Historic England Advice Note 10' (Historic England 2018).

### *Heritage Statute: Conservation Areas*

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires

that ‘Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Section 72 of the Act requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: ‘The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.’).

The NPPF (2019) also clarifies in Paragraph 201 that ‘Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance’. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

#### **The setting of heritage assets**

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

### **Levels of information to support planning applications**

Paragraph 189 of the NPPF (2019) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

### **Designated heritage assets**

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

### **Development Plan**

Relevant policies of the Guildford Borough Council Local Plan: Strategy and Sites (2015 – 2034) include:

#### **'Policy D3: Historic Environment:**

1. The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's

heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported.

2. The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.'

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the

proposed development on the significance of the asset(s) – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a

serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

#### **Effects upon non-designated heritage assets**

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.



## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
<b>A</b>	Basingstoke Canal North Conservation Area. 9 associated Canal Locks fall within the study area.	Post-medieval	492436 156587	- MSE3535 MSE3536 MSE3537 MSE3538 MSE3539 MSE3540 MSE3541 MSE3542 MSE3543 1041405 962781 962787 962791 962796 962803 962808 962814 962823
<b>B</b>	Furze Hill Place and Grade II Listed associated walls	Grade II Listed Building	493067 156335	<b>1294572</b> <b>1377717</b> MSE8627 MSE8715
<b>C</b>	Area High Archaeological Potential: Military Practice Trenches (WWI): possible mock battlefield.	Modern	491481 156137	-
<b>1</b>	Roman Road from Farley Heath to Bagshot	Romano-British	495827 149999	-
<b>2</b>	16th century pottery finds and possible kiln site, near Porridgepot Hill: no further details known.	Medieval? Post-medieval?	491500 156600	MSE2761 1263689
<b>3</b>	London and Southampton Railway and Purbright and Farnham Junction	Modern	489452 153622	234273 1359006
<b>4a</b>	Bisley Deepcut and Blackdown Railway: former railway linking Blackdown Barracks, Pirbright Camp and Bisley Camp. Built in 1916-17, the track was removed in 1954.	Modern	492674 156936	959252
<b>4b</b>	Associated railway station, opened in 1917 and reconstructed in 1940 for WWII. Removed shortly after.	Modern	492575 156776	MSE23262
<b>5</b>	War Memorial, Guards Chapel, Pirbright Camp.	Modern	492171 156760	MSE20367
<b>6</b>	Area High Archaeological Potential: Military Practice Trenches (WWI): possible mock battlefield.	Modern	491481 156137	-

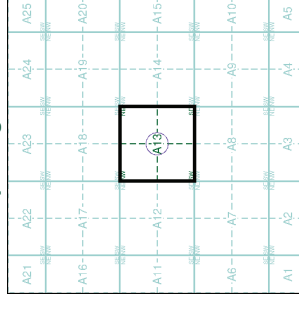
## APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley, Birmingham, in the 1940s. In 1854, the Ordnance Survey was established and the first maps were published. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

