

Consultation comments on policy HE11 – Demolition in conservation areas

- Support - 9
- Neither support of object - 2
- Object - 3

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of HE11 – demolition in conservation areas		
Respondent number	Comment	Officer comment
ANON-KSAR-N8MP-M	<p>[This response should be read in conjunction with the full copies of the 'North Whiteley Representations to the Winchester Local Plan Regulation 18 representations OBO Crest Nicholson' representations submitted by email to: planningpolicy@winchester.gov.uk on 14/12/2022 from j.grist@nexusplanning.co.uk, which includes the relevant figures and appendices, with tables correctly formatted]</p> <p>Paragraph 189 of the Framework seeks to conserve and enhance the historic environment and sets out that heritage assets are an irreplaceable resource that should be conserved so they can be enjoyed for their contribution to the quality of life or existing and future generations. Winchester has a rich and diverse historic environment that provides a valuable contribution to its identity and culture. Strategic Policy HE1 confirms the Plan will protect the district's designated and non-designated heritage assets in accordance with</p>	<p>Comments noted</p> <p>Recommended response: no change</p>

	<p>the Framework and Policies HE2-HE14 set out the approach through which this will be achieved.</p> <p>Crest Nicholson is broadly supportive of the aims of these Policies and notes the development proposal for land in the North Whiteley MDA is not located in close proximity to any designated or non-designated heritage assets and the allocation of further growth in this location will therefore reduce development pressure on the district's historic environment.</p>	
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Comments which neither support nor object to policy HE11 – demolition in conservation areas		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8T1-V	<p>“Unless demolition would result without a replacement that is acceptable in planning terms, planning permission will be conditional on a contract for the approved development work being let prior to any demolition work being undertaken.” – It is not clear how such a condition would be controlled and enforced?</p>	<p>Comment noted</p> <p>This is a requirement for planning permission to be approved and will be enforced by officers. This will be controlled by means of conditions or planning obligations.</p> <p>Recommended response: no change</p>
BHLF-KSAR-N8BQ-A Historic England Link here	<p>Minor wording changes are suggested, acknowledging that significance includes 4 different types of interest (according to the NPPF), not solely historic interest</p> <p>We don't understand the opening clause of the final paragraph; please can this be clarified?</p>	<p>Comments noted and welcomed</p> <p>Agree to suggested changes and policy altered accordingly to wording of policy which can be seen to the left.</p>

	<p>The policy would benefit from numbering / bulleting.</p> <p>Changes to policy text outlined below: Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of buildings or structures where the existing building or structure:</p> <p>Makes no positive contribution to the character or appearance and significance, appearance, historic interest of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or</p> <p>Is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or</p> <p>Where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost.</p>	<p>New text = bold Removed text = strikethrough</p>
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Comments which object to Policy HE11 – demolition in conservation areas		
Respondent number	Comment	Officer comment
ANON-KSAR-NKR6-J	The Policy represents a weakening of Policy DM 28 and I feel that the wording in the adopted plan should be retained. I am concerned that where a building is perceived to be beyond repair demolition could be	<p>Commented noted and welcomed.</p> <p>The wording of this policy has been agreed with Historic England and is</p>

	granted despite its long history of use and its prominence in the village history.	considered to be sufficiently robust to deal with demolition in conservation areas Recommended response: no change
ANON-KSAR-NKTV-M Compton and Shawford Parish Council	Think that there should be input from the parish that the development is in as to whether the completed development is appropriate for the area	Commented noted and welcomed. All planning applications and therefore, development will be looked at carefully during the planning application stages and people will have the opportunity to have their say before the development has been granted or refused. Recommended response: no change
BHLF-KSAR-N8BD-W	Policy HE11 - Demolition in Conservation Areas Objections and comments The Trust objects to the apparent weakening from Policy DM 28 of the adopted plan, which states: “where demolition would enhance the ... Conservation Area” to the wording in this policy which states that planning permission will only be granted: “where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost” and “unless demolition would result without a replacement that is acceptable in planning terms...”. The wording in the adopted plan should be retained. The Trust supports the requirement that: “Planning permission will be conditional on a contract being let prior to any demolition work being undertaken.”	Commented noted and welcomed. The content of Policy DM29 is reflected in policies HE1, HE2, HE3, HE4 and HE5. Policy HE3 reiterates the NPPF requirements. Recommended response: no change

	Recommendations	Officer response
Comments from SA/HRA	The supporting text for Policy HE11 presently sets out that where planning permission is granted for a demolition, site clearance will not be permitted unless the replacement scheme at the site would be implemented immediately to avoid unsightly gaps in Conservation Areas. The policy text should be clearer that this a requirement for permission to be granted for demolitions within Conservation Areas	This point can be addressed in the current wording of Policy HE11 – there is no need to specifically refer to this in the wording of the policy.

Amendments to policy HE11

Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of buildings or structures where the existing building or structure:

Makes no positive contribution to the character **or appearance** and significance, ~~appearance, historic interest~~ of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or

Is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or

Where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost.