

August 2023

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# The Old Church, Ibsley, Hampshire

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## Heritage Statement

**Project:** The Old Church, Mockbeggar Lane, Ibsley, Ringwood, BH24 3PP

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### Abbreviations and Conventions used in the text

c.	circa	LPA	Local Planning Authority
CA	Conservation Area	m	metres
ha	hectares	NFDC	New Forest District Council
HE	Historic England	NGR	National Grid Reference
HER	Historic Environment Record	NHLE	National Heritage List for England
km	kilometres	NPPG	National Planning Practice Guidance
LBC	Listed Building Consent	NPPF	National Planning Policy Framework

### Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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## 1.0 Introduction

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### 1.1. Project background

- 1.1.1. Savills Heritage and Townscape has been commissioned by Simon Pickford to produce a Heritage Statement to provide relevant and proportionate information to accompany a Planning and Listed Building Consent (LBC) application for the proposed conversion and change of use of The Old Church, Mockbeggar Lane, Ibsley, Ringwood, BH24 3PP (hereafter 'the Site').
- 1.1.2. A pre-application enquiry, including a Heritage Appraisal and set of proposed plans was submitted to New Forest District Council in March 2023, and advice was received on 7 June 2023 (NFDC reference ENQ/23/20098/ERES). The proposals submitted as part of the pre-application have been further revised following receipt of this advice, and subsequent correspondence from both Andrew Sage, NFDC's Conservation Officer, and Vivienne Baxter, NFDC's Development Manager. The revisions primarily related to the alterations to the roof structure and space, and the proposed kitchen area. This Heritage Statement is an expanded form of the submitted Heritage Appraisal, incorporating advice received in terms of assessment of significance, and assessment of the revised proposals.
- 1.1.3. An aerial view of the Old Church and wider vicinity is shown at Figure 1.



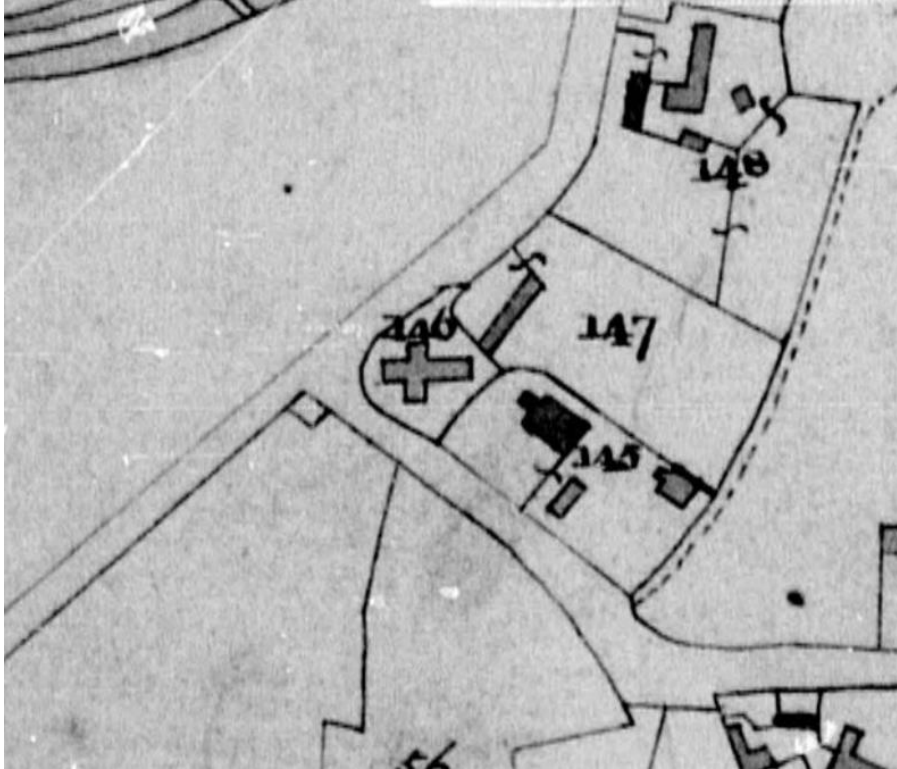
Figure 1: Aerial view of the Old Church, and its environs

## 1.2. The Old Church and its wider context

1.2.1. The Old Church, also known as the former Church of St Martins, is a Grade II listed building (NHLE number 1350890) and is located in Ibsley, to the north of the junction of the A338 (Salisbury Road) and Mockbegger Lane. The building was constructed on the site of an earlier church in 1832, and is said to incorporate some fabric and architectural detailing of the earlier church. Designed by surveyor John Peniston, it is of brick with some stone dressings and a plain tile roof. The church comprised a nave, single cell chancel, north and south porches and a small west tower. The Tithe map of the Parish of Ibsley, dated c.1840, illustrates the external form of the newly built church (Figure 2). The church was deconsecrated in the mid-1980s and converted for use as an art gallery, with bathroom facilities at ground level. Planning and Listed Building Consent was granted in 2014 for residential conversion including the installation of stud walls and door at ground level.