016_09	1871	1:2,500
016_13	1877	1:2,500

### Historical Map - Segment A13

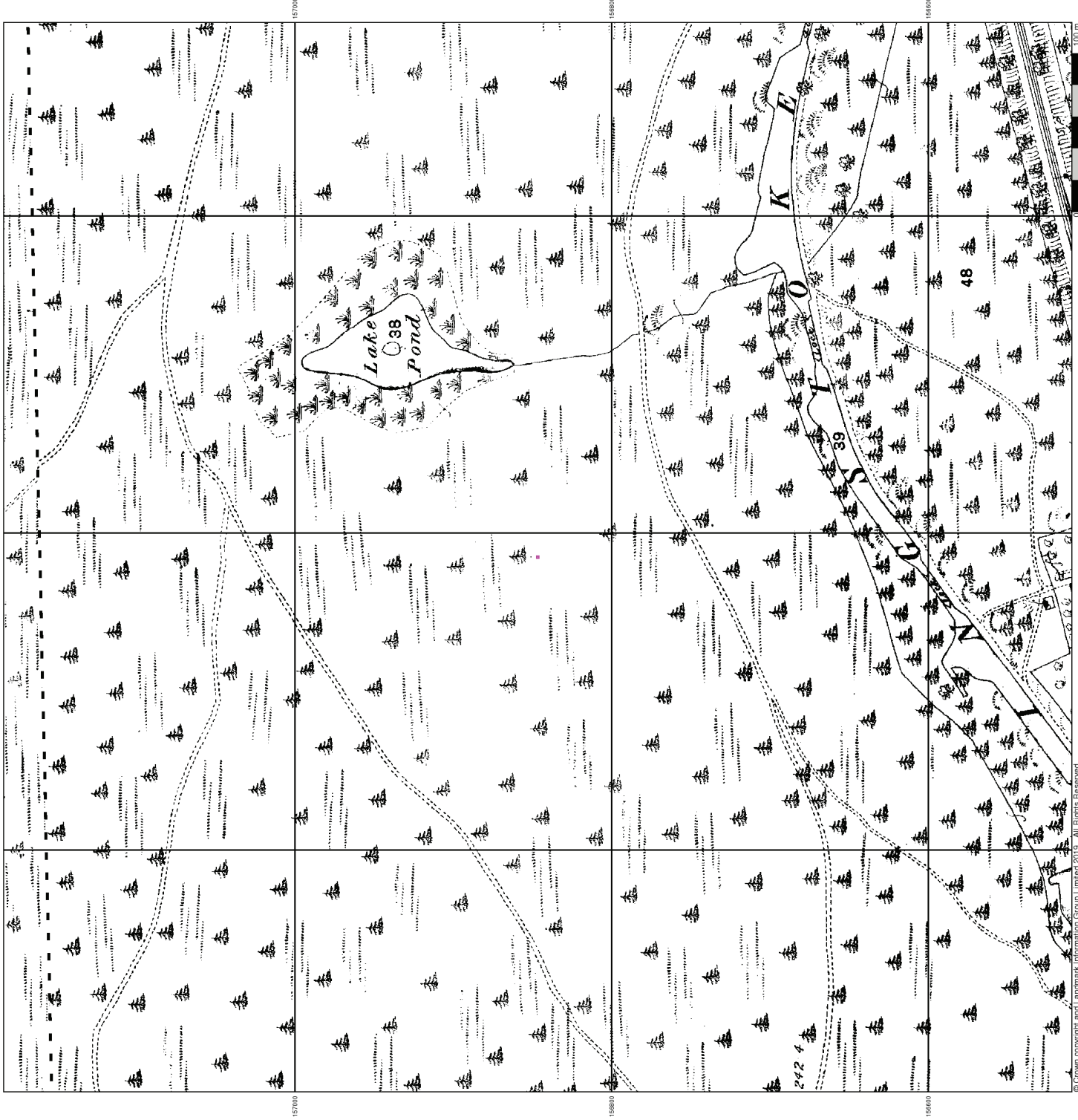


### Order Details

Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 1566850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Army Training Regiment, Pirbright Camp, Brookwood,  
 WOKING, GU24 0QQ





## Hampshire & Isle Of Wight Published 1874

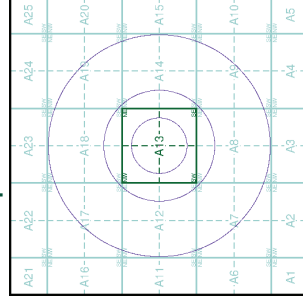
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley, West Midlands, in the 1940's. In 1854 the Ordnance Survey was established and the first maps were produced. These were used to update the 1:10,560 maps. The published date when these maps were often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear 'unfinished', with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

01/300
1974
1:10,560

### Historical Map - Slice A

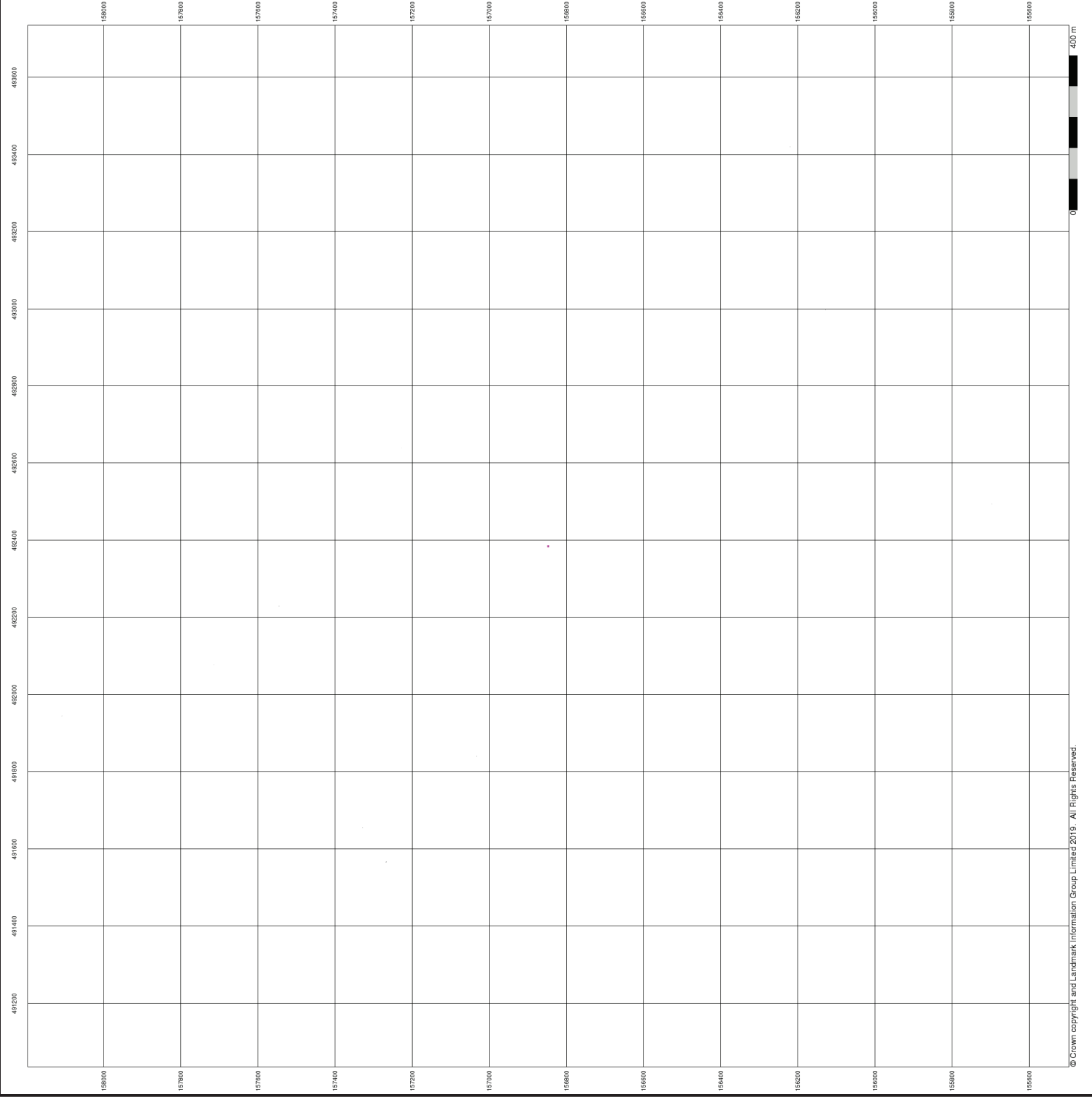


### Order Details

Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

Army Training Regiment, Pirbright Camp, Brookwood,  
 WOKING, GU24 0QQ

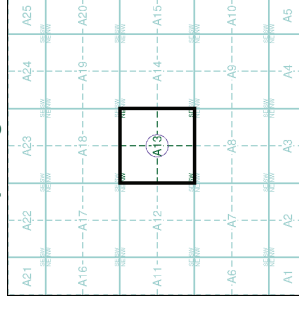


The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley, West Midlands, in the 1940s. In 1854, the Ordnance Survey was established and the first topographical map of Great Britain was published. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**

