



Baseline Assessment Checklist

Please answer all of the questions below and provide a written description and supplementary reports/drawings as required. If you are unsure about how large an area to consider as part of your baseline assessment please contact your local planning authority except in Arun, Brighton and Hove, Eastbourne and Wealden where information can be obtained directly from the SDNPA. Tel: +44(0)1730 234417 or by email to planning@southdowns.gov.uk

Topography (i.e. the levels and lie of the land).

Does the topography of the site have an effect on the design of your scheme or make your proposals more or less visible from the surrounding area?

YES NO Description

Current Land Uses

Will your proposal change the current land use of your site, the appearance of the landscape or adjoining land uses?

YES NO Description

Existing trees, hedges, woodland blocks and belts

For information on Tree Preservation Orders and group preservation orders please consult your Local Authority except in Arun, Brighton and Hove, Eastbourne and Wealden where information can be obtained directly from the SDNPA.

Tel: +44(0)1730 234417 or by email to: planning@southdowns.gov.uk

Are there existing trees with a trunk diameter of more than 75 mm (measured at 1.5 metres above ground level) hedgerows, woodland blocks/belts or scrub connected to woodland or hedgerows on your site?

YES NO Description

Are any of the trees on site veteran trees or protected by Tree Preservation Orders and Group Preservation Orders?

YES NO Description

Are any trees and hedgerows described above to be removed or is there likely to be building activity within 15 metres of a tree with a trunk diameter of more than 75mm (measured at 1.5 metres above ground level)?

YES NO Description

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Do the trees and hedgerows on your site contribute to local landscape/townscape character, and wildlife interest currently?

YES NO Description

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Water-bodies and ditches

Are there any water bodies such as ponds or ditches that are important for site drainage and wildlife which may be affected by your proposals?

YES NO Description

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What is their general condition?

Man-made features

Will your proposal retain features in or adjacent to your home that are visually intrusive and have a 'negative impact' e.g. pylons ?

YES NO Description

If your proposed development is within 15 metres of a tree with a trunk diameter of more than 75mm (measured at 1.5 metres above ground level) you will need to undertake a Tree Survey and or a Biodiversity Survey - see sections 3.2 and 3.4.

Views

Are there key views to your property from the surrounding area?

YES NO Description

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Is your proposed development likely to be visible, and therefore likely to alter, these views?
(please consider alterations to the existing building but also any changes to property boundary,
access or vegetation).

YES NO Description

Is your proposed development likely to make your property visible from areas where there are
currently no views?

YES NO Description

If you answer yes to any of the above questions on views please indicate views described on an
Ordnance Survey 1:25,000 base map and attach this to your baseline assessment.

Landscape Character

Information on landscape character can be found at:
<http://www.southdowns.gov.uk/planning/integrated-landscape-character-assessment>
or on the CD of the Integrated Landscape Character Assessment which can be
requested from planning@southdowns.gov.uk Tel: +44(0)1730 234417

There may be other local landscape assessments as part of Local Area Plans, Parish Plans,
Village Design Statements or Local Landscape Character Assessments. Consult your local
planning authority to establish if any exist for your area. If they do exist then please refer
to them when answering the questions below.

Where your proposal is located within open countryside or a small settlement
please describe the character area and type it sits within or adjacent to?

Description:

Bucks Horn Oak is a small village and is the main community within Alice Holt Forest. A small
eastern part consists of buildings facing its main road and of the main management and
tourist sites of the surrounding public forest.

What does the character assessment tell you about the key features and special qualities of your area?

Description:

Key characteristics

- Underlain by mudstones of the Gault Formation which create a gently undulating landform and are prone to slippage.
- Predominantly seasonally wet acid and loamy and clayey soils support broadleaf and coniferous woodland. Over 100ha of original 19th Century oak dominated woodland occurs and is of particular ecological interest.
- A number of small fields of pasture are contained within the woodland.
- The forest supports a wide range of breeding birds, and a population of the purple emperor butterfly, a species which is now restricted to a limited number of broadleaved woodlands in Southern England.
- Drained by tributaries of the Slea and the Wey with a number of ponds (e.g. Lodge Pond).
- Small nuclear villages located along the A325 (Bucks Horn Oak and Holt Pound) with some dispersed, linear settlement along rural roads.
- Extensive recreational opportunities associated with the forest, plus several recreation sites (Blacknest Golf Course and Birdworld).
- Cut north-south by the A325 with a number of rural roads separating woodland enclosures.



