

22500  
 PROPOSED SWIMMING POOL & BUILDING  
 FERNBANK, BORDON WOOD, MILDEN  
 GU30 7JZ.

**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](mailto: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 THE POOL & BUILDING ARE SET IN AN UNOBTRUSIVE LOCATION, THE BUILDING USES THE SLOPE TO SPILT THE FLOOR LEVEL TO REDUCE A HEIGHT.

**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 DWELLING HOUSE.

**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](mailto: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 IN SILVER BIRCH, 1 NO APPLE, & FRUIT TREES / BUSH (SMALL GROUP) TO BE REMOVED - SEE ARBORICULTURAL IMPACT ASSESSMENT.

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

YES  NO Description .....

### 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 .....

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 [REDACTED]

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 *Small HAMLET - COLLECTION OF TRADITIONAL / VERNACULAR  
STYLE BUILDINGS.*

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

Description *THERE IS A PREDOMINANT TRADITIONAL STYLE & MATERIALS  
PALETTE.*

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 SMALL HAMLET - COLLECTION / GROUPING OF TRADITIONAL VERNACULAR STYLE BUILDINGS

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 N/A

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

Description N/A

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

Description N/A

**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 .....

### 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 *SITE IS CURRENTLY MOWN LAWN. NOT SUPPORTIVE OF BIODIVERSITY. SITE IS NOT WITHIN BAT MOVEMENT NETWORK.*

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 .....

### 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/>



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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 SITE IS NOT WITHIN A CONSERVATION AREA

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 SITE IS NOT WITHIN AN ARCHAEOLOGICAL NOTIFICATION AREA.

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 N/A.





Please use this page for your additional notes

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