016_09	1896	1:2,500
016_13	1896	1:2,500

**Historical Map - Segment A13**

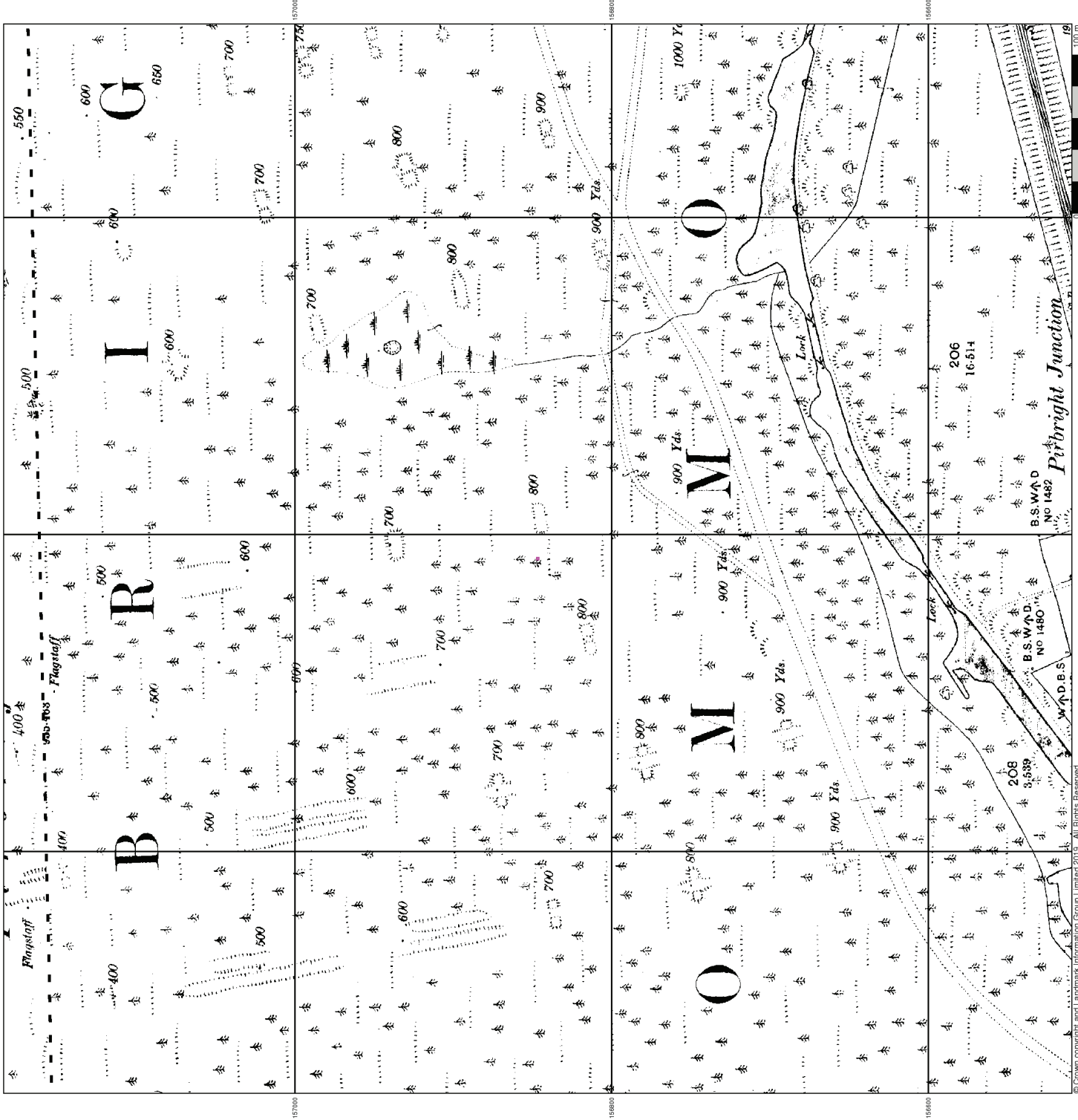


**Order Details**

Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

**Site Details**

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 WOKING, GU24 0QQ



## Surrey

### Published 1897

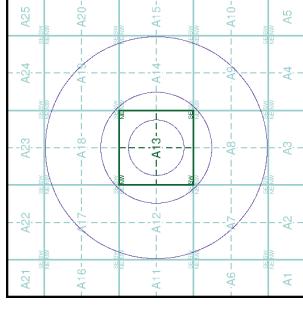
### Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley and Scotland in the 1840's. In 1854 the Ordnance Survey was established and the 1:10,560 maps were used to update the 1:10,560 maps. The published data on these maps are often some years later than the surveyed date. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1840's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