Are there different character areas and types nearby that may be affected by your application? (e.g. by changing views)?

YES NO Description

Is there a historic pattern of field boundaries, woodland and/or settlement in the area surrounding your site?

YES NO Description

Settlement Character

Please refer to Parish Plans, Village Design Statements, local area plans, townscape assessments which are adopted by the relevant local planning authority as Supplementary Planning Advice (SPA) to assist with this.

Where your proposal is located within or adjacent to an existing settlement please describe the character of the settlement (including village/ town, predominant type building type terraced/ detached houses, number of storeys, architectural style, age, typical materials).

Description

The settlement is largely post-1800 common-edge settlements (Holt Pound, Bucks Horn Oak) forming linear patterns associated with regular small garden plots. Modern additions include scientific (Forestry Commission Research Station) and leisure (Birdworld) facilities. Local building materials include sandstone, red brick and clay tiles.

The settlement comprises of mostly of low-rise bungalows, detached houses immediately west of the north-south A325 road, which is the link between Bordon and the southern A3 (such as Petersfield and Portsmouth) to Farnham.

Are there key views from the settlement to the wider landscape which may be affected by your development?

YES NO Description

Are there local landmarks which may be affected by the proposed development?

YES NO Description



Where an application is located on the edge of a settlement describe the following:
Character of the settlement edge e.g. wooded/vegetated

Description:

The site is situated near veteran broadleaf, mixed and yew trees. Broadleaved species present include, Oak, Beech, Birch and Ash. Large areas of the Forest are classified as Ancient Woodland some of which is naturally occurring.

Character of approach roads and paths into the settlement in the vicinity of your application

Description:

The site is situated on the corner of Binsted Road and the A325. A small eastern part consists of buildings facing its main road and of the main management and tourist sites of the surrounding public forest, postally part of the place.

Gateways/points of arrival e.g. point at which there is a sense of arriving into the settlement

Description:

If your proposed development is likely to affect a wide area of landscape/townscape and or important views you will need to undertake a landscape and visual impact assessment - see section 3.3.

Habitats

Information on relevant priority habitats at national and local level can be found in the Local Biodiversity Action Plans for Hampshire and Sussex - please consult Hampshire County Council, West Sussex County Council or East Sussex County Council for further details.

Does your application or adjacent land include areas of unimproved chalk grassland, heathland, wetland which could be 'priority habitats' for wildlife?

YES NO Description

Geology and Wildlife Designations

Certain geological sites and wildlife habitats are afforded various levels of legal or policy protection in the form of designation (refer to Appendix I for full list of designations).

To determine if your site is designated or lies adjacent to a designation, please refer to the following links:

MAGIC: <http://magic.defra.gov.uk/>

Nature on the Map: <http://www.natureonthemap.naturalengland.org.uk/>

Is your application located in or within 400 metres of a geological or wildlife designation?

YES NO Description



Is your proposed development likely to indirectly affect a geological or wildlife designation? (e.g. by affecting a water supply or severing a connecting wildlife corridor such as woodland or hedgerows).

YES NO Description

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Protected Species

For information on protected species please refer to the following links:

Hampshire Biodiversity Information Centre

<http://www3.hants.gov.uk/biodiversity/hbic>

Sussex Biodiversity Records Centre <http://sxbrc.org.uk/>

National Biodiversity Network (NBN Gateway) <http://www.nbn.org.uk>

Wildlife surveys (e.g. carried out by volunteers) may also be available through the above local record centers.

Is your application (including re-roofing works, replacing shiplap boarding or tile hangings or works to attics) likely to affect a protected species?