1.2.2. The NHLE listing describes the building as it was in 1987, not long after it was deconsecrated, as such:

*Parish church. 1832 by John Peniston surveyor, on site of old church. Brick with some blue headers, east wall partly reused dressed stone, plain tile roof. Plan of single cell chancel and nave with north and south porches and small west tower. To east end Y-tracery window in chamfered opening; corner buttresses. To each side of 6 bays, pointed lancet in chamfered opening, except to west, buttresses between bays and at each end except between west of centre bays which have gabled porch with pointed, chamfered opening. West end has small cross-section tower in centre with similar window, and offset belfry stage with west and east bell opening and gabled roof. Inside brass of 1599 on floor by altar, tablet to Mary Ann Gray 1757 in brick pavement central aisle. On south wall monument 1627 to John Constable of 2 large kneeling figures between 2 columns to wide open pediment, both hold vine with busts of their children. C18 Perpendicular style font. On north wall tablet 1757 to Cray. At east end prayer boards, above west door Royal arms board. Gallery at west end of timber with later screen under to form vestry.*



*Figure 2: Extract of Tithe map of the Parish of Ibsley*

- 1.2.3. The Old Church is located in the Ibsley Conservation Area. NFDC has produced a character statement for the Conservation Areas in Ibsley and Harbridge, which notes that St Martin's Church has some original stonework remaining.

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## 2.0 Methodology

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### 2.1 Assessment methodology

2.1.1 The National Planning Policy Framework (July 2021) sets out policy relating to Conserving and enhancing the historic environment (Chapter 16). The NPPF defines ‘significance’ and ‘setting’ when considering heritage assets as below:

- Significance (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset’s physical presence, but also from its setting.
- The Setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset’s curtilage 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, Annex 2 Glossary);

2.1.2 Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- Archaeological interest. Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- Historic interest. An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation’s past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.
- Architectural and artistic interest. Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.1.3 The above methodology is used in assessing the significance of the Grade II listed St Martin’s Church. Historic England’s Listing Selection Guide for Places of Worship (December 2017) has been reviewed.

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## 3.0 Significance of The Old Church

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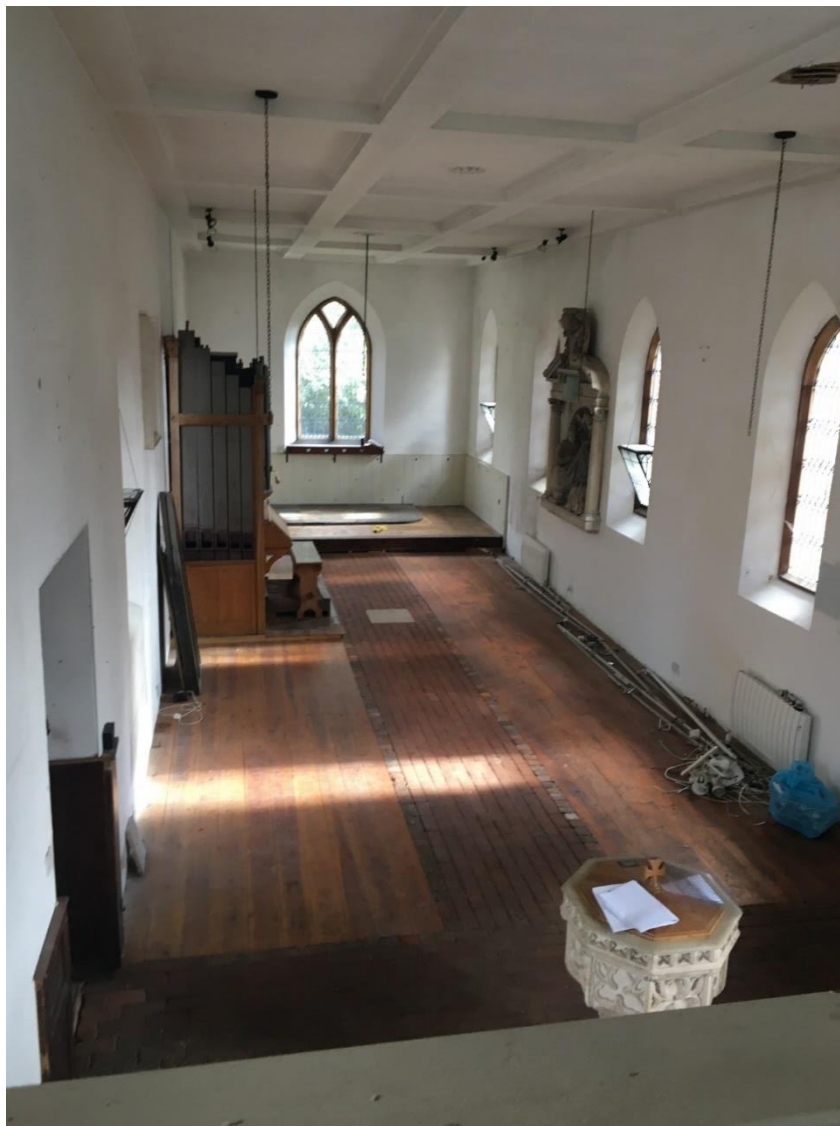
3.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). The NPPF defines the significance of a heritage asset as “*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. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*” The NPPF definition largely correlates with the three interest identified by Historic England in their Historic England Advice Note 12 (2019).