01BSW	1897
1:10,560	
023NW	1897
1:10,560	

### Historical Map - Slice A

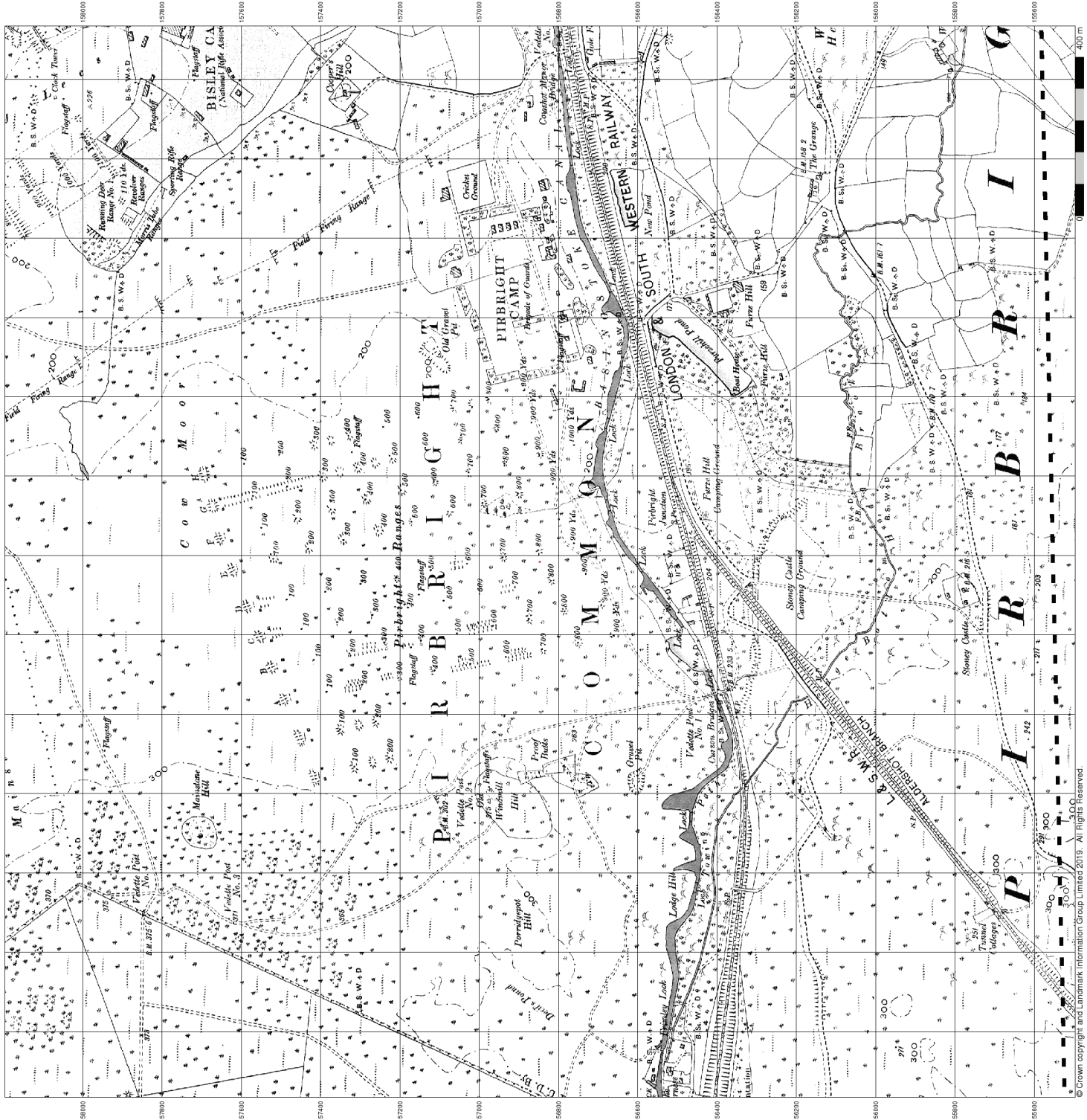


### Order Details

Order Number: 218662912\_1\_1  
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 Slice: A  
 Site Area (Ha): 0.01  
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### Site Details

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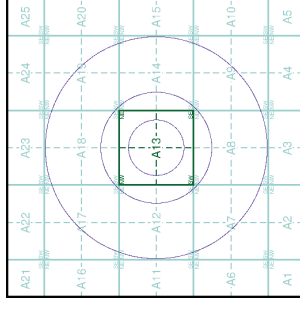


The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley and Scotland in the 1940's. In 1854 the 2,500 1:10,560 maps were published. The published data on these maps are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in cutting areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