YES NO Description

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Have you seen any evidence of protected species using the application site, including bat droppings or roosts, birds' nests or sightings of species such as bats, badgers, dormice, adders, slow worms and nesting birds?

YES NO Description

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Locally Important Geology and Wildlife

Local Geological Sites are selected by voluntary geoconservation groups on the basis of their value for education, study of earth science, historical value and or aesthetic value.

Local wildlife sites (LWS), may also be known as Sites of Nature Conservation Importance (SNCIs or SINCS).

For information on locally important wildlife and geological sites refer to the following links:

Hampshire Biodiversity Information Centre <http://www3.hants.gov.uk/biodiversity/hbic>

Sussex Biodiversity Records Centre <http://sxbrc.org.uk/>



Is your proposal located within or adjacent to a locally important geological or wildlife site?

YES NO Description

Is your proposal likely to affect a locally important geological or wildlife site?

YES NO Description

Is your proposal likely to affect a water supply or sever a connecting wildlife corridor?

YES NO Description

If protected species are present or suspected of being present, specialist surveys are required- refer to Appendix 2 on page 30 for details of the best times of year to carry out these surveys.

If your proposed development is likely to affect protected species, priority habitat or wildlife designations you may need to undertake a Biodiversity Survey and report. See section 3.4.

Designated Heritage Assets

These include Scheduled Monuments, Registered Parks And Gardens, Registered Battlefields, Protected Wreck Sites, Conservation Areas and Listed Buildings.

Information on **nationally designated heritage assets** (all those listed above except conservation areas) can be found at: <http://list.english-heritage.org.uk/>

Conservation Areas are designated by local planning authorities and information can be found on the relevant Local Authority websites.

Where a Conservation Appraisal has been carried out and/or there is a Conservation Area Management Plan or Action Plan published on the Local Authority web site this should be taken into account in developing your proposal and referred to in your application submission.

Is your application located within or adjacent to a Scheduled Monument, Registered Park and Garden, Registered Battlefield, Protected Wreck Site or Conservation Area?

YES NO Description



It is important to take into account the physical extent, the quality/ significance and the overall group value of designated heritage assets.

Is your proposed development likely to affect the setting of a Scheduled Monument, Registered Park and Garden, Registered Battlefield Protected Wreck Site or Conservation Area?

YES NO Description

Is your house or any building on your property a listed building?

YES NO Description

Will your proposal alter a listed building or its setting?

YES NO Description

Non designated heritage assets including above and below ground archaeology

Buildings, land, or features with a historic, architectural, community or archaeological interest can be considered as heritage assets even though they are not nationally designated.

Archaeological interest may apply to all heritage assets whether designated or not eg the development of a building and its history may only be revealed through archaeological investigation during or after the removal of modern features and additions.

Your Local Authority may have compiled a local list from the Historic Environment Record. These lists are kept by Hampshire, West Sussex and East Sussex County Councils, Chichester District Council and Winchester City Councils, and can be accessed at: <http://www.heritagegateway.org.uk/gateway/chr/>

Are there historic buildings and architectural features which are not designated, but which may be physically affected by your application?

YES NO Description

Are there opportunities to incorporate historic buildings and features into the proposed development?

YES NO Description



Archaeology

Is there likely to be above or below ground archaeology affected by your proposal?

YES NO Description

If you require listed building consent for your proposed development or the development is located within a Conservation Area you will need to prepare a Design and Access Statement and include a Heritage Statement.

If your proposed development is likely to affect a heritage asset (whether designated or not) you will need to prepare a Heritage Assessment. See section 3.5.

Recreation

Information on recreation including rights of way, bridleways, long distance footpaths, key viewpoints and open access land can be obtained from **1:25,000 OS maps**.

Definitive information on rights of way can be obtained from the relevant county council highway authority.

Information on national cycle routes can be obtained from <http://www.sustrans.org.uk/>.

Are there any adjacent public rights of way, bridleways, permissive footpaths, national and local cycle routes, long distance footpaths, open access land, and key tourist destinations such as panoramic viewpoints and beauty spots affected by the application?

YES NO Description

Does your proposal have an effect on specific views from recreational routes or areas?