### *The Old Church*

3.1.2 Despite changes in use of the building since the 1980s, the open plan interior has largely been retained and remains legible which allows the key features, decoration and fixtures to be highlighted. This architectural interest illustrates the traditional use of the church; the raised section for the altar at the east end with the remains of a potential reredos behind; the brick pavements and timber flooring indicating the area of pews, and access within the church; and the monuments which show the importance of the church in the community and at key stages of life (such as the font at birth, and commemorative plaques at death). The mezzanine floor, or gallery, is typical of such buildings of the period.

3.1.3 The internal space of the ground floor provides a greater architectural interest and contribution to the significance of the building than the loft level, which would never have been designed to be seen or used as part of any ecclesiastical ceremony, and does not inform an understanding of the original use of the building, in the way that the ground floor and internal fixtures and fittings do.

3.1.4 The simple design and form was intentional and this extends to the exterior, where the bell tower is a striking element on the approach along the A338 which tells the traveller the purpose of the building. The lancet windows and window tracery also illustrate the use of the building.



*Figure 3: The open plan nave, with brick and timber flooring, raised platform at the west end and font at the east end*

3.1.5 Internally, the fixtures and fittings, including the Perpendicular style font, monument to John Constable of 1627, prayer boards, and tablet inlaid into the floor of the nave illustrate the purpose of the building in the act of memorialisation, supplication, and reflection. The fixtures and fittings which pre-date the current church, illustrates the provenance of the site as a place of worship prior to 1832. The inlaid plaque/brass and fixtures bring the building alive and give voice to former congregations. The connection the building would have had with the community affords historic (communal) interest, however this is no longer as strong as it would have been when the church was in active use as such. Whilst not all in their original locations within the church today, the fixtures and fittings still tell the story of the use of the



church (and its predecessor) and all remain within the area of the nave; these remaining fixtures and fittings also add to the architectural interest of the former church, although other key elements, including the pews and pulpit, recorded in a plan of 1962 (Hampshire Records Office reference 32 M94/4/59) are no longer there. An organ is located within the former nave, which also provides a sense of the former use of the building. It was built by Bedwell and Son. Originally based in Cambridge, the company began making small pipe organs in c.1891. The organ can not therefore be contemporary with the rebuilding of the church in 1832. Its contribution to the significance of the former church is therefore lesser than an original fixture.



Figure 4: Inlaid tablet in brick paviments of the nave

- 3.1.6 Archaeological interest of the building is derived from earlier fabric incorporated into the current building. There is evidence of what may be two phases of timber in the loft/roof which may indicate re-use of earlier fabric (see Figure 5).