01BSW	1920
1:10,560	
023NW	1920
1:10,560	

**Historical Map - Slice A**

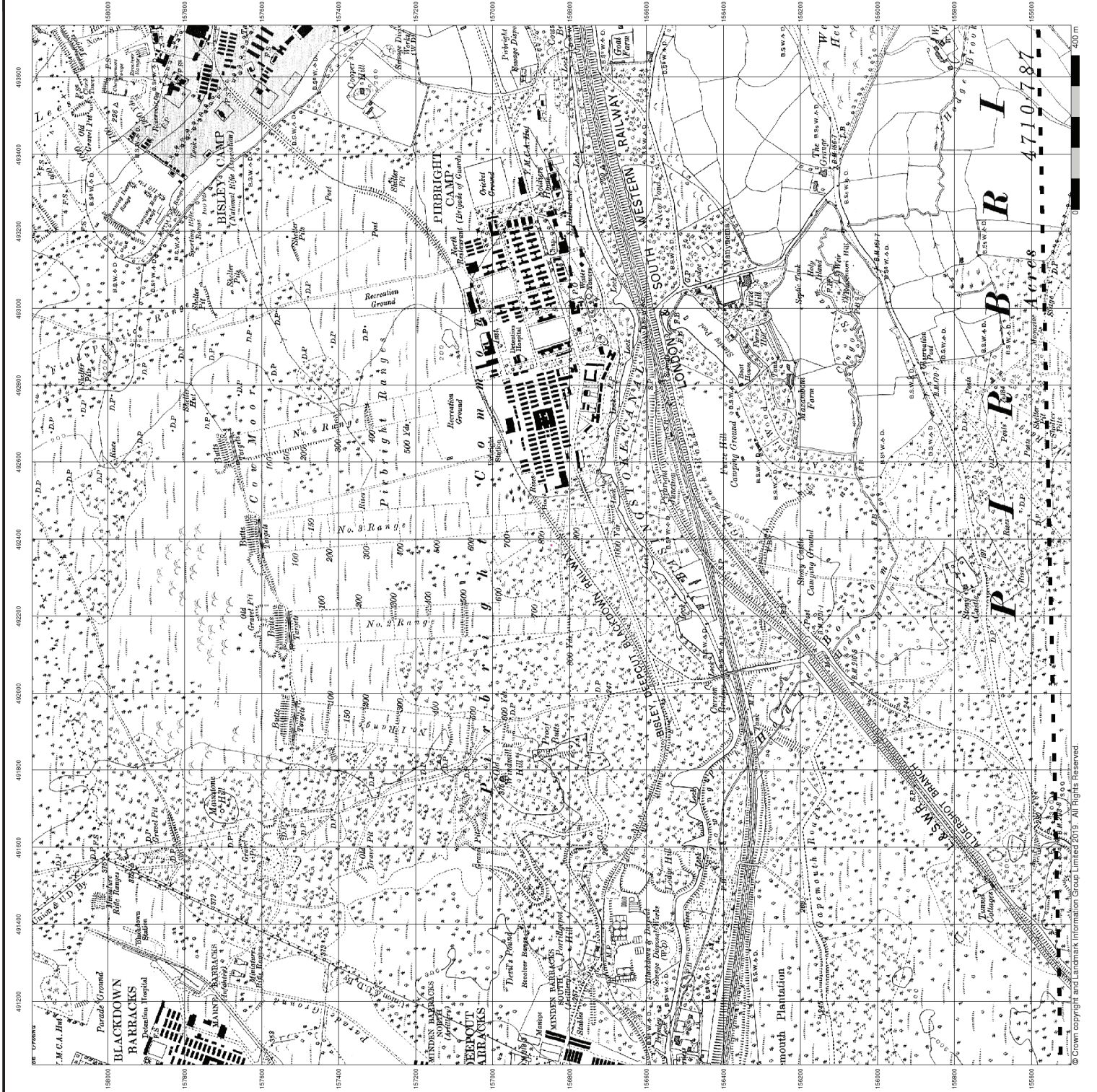


**Order Details**

Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**

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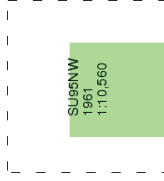


## Ordnance Survey Plan Published 1961

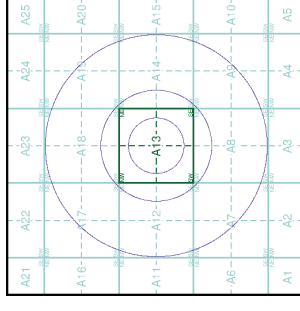
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley and Scotland in the 1940's. In 1954 the 1:10,000 scale maps were updated. The published data on these maps are used to update the 1:10,000 maps. The published data on these maps often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent inaccuracies in a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

