



Heritage Statement

Land west of Old Manor Farm, south of Lower Road,
Bedhampton

Bargate Homes

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1.0 Introduction

SLR Consulting was commissioned by Bargate Homes ('the client') to prepare a Heritage Statement (HS) to support a reserved matters application in relation to a proposed development in west of Old Manor Farm, Bedhampton, Havant, Hampshire (hereafter referred to as 'the Site').

An initial phase of residential development for 50 dwellings was approved at appeal on 13 July 2021 (APP/X1735/W/20/3259067). This has now been completed and is fully occupied. It has been renamed as St Thomas' Mead and forms the baseline for the purposes of the assessment of any contribution of the Site as part of the setting of adjacent heritage assets.

Planning permission has been granted via a planning appeal for outline approval for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved (Ref: APP/X1735/W/22/3305704). The principal of development at the Site has therefore been established. The appeal decision concluded that the proposed scheme would result in some low moderate harm to the setting and significance of the CA.

The Heritage Statement that accompanied the outline planning application and the assessment of effects on the heritage assets concluded to give rise to less than substantial harm to the significance of the Old Bedhampton conservation area, at the low to medium level of the spectrum (Terence O'Rourke 2021). The consultation response to the outline application, echoed once again in the recent pre-application response (GEN-23-0176) considered the effect to be 'less than substantial harm at the moderate level of the spectrum.'

Therefore, there is agreement between the Planning Inspector, the Council and the client as to the potential degree of change. The following will detail how the design measures continue to ensure that a perceived harm is minimal and at the lowest part of the spectrum.

1.1 The Site

The Site comprises the western part of a large arable field totalling approximately 3.76 hectares (ha) in size. The Site is located south of comprise the light industrial shed and the parking/storage areas in use by a concrete manufacture/builders' storage business and the edge of the group of buildings at Old Manor Farm. Woodland plantations border the A27 and London to Portsmouth Rail which form the western and southern boundaries of the Site. The eastern boundary of the Site abuts the phase one development of the proposals now known as St Thomas' Mead.

1.2 Scope of Report

This report presents an updated assessment of potential effects of the details of the Reserved Matters application at the Site. It is recognised that an updated Heritage Statement was specifically requested by the Council conservation officer as part of the aforementioned pre-application response in respect to potential onsite effects to heritage assets of a non-archaeological nature and potential offsite (setting) effects to all heritage assets (including any Scheduled Monuments should they be present). In this context it identifies sensitive assets within the Site and its vicinity, and discusses their significance, in accordance with the NPPF (2023) paragraph 200. The potential effects of development are discussed in accordance with terminology of the NPPF. Potential impacts to buried archaeological remains are not addressed within this report.

1.3 Standards

The assessment has been undertaken in accordance with all relevant statute, policy and guidance, including the NPPF (2023), the Chartered Institute for Archaeology (CIfA) Standard and Guidance for Historic Environment Desk-based Assessment (2017), Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017), and Historic England's Statements of Heritage Significance (2019).



2.0 Methodology

2.1 Data procurement

2.1.1 Asset Selection

For the purposes of assessment, a search area of 1km was selected focused on built heritage assets of national significance and the Old Bedhampton conservation area.

2.1.2 Baseline Sources consulted

The following sources were consulted:

- the National Heritage List for England (NHLE), for all records relating to designated heritage assets;
- the Environment Agency's library of open access LiDAR data (DSM, DTM and point cloud);
- the Ordnance Survey open-source library, for topographic and cartographic data, including elevation point cloud, contour and hydrological data;
- historic cartographic sources, including large-scale county surveys, tithe mapping and early Ordnance Survey editions;
- Havant Borough Council's online planning application portal, for relevant documentation submitted in relation to proximate applications.

2.1.3 Site Walkover

The site and immediate surroundings were visited on 31 May 2024. This was primarily to appreciate the change in baseline since the production of the Heritage Statement that accompanied the outline planning application in 2021 and as a result of the completion of the phase 1 50-unit development now known as St Thomas' Mead. Observations are discussed in the relevant places within this report and site photos are presented at appendix 2.

2.2 Assessment of Significance

The NPPF defines 'significance' 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...'

The Planning Practice Guidance (PPG) define these interests as follows:



Archaeological interest: *“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*

Architectural and artistic interest: *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*

Historic interest: *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹*

Historic England’s guidance, ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12’ (2019), concurs with the use of this terminology and methodology, both of which are thus adopted for the purposes of this report.

This approach allows for a detailed and justifiable determination of heritage significance and the interests from which that significance derives. In accordance with the NPPF and the PPG, the level of significance attributed to heritage assets is then articulated as follows:

Designated heritage assets of the highest significance. These are identified in paragraph 206 of the NPPF as comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites, Registered Battlefields, and non-designated heritage assets of archaeological interest which are of demonstrably equivalent significance to that of Scheduled Monuments (as identified in footnote 68 of the NPPF);

Designated heritage assets of less than the highest significance. These are identified in paragraph 206 of the NPPF as comprising Grade II Listed buildings and Grade II Registered Parks and Gardens; and

Non-designated heritage assets. These are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.²

¹ MHCLG, PPG, paragraph 006, reference ID: 18a-006-20190723.

² MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.



2.3 Assessment of Effects

When discussing designated heritage assets, potential development effects are described in terms of harm to significance, in accordance with the NPPF, which references the following levels of harm:

'Substantial harm or total loss' being a level of harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*;³ and

'Less than substantial harm' being any lesser level of harm than that defined above; recent case law⁴ has confirmed that this includes any level of harm (not considered substantial) regardless of its quantification, e.g. the finding of a 'negligible' level of harm must still be treated as less than substantial harm and be weighed in the balance under paragraph 208.

As clarified in the High Court, preservation of a heritage asset does not mean no change; it specifically means no harm.⁵ This is echoed by Historic England in 'Managing Significance in Decision-Taking in the Historic Environment' (2015) (GPA2), which states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged".⁶

With reference to the broad parameters referenced above, the PPG provides that the category of harm identified for any given asset be "explicitly identified", and that the extent of that harm be "clearly articulated".⁷ For purposes of this assessment, this has been done with reference to a 'scale', e.g., at the lower/upper end of the scale of less than substantial.

In discussing non-designated heritage assets, the NPPF does not provide that harm be categorised as either 'substantial' or 'less than substantial', only that the scale of any harm or loss is articulated. For the purposes of this report, this has been expressed using professional judgment, with reference to the heritage interests defined within the NPPF, PPG and Historic England's 'Statements of Significance' (2019).

The assessment of anticipated development effects can thus be seen to have been undertaken in accordance with a robust methodology, formulated within the context of current best practice, the relevant policy provisions, and key professional guidance.

³ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

⁴ *R. (James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin)

⁵ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

⁶ Historic England, GPA 2, p. 9.

⁷ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.



3.0 Legislation, Policy and Planning Background

3.1 Statute

Scheduled Monuments are protected from physical development effects under the Ancient Monuments and Archaeological Areas Act (1979).

Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that:

'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' (section 66).

With regards to Conservation Areas, it states that:

'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72).

3.2 Planning Policy

3.2.1 National Planning Policy Framework (Revised 2023)

Applicable national policy comprises the National Planning Policy Framework (2023), and specifically the following paragraphs:

Paragraph 200 *'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a Site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

Paragraph 205 *'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 206 *'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. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) 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 207 *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the Site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the Site back into use.'*

Paragraph 208 *'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.'*

Paragraph 209 *'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.'*

3.2.2 Local Planning Policy

Local planning policy is provided in:

- The Havant Borough Core Strategy (Adopted March 2011)
 - Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- The Havant Borough Local Plan Allocations (Adopted July 2014 Core Strategy (Adopted March 2011))
 - Policy DM20: Heritage Assets



Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
- 4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*



4.0 Heritage Baseline

4.1.1 The heritage assets and their setting

*“As part of his consideration of the effects of the development of 50 houses on the land to the east, the appeal inspector concluded that the site did not form part of the setting of the group of listed buildings in the historic village core and that there was no potential for effects. The phase 2 site is at a greater distance from these assets and has no historic, functional or visual relationship to any of them so again does not form part of their setting. **There is no potential for effects on any of the listed buildings in the study area as a result of the phase 2 development and these assets are not considered further in this assessment.** The only designated asset that could be affected by the proposed development is the Old Bedhampton conservation area.” (Terence O’Rourke 2021, 9)*

While the locations of the listed buildings are shown on the accompanying figures and their positions within a 1km study area, it is the five defined character areas of the Old Bedhampton conservation area that are the focus of the remainder of this report.

4.1.2 The Old Bedhampton conservation area

The most pertinent consideration of the setting and significance of this heritage asset is provided in the decision for the Appeal that granted permission for 43-residential units at the Site (Ref: APP/X1735/W/22/3305704). The following sections are the most relevant here (**my emphasis**):

16. *The Old Bedhampton Conservation Area (CA) is broadly centred on St Thomas Church and encompasses the historic village. The Old Bedhampton Conservation Area Appraisal (CAA) identifies five character areas. Character Area 1 (CA1) is the historic settlement core, which is the loose nucleus of the settlement. The appeal site does not directly adjoin this area and is separated from it by ‘Phase 1’, which was permitted on appeal. On the other hand, the appeal site is very close to Character Area 5 (CA5): Old Manor Farm Buildings. This character area encompasses cottages and former agricultural buildings, now converted to dwellings, set slightly apart from the historic village core and thus rooted in the agricultural landscape.*