*Figure 5: Timber embedded in the brick east end of the loft level and the purlin timber appears to be earlier than that used for the trusses*

- 3.1.7 Archaeological interest is also derived from the grounds of the church and the graveyard retains burials which predate the current building. Furthermore, it may be possible that pre-1832 fabric remains within the current building, which could provide additional information about the construction of the present building, or form and construction of the earlier church.
- 3.1.8 Historic (associative) interest at a local level is derived from the input of John Peniston, surveyor and architect.
- 3.1.9 Externally, the form of the building, with the prominent bell tower at the west end, and the porches to north and south elevations, pronounce the purpose and intent of the building which remains highly

legible. It occupies a prominent plot and its association with the graveyard in which it is located is integral to its significance. Equally, the building is important in understanding the significance of the independently listed headstones north of the north porch (Grade II listed NHLE number 1156494). The immediate setting of the former church contributes to the significance of the building and to the ability to understand its former purpose.



*Figure 6: Exterior south elevation, south porch, and graveyard setting*

3.1.10 The church and its associated graveyard are in a prominent location within the Ibsley Conservation Area, and it contributes to the character of the Conservation Area.

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## 4.0 Impacts

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4.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

4.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in Appendix 1.

### 4.2 Proposed scheme

4.2.1 The proposed scheme includes the installation of an external flue, alterations to the existing loft form and truss beams, alterations to the former vestry and existing bathroom, introduction of a kitchen area to the former nave, and the addition of a glass balustrade to the mezzanine level. Further details of proposals are included in the submitted documentation, including floorplans and structural information.

4.2.2 The proposed scheme has been developed in response to advice received as part of the Pre-application enquiry; these relate to the retention of one intact full truss to the loft area, containing the kitchen cabinets at ground level only, retaining the font as a free standing fixture, the relocation of the proposed access to the bathroom away from the nave area, and alterations to the proposed boxing, brackets and power sockets, especially near to the eastern end of the nave. The proposals do not include changes to the graveyard.

### 4.3 Impacts

4.3.1 The timber king post trussed roof would be retained in part, ensuring the ability to understand the historic form of the roof space, and retaining the majority of the fabric of the trussed roof. To allow the practical future use of the space at loft level, it is proposed to remove a section of one strut from five of the six trusses. The proposals would retain the existing bay plan by retaining the remaining trusses in situ, and

fitting the proposed rooms around the trusses. It is proposed to place lightweight new steel trusses either side of the five trusses to support the roof with the removal of the single diagonal brace. The new steel does not fix into the timber and sits independent of the existing truss system. The section of diagonal brace removed will be retained safely on site, to be refixed in the future if required. The end existing full timber truss is left in original condition and visible from all sides.

4.3.2 It is proposed to introduce three bedrooms and two bathrooms, which has responded to previous advice received and provides a rational use of the space while avoiding an over intensification of use. The rooms have been organised to work with the existing truss and roof structure and the existing window openings in the roof, as well as utilise the existing servicing in relation to the proposed electrical wires and heating plumbing.

4.3.3 The proposals to the loft floor would utilise existing wiring, pipework and drainage routes in the existing floor voids and small existing riser in the south-west corner. There is no damage required to any of the original materials or structure, and this would allow the ability to understand the construction method and materials used in the 1830s.

4.3.4 The proposals retain the open plan ground floor which is the primary space within the former church. The partitions inserted in the 20<sup>th</sup> century to create the space currently used as a bathroom and kitchen area have created ancillary spaces without harming the open plan character of the building. The existing bathroom space will be retained and re-used as such, with the existing doorway being blocked and relocated to the area of the former vestry. The existing kitchen area will continue to be used as a utility room (re-using where possible, existing services/plumbing). A kitchen at the eastern end of the nave will hug the existing wall, with cabinets and services at ground level only, making a minimal visual impact of modest appearance and scale.

4.3.5 The 18<sup>th</sup> century font will be retained in its existing location.

4.3.6 The ground floor stone, brick, and timber flooring will be retained as is. The fixtures and fittings will also be retained, with the prayer boards being re-hung in the nave. The Church Commissioners have requested that organ be donated to another church so it may continue to be used in church services; the organ is not contemporary with the re-construction of the building in the 1830s, and in being reused in another church where it will continue to be used in ecclesiastical services or ceremonies, it can

continue to hold an integral part in the religious and communal aspects of another community.

4.3.7 The 17<sup>th</sup> century monument to Sir John Constable will be retained as is and be carefully cleaned with a soft cloth. It will be maintained and preserved. This is one of the key elements within the church which reflects its earlier history, and maintains a link to the building's original purpose.