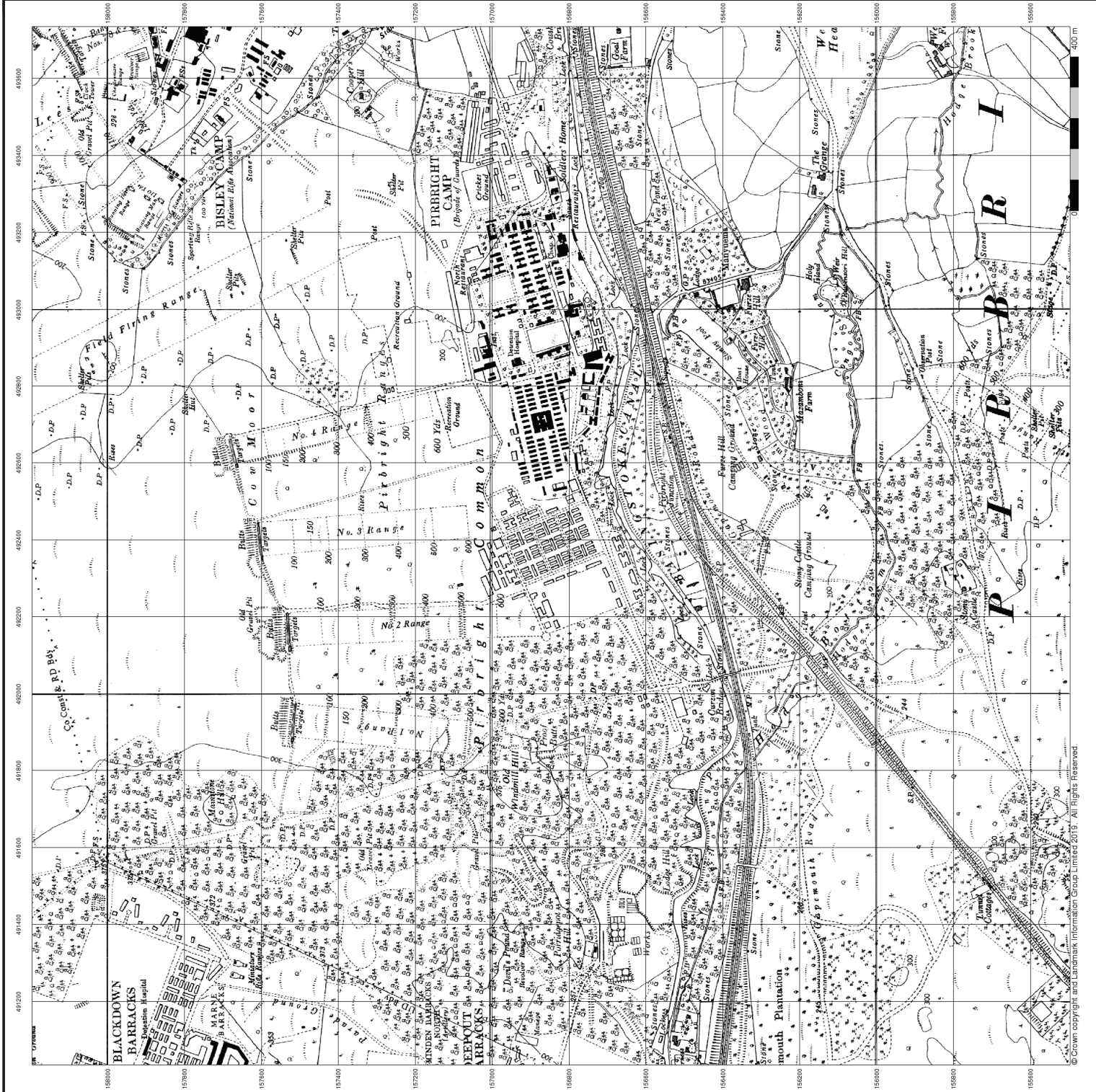


### Order Details

Order Number: 218662912\_1\_1  
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### Site Details

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## Ordnance Survey Plan Published 1972

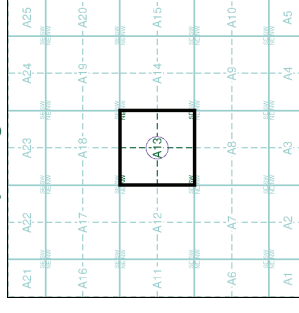
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at 1:2,500 adopted for England, Wales and Scotland in the 1940s. 1854 covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

SU9257	1972	1:2,500
SU9256	1972	1:2,500

### Historical Map - Segment A13



### Order Details

Order Number: 218662912\_1\_1  
 Customer Ref: P01752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

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## Additional SIMS

Published 1979 - 1987

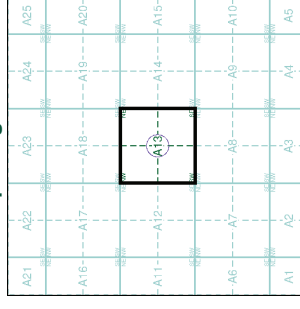
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are the major editions of mapping which were produced and published from 1979 to 1987. They contain information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

SU9257	1979	1:2,500
SU9256	1987	1:2,500

### Historical Map - Segment A13



### Order Details

Order Number: 218662912\_1  
 Customer Ref: P01752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

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## Large-Scale National Grid Data

Published 1992

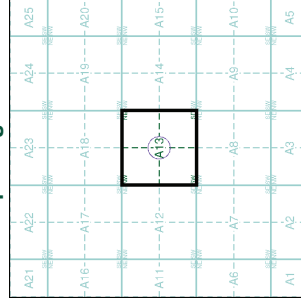
Source map scale - 1:2,500

Large Scale National Grid Data superseded SIM cards (Ordnance Survey's information on MicroSIM) in 1992, and continued to be produced until 1999. The maps were produced from original maps and aerial photography, and provide detailed information on houses and roads, but tend to miss topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

SU9257	1992
1:2,500	
SU9256	1992
1:2,500	

### Historical Map - Segment A13



### Order Details

Order Number: 218662912\_1\_1  
 Customer Ref: P01752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Army Training Regiment, Pirbright Camp, Brookwood,  
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## Large-Scale National Grid Data Published 1994

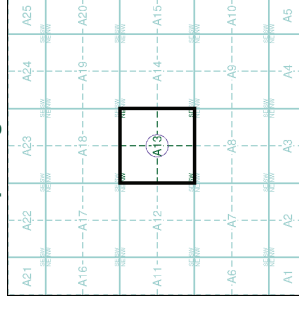
Source map scale - 1:2,500

Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's Simulation on Microfilm) in 1992, and continued to be produced until 1999. The maps are derived from original mapping and provide detailed information on houses and roads, but tend to miss topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

SU9257	1984	1:2,500
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### Historical Map - Segment A13