YES NO Description

If so please indicate on an Ordnance Survey (OS) 1:25,000 base map which views are affected, and describe the effects.

YES NO Description



Description

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Please describe any measures within your proposal which might enhance the enjoyment and understanding of the special qualities of the National Park through your development proposals?

Description

The existing building has a small footprint in comparison to the overall site. The Ground floor finish material is white render with timber cladding above. These finishes will be replicated on the proposed extension. The extension will have large sliding glazing units which will be triple glazed to achieve satisfactory U values. The existing first floor walls are finished in timber cladding.

The key reason for the use of natural timber is its natural beauty. The material is a smooth and shiny natural colour. As it weathers, it develops an attractive dappled patina. It is very malleable, lightweight and soft, yet also strong. The proposed development will bring in timber cladding to tie in with the existing building. All doors and windows will be designed to match what is existing.



South Downs
National Park Authority

your Additional Notes

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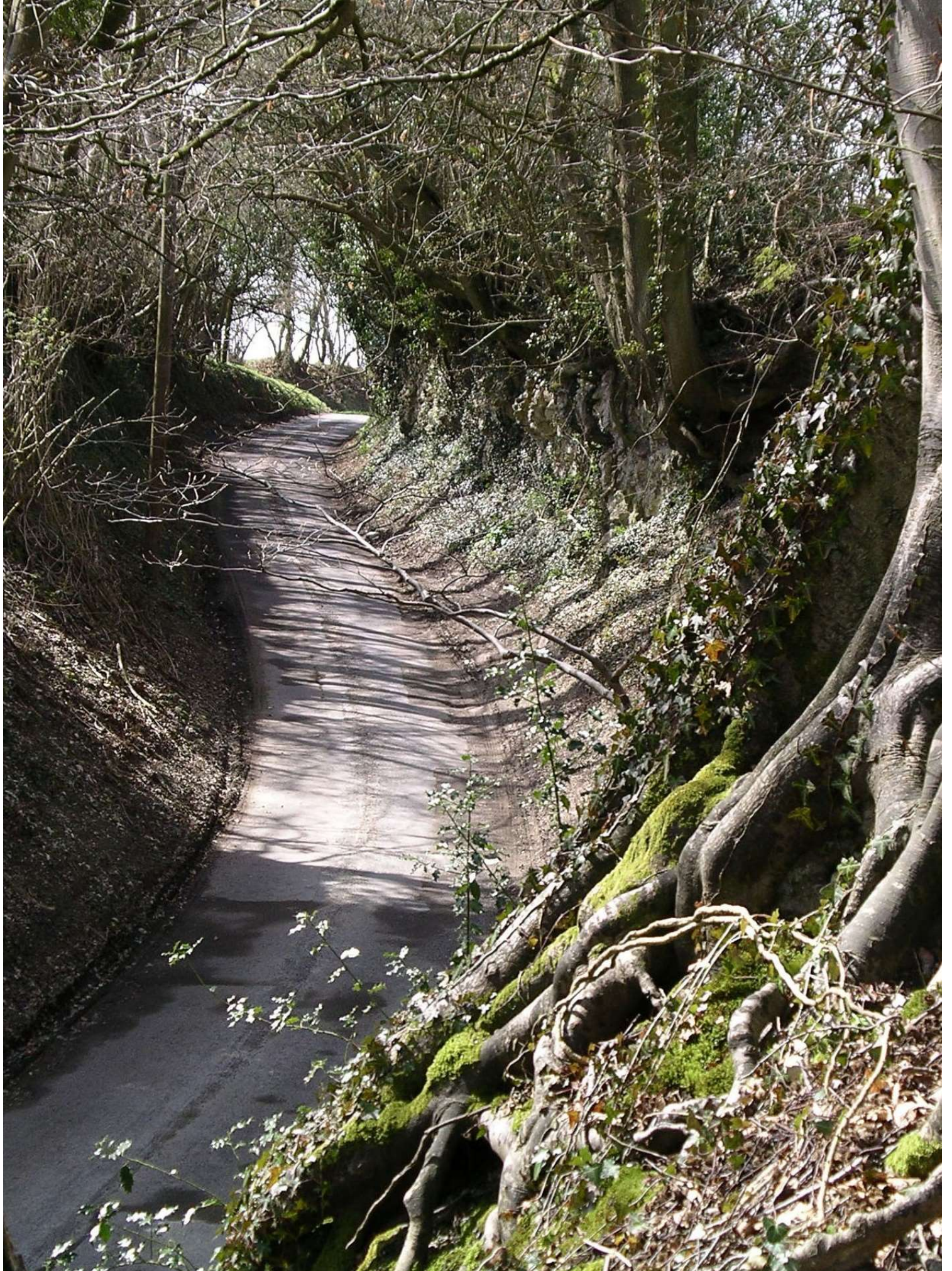
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Please use this page for your additional notes