4.3.8 The mezzanine level will be retained as is, with the existing staircase to the loft level. A glass panel is proposed in front of the existing timber balustrade; this is to meet minimum requirements for safety reasons as the current balustrade is 80cm high and legal requirements are for at least 110cm. The use of transparent glass would not impact the interior arrangement of the space or relationship between the open ground floor and the mezzanine level.

4.3.9 Re-use of existing windows/doorways will mitigate any major impact on the fabric or form of the building; the key features (such as historic fixtures and fittings, main spaces such as porches and open plan nave, majority of existing fabric, ability to understand the interior roof form, external appearance and character, and contribution to the Ibsley Conservation Area) will be retained.

4.3.10 Externally, the height of the proposed flue (external 250mm diameter) has been reduced in response to previous feedback on proposals, and this reduced height would minimise its visual impact upon the exterior roof form. This negates the need for any additional internal or external pipework/casings which could enable the relocation of the flue to a more discrete location but would necessitate additional boxing and change to the interior of the building. Where the flue passes from ground level to loft space internally, this would see a loss of a small area of historic fabric (lath and plaster ceiling below trusses), this loss is limited and would still allow the ability to understand the construction method and materials used in the 1830s. This is the only penetration needed through the ceiling for the project.

4.3.11 Details for the proposed mechanical and electrical services are set out here:

4.3.12 Hot and cold water pipes are run in the same location as the previous church plumbing and heating systems. This being within the floor void to the perimeter of the ground floor, ceiling/wall voids for the ground floor kitchen and bathroom, up the small riser to the southwest corner and within the floor void at loft and mezzanine level. No new routes being formed or required.

4.3.13 The misting system installed for fire regulations has the controller and pump in the new utility room under

the sink. A single pipe then runs within the same existing floor void as the heating plumbing. The system rises in the wall in four locations at ground floor level (as indicated) to 1.4m high, where the head is then located. There will be a single chase in the plaster to accommodate the pipe and control cable (40mm wide) in these four locations only.

- 4.3.14 There are numerous existing chases to the walls at ground level for the existing lighting system, which have been crudely cut and filled with cement. These previous chases are being removed and repaired using lime mix. New lighting at ground and mezzanine level is powered using a wireless kinetic lighting system – no cables are needed between the light fitting and the control switch. No new chasing to walls required for lighting systems.
- 4.3.15 Small power (sockets) at ground level and mezzanine are going back in exactly the same positions as existing. Using existing chases and wall recesses. New power at loft level is within the existing generous floor void or above the modern plasterboard ceiling, with no damage required.
- 4.3.16 Drainage as existing to the existing septic tank. Connections will be reused. Connection from the new bathrooms in the loft will be via the existing southwest corner rise, no new holes required.
- 4.3.17 No new holes need to be formed in the lath and plaster ceiling for electrical or plumbing works as the intention is to re-use previous positions and riser. There are many holes in the ceiling already from lighting which are being sympathetically repaired or re-used as required. The only holes needed to the ground floor ceiling is for the wood burner flue (150mm), and small cable holes (10mm) for smoke detection.

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## 5.0 Conclusion

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- 5.1.1 Overall, an understanding of where the significance of the Grade II listed former St Martin's Church lies has been assessed. The proposals for development have been revised in response to this assessment and in response to feedback received from both the LPA's Planning Officer and Conservation Officer as part of the Pre-application enquiry. The proposals illustrate the aim to retain and celebrate elements which showcase the historic use of the building, the earlier building, and echoes of its use as a church despite its conversion.
- 5.1.2 The proposals seek to preserve the special architectural or historic interest of the building (as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 (sections 16 and 66)), and preserve the character or appearance of the Ibsley Conservation Area (as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 (section 72)). Whilst the conversion of the building to residential use would see a change to how the building will be occupied, and would require internal alterations which would alter the interior form of the space (notably at loft level), these alterations have been minimised where possible whilst also allowing the ongoing viable use of the building.
- 5.1.3 The Savills Development team has produced an Optimum Viable Use Report which is submitted as part of the submission documents. This sets out a number of potential uses of the building against the viability of each option. In theory, the use which would result in the least intervention and potential harm to the significance of the former church would be to retain its current approved use. The re-use of the building as a church could also result in limited development. Both of these options however are not considered to be economically viable. In order that the building can continue to be used, maintained, enjoyed and celebrated, the option which would result in the least adverse impact, with the greatest viability, would be for full residential conversion.
- 5.1.4 The Planning Practice Guidance (PPG) defines 'optimum viable use' and includes the guidance that 'harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised'. A small degree of harm to the significance of the former church may result (due to the alterations to the internal form of the loft space, and the increase in domestic character in the former nave) however this harm



could only be understood as limited, and of 'less than substantial harm' in NPPF terms. If considered thus, this should be weighed against the public benefits of the scheme, which includes securing its optimum viable use, as set out at paragraph 202 of the NPPF.

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## Appendix 1: Planning policy and guidance

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### Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

“s. 16 (2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.”

“s.66(1) 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 features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

### National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).

In determining applications, LPAs 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. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 194).

In para 197 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

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, ‘irrespective of whether any potential harm amounts to substantial harm, total loss

or less than substantial harm to its significance' (para 199).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).

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 (para 202).

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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 204).

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 (para 206).

### **Local Planning Policy**

The Site is located within the New Forest District Council local authority area. As such, the New Forest District Council's Local Plan 2016-2036 part 1: Planning strategy, adopted in July 2020, and the Local Plan Part 2: Sites and Development Management, adopted in April 2014, are relevant in the planning process. The below policies within the Local plan are pertinent, in terms of the historic environment, to the site and proposed development:

SO1: Landscape and the countryside. To safeguard and where possible enhance the special qualities and landscape character of the Plan Area including the Cranborne Chase Area of Outstanding Natural Beauty and the Solent coastline. To provide an appropriate gateway to and setting for the adjoining New Forest National Park. To maintain and enhance the South West Hampshire Green Belt and to protect locally valued views and landscapes. To facilitate enjoyment of and access to the coast and countryside. To conserve, manage and enhance the setting of heritage assets.

SO3: Built environment and heritage. To provide high quality, safe and attractive living and working environments in our towns, villages and rural areas. To ensure that valued local character and distinctiveness is maintained, that new development is well-designed and is appropriate in scale, density, form and character to its context and landscape setting. To conserve, manage and where possible enhance listed buildings and other built heritage assets.

Policy DM1: Heritage and Conservation. a.) Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. In particular: • All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation. • Development proposals should conserve or enhance the significance, character and appearance of heritage assets. • Any development that may affect

archaeological remains should demonstrate the likely impact upon the remains and where appropriate include mitigation measures to reduce that impact. Any information gained as a result of the investigation should be publicly available. • Development proposals should respect historic road, street and footpath patterns that contribute to the character and quality of an area. b.) In assessing the impact of a proposal on any heritage asset, account will be taken of: • the impact of the proposal on the heritage asset and its significance, with regard to the nature of the significance of the heritage asset and the value that it holds for this and future generations • the impact of the proposal on the setting of the heritage asset • the impact of the proposal on public access to, and enjoyment and appreciation of, the heritage asset. If there would be harm to the heritage asset, account will be taken of: • how any conflict between climate change objectives and the conservation of the heritage asset is addressed and mitigated • whether the public benefits of a proposal outweigh any harm caused to the heritage asset. Exceptions to the principle of safeguarding heritage assets from inappropriate development will only be considered where substantial harm is avoided and where the public benefits of a proposed development can be clearly demonstrated to outweigh the level of harm to the significance of the heritage asset. c.) Where appropriate and necessary to secure the long term future of a heritage asset, in particular where it is in a poor condition or at risk, an exception may be made to other local plan policies, providing: • the nature of the heritage asset means it is not suitable for all reasonable uses of the site which accord with local plan policies • the proposal will not materially harm the significance of the heritage asset and its setting, and is sympathetic to its conservation • any variance in, or departure from, other policies is minimised to that necessary to secure the heritage asset, and the benefits of securing the long term conservation of the heritage asset outweigh the disbenefits. d.) The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.

Policy DM4: Renewable and low carbon energy generation. The benefits associated with development proposals relating to renewable energy schemes will be given significant weight, provided that they avoid unacceptable impacts on: (i) land uses, including all nature conservation designations (with particular regard to any impacts on international designations within, or near to, the Plan area) and heritage assets, including the setting of heritage assets; (ii) the immediate and wider landscape, giving particular importance to impacts on the New Forest National Park and the Cranborne Chase and West Wiltshire Downs AONB; (iii) residential amenity both during and after construction; and (iv) the road network..



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