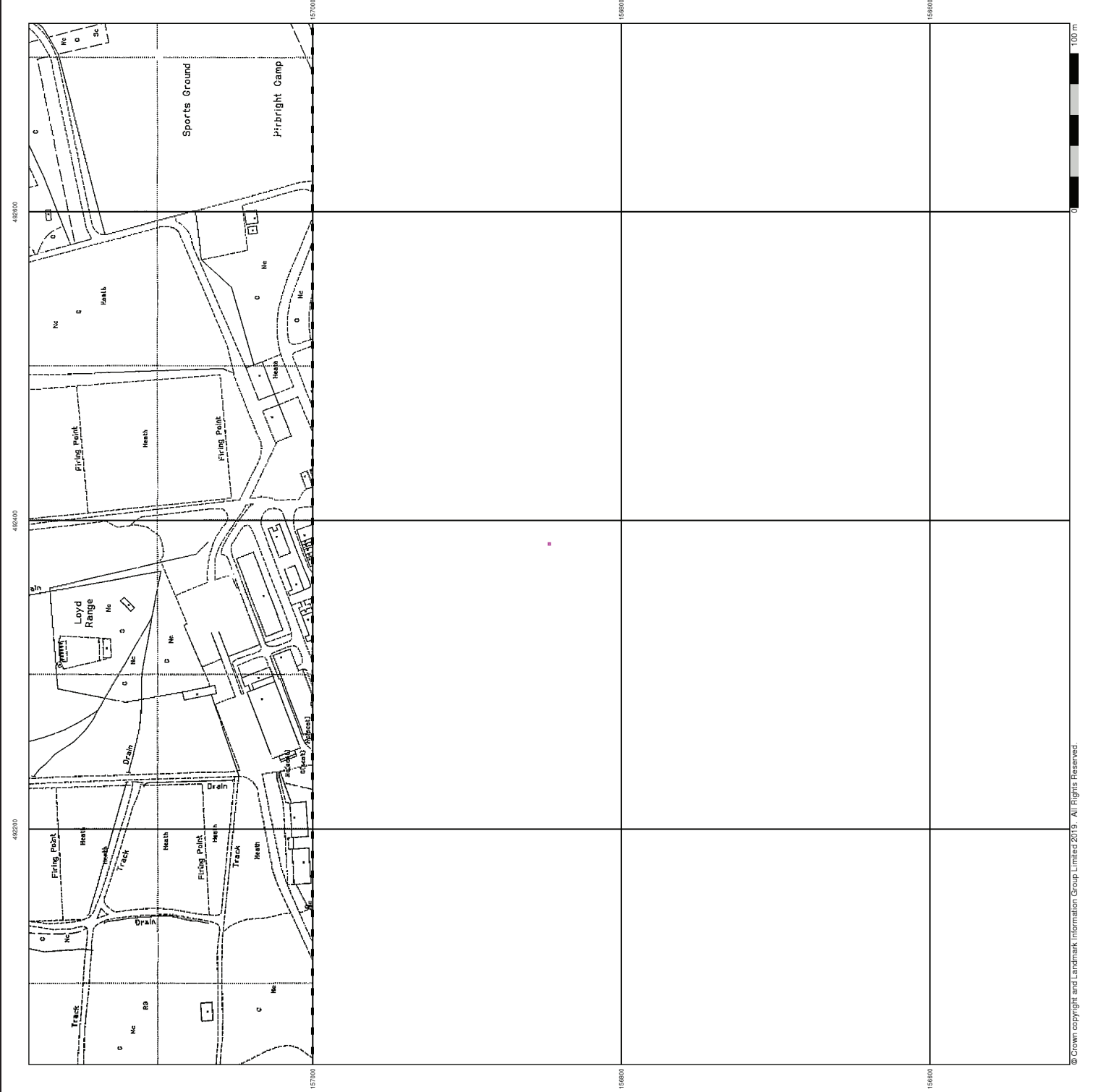


### Order Details

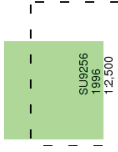
Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 156850  
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 Search Buffer (m): 100

### Site Details

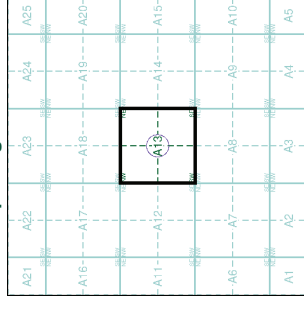
Army Training Regiment, Pirbright Camp, Brookwood,  
 WOKING, GU24 0QQ