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3.0 Further Assessments and Surveys

3.1 Introduction

3.1.1 This section sets out the assessments and surveys that may be required as part of your application if you have answered 'yes' to any of the questions in the checklist, and provides information on how predicted impacts may be mitigated.

3.1.2 Assessments and surveys should be carried out by suitably qualified professionals and information on where to find/contact specialists is provided in appendix 3.

3.2 Tree Survey and Impact Assessment

3.2.1 A Tree Survey, Impact Assessment and Protection and Method Statement will be required if trees are affected within the application site (or on land adjacent to it). This includes the removal of trees, building works, storage of materials, digging service trenches, site access by heavy machinery and excavation works.

3.2.2 If any of the above is likely to occur within 15m of the base of a tree with a trunk more than 75mm in diameter (measured at 1.5 metres above ground level) then a **Tree Survey and Protection and Method Statement** should be submitted with your application. The survey needs to be in compliance with BS 5837 (2012) 'Trees in Relation to Construction - Recommendations' and will have to be prepared by a qualified arboriculturalist.





3.3 Landscape and Visual Impact Assessment

3.3.1 If you have answered 'yes' to the section of the baseline assessment checklist relating to landscape and visual impact and your application is likely to affect a wide area of landscape or affect particularly sensitive views a more detailed Landscape and Visual Impact Assessment (LVIA) will be required.

3.3.2 Landscape and Visual Impact Assessments are technically complex and should be carried out by a suitably qualified landscape architect, in line with the current guidelines. A clear distinction should be made between landscape impacts and visual impacts and impacts should be assessed on a worst case scenario.

3.3.3 If a LVIA is required, reference must be made to the South Downs Integrated Landscape Character Assessment, and if the impact of the proposal extends beyond the National Park boundary then other County and District assessments should also be consulted, together with Village Design Statements, Parish Plans and Conservation Area Statements.

3.4 Biodiversity Survey

3.4.1 A Biodiversity Survey and Report is required for all planning applications within (or adjacent to) a Local or National Nature Reserve (LNR or NNR) or Site of Special Scientific Interest (SSSI). ++See the local validation list on SDNP website:

<http://www.southdowns.gov.uk/planning/planning-advice/validation>

3.4.2 The Baseline Assessment Checklist in the previous section identifies if there is a need to undertake a Biodiversity Survey, but it may not be necessary if:

- the SDNPA, has confirmed in writing that no further Biodiversity Survey is required;
- a letter from a suitably qualified and experienced person is submitted with the planning application to demonstrate that there is evidence protected species are absent;
- it is clear that because of the type of scheme proposed there will be no impact on protected species and you have submitted a statement acknowledging that you are aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

3.4.3 A Biodiversity Survey and Report should be undertaken by a qualified ecologist and contain:

- an annotated plan showing the extent and location of protected species (including supporting habitats and features on which these species depend) that could be affected (more detailed ecological surveys may be required);
- likely impacts to protected species, designations/ and priority habitats - both locally and regionally;
- how the impacts might be avoided and alternative designs and location considered;
- how unavoidable impacts would be mitigated or reduced;
- how impacts that cannot be avoided or mitigated, will be compensated, including measures which counterbalance the impacts, amending damage or loss.
- and proposals for wildlife-enhancement.