**Historical Map - Segment A13**

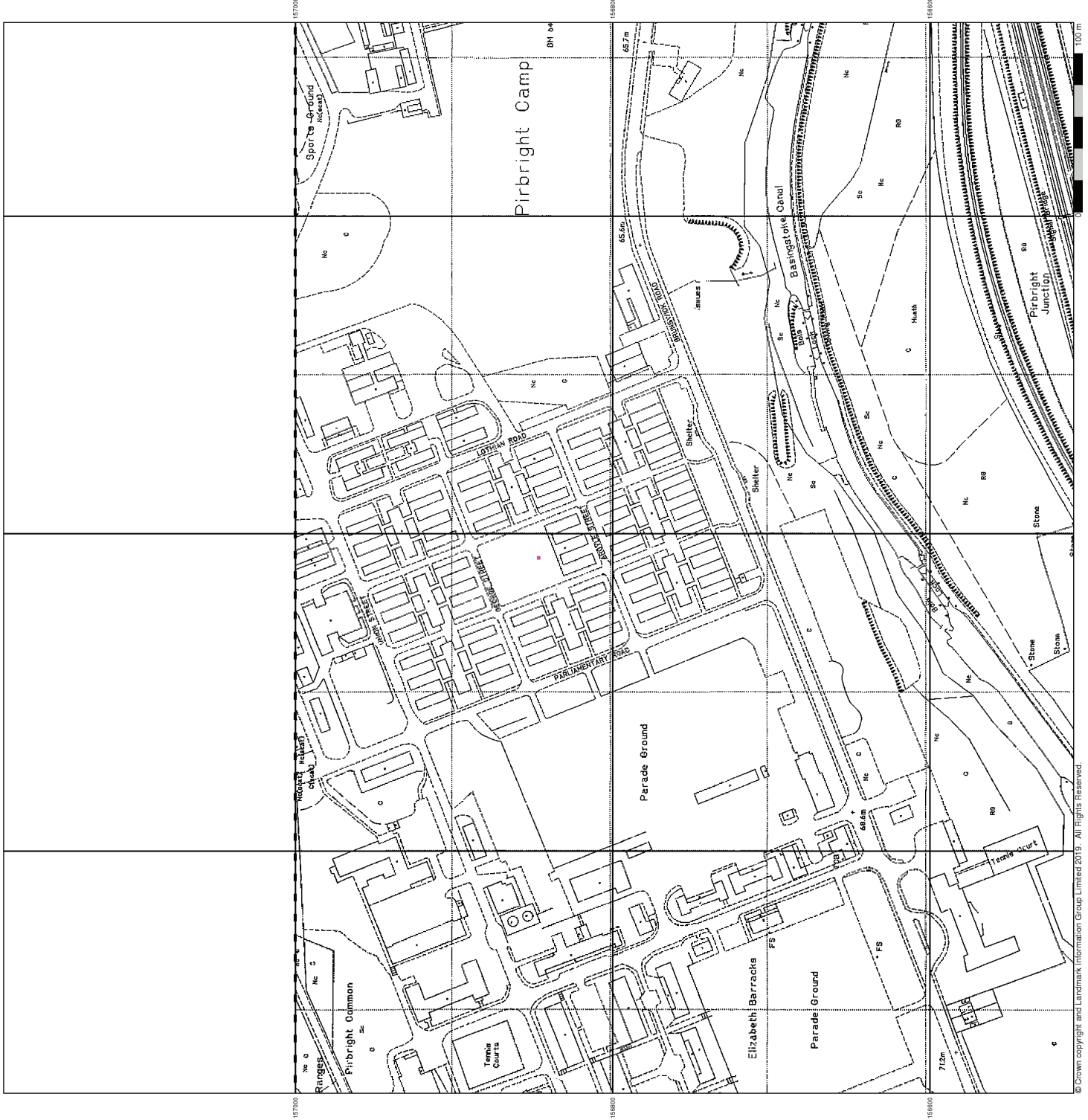


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**Site Details**

Army Training Regiment, Pirbright Camp, Brookwood,  
 WOKING, GU24 0QQ

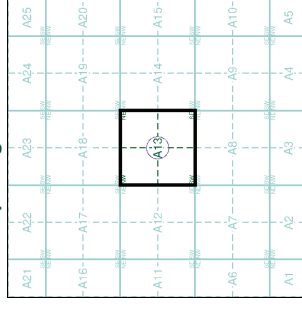


Map Name(s) and Date(s)

SU9257  
156000  
125000



### Historical Map - Segment A13

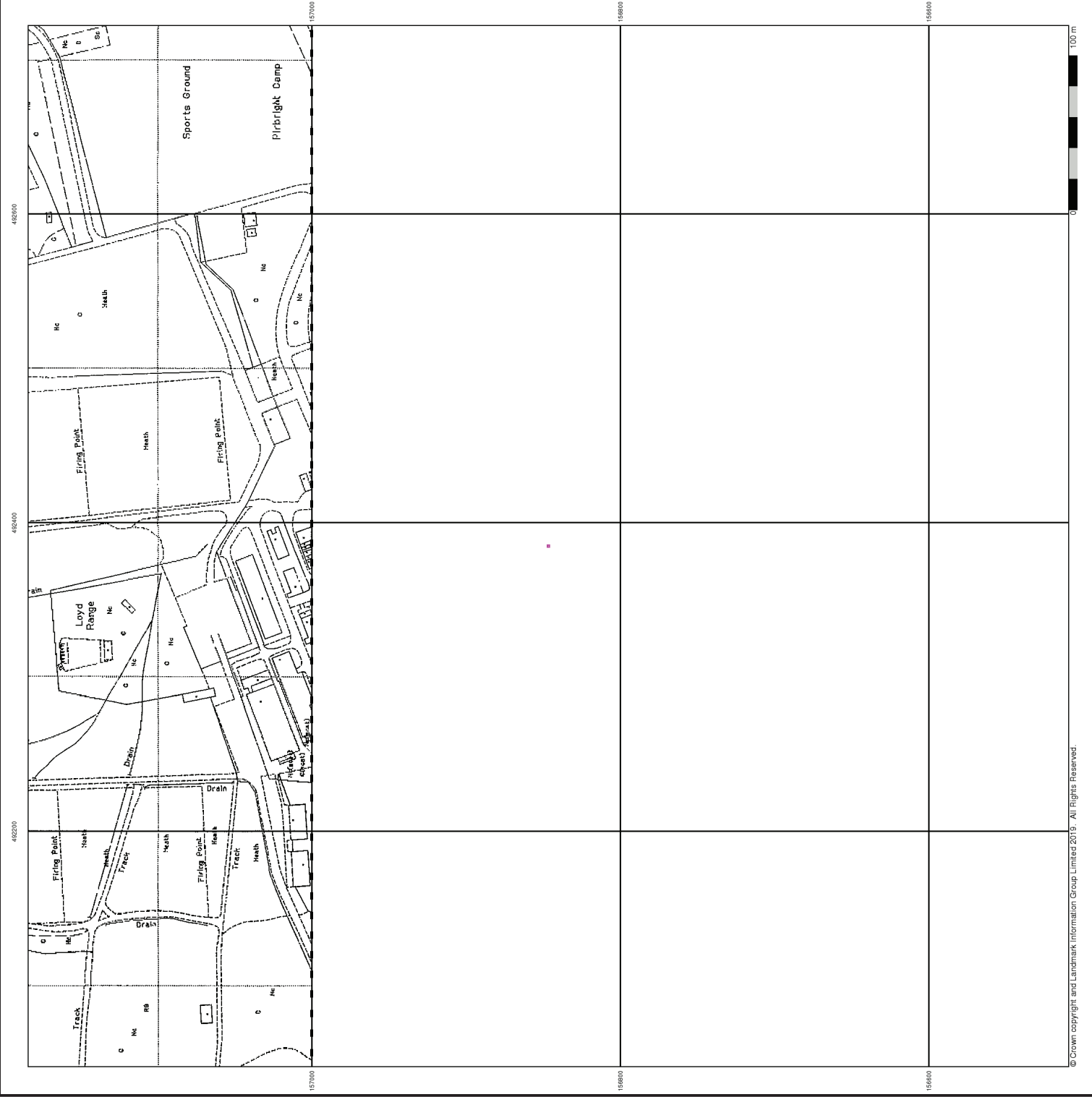


### Order Details

Order Number: 218662912\_1\_1  
 Customer Ref: PO1752  
 National Grid Reference: 492380, 156850  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Army Training Regiment, Pirbright Camp, Brookwood,  
 WOKING, GU24 0QQ



#### **Andover Office**

Stanley House  
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