17. *The CAA also outlines some of the key character features of the CA and these generally relate to its rural origins. For example, the narrow lanes, relative tranquillity, historic architecture, a mill complex and farm buildings. The CA is therefore a repository of bygone rural lives and settlement patterns, and this provides evidential and illustrative historic value and significance. The ability to appreciate the rural setting of the CA is important to how its evidential and historic value and significance is experienced and understood.*

18. *Historic mapping in the CAA demonstrates that the original rural and low-density settlement of Bedhampton has expanded considerably in the last century or so due largely to the construction of New Bedhampton. Prior to the approval of Phase 1, much of this new housing development had been to the north of Lower Road and therefore some semblance of Old Bedhampton’s rural setting had endured to the south despite the presence of the A27.*

19. *The appeal site is an undeveloped parcel of land which currently contributes to the setting of CA1 by providing evidence of the historic core’s rural hinterland. Lower Road may also have been a main route into the historic village. The undeveloped appearance of the appeal site also contributes to the setting of Character Area 5, and the former agricultural buildings therein, by providing a vestige of the link between these buildings and the land they were farmed in connection with.*



20. *The adjoining Phase 1 development of up to fifty homes was found by the previous Inspector to result in less than substantial harm to the setting of the CA. This is because it erodes the rural setting and affects the understanding of the historic role of the adjacent farmstead at CA5. The appeal scheme would compound this impact by effectively extinguishing the semblance of the CA's rural hinterland when experienced from Lower Road. That said, the appeal **site is now a pocket of land tucked to the southwest of the CA which is already bounded by transport infrastructure and housing. The appeal scheme would be seen in this context, as well as that of the adjoining Phase 1 development, which provides a suburban buffer between the CA and the appeal site and wraps around CA5 on two sides.***

21. *There would also be scope to soften the presence of the development when viewed from Lower Road through continuous structural landscaping along the northern boundary and by setting the housing back from the road. There would also be opportunities to design the appeal scheme to respond positively to the key characteristics of CA1 and CA5, such as the period architecture/materials/detailing, use of boundary walling/hedging and the loose and verdant settlement pattern. The development can also be restricted to two storeys in height to prevent the scheme appearing overly prominent in the setting of the CA. Accordingly, the **overall and cumulative level of harm to the setting of the CA would be below that found by the previous Inspector. It would be low moderate.***

22. *In conclusion, the appeal scheme would result in some low moderate harm to the setting and significance of the CA.*

4.1.3 The Site and its setting

To determine the accuracy of the assessment of effects of not only the Site, but also the phase 1 St Thomas' Mead development adjacent (detailed in Terence O'Rourke 2021 and concluded above by the Appeal Inspector), the Site and immediate environs was visited on 31 May 2024 and a selection of photographs are presented at appendix 2 to aid the discussion and appreciate '*the surroundings in which you experience the asset (s)*'.

The appreciation of the phase 1 St Thomas' Mead site was viewed from the high-level vantage point of Mill Lane railway bridge (plate 1) that shows the outlines of possibly two houses as glimpsed through a break in the non-native leylandii boundary on the eastern part of that site. No views of Old Manor Farm or other buildings along Lower Road are possible, and the field parcel or final vestige of rural character associated with Old Manor Farm cannot be discerned.

The access road and entrance to St Thomas' Mead is set back from Lower Road, with well established, unmanaged roadside boundary planting effectively screening development in views from the eastern corner of Lower Road. When inside the entrance there is ample green space along the northern boundary, as well as the building line being set back to allow a view westwards towards The Elms, 2 Lower Road (see plate 3; Old Manor Farm does not have a visual presence). The southern POS area with several raised beds and community orchard has a hoggin path that allows access to the south of the houses and presents an open view to the south west towards the phase 2 land (plate 4).

The density of the woodland planting that has established along the western boundary, closest to the A27 road is a strong characteristic of the phase 2 Site (plate 4 & 5), along with the green industrial shed unit (top NW corner) and the derelict clay tiled shed/outbuilding (top NE corner), both outside of the boundary of the Site (plate 5, 9 & 10). Whilst there is a well landscaped greenspace wrapping around the southern extent of St Thomas' Mead, there are also generous public greens within the central part of the development (see plate 7). It is worth noting that the single storey black timber fronted dwellings closest to the defined character area 5, do not compete with the roofline of the building closest to that boundary, Manor Barn (private dwelling built to the rear of The Elms, 2 Lower Road in 2016).

The open car turning/car parking area, that will be utilised as the access point to the phase 2 site, presents the best view of the varying rooflines of conservatories and additions to Old Manor Farm, punctuated by boundary tree planting of varying heights (see plates 8 & 9). The derelict



shed/outbuilding, once associated with Old Manor Farm is appreciated along a similar building line but is in a poor condition with no use as part of the multi-occupancy residential use of the former farm. The phase 2 building line will be further south and will not compete with the legibility of the former building complex. The principle of access from one single point off Lower Road, and not west of Old Manor Road has been established.

In views from the western part of Lower Road and entrance to the Industrial unit you can appreciate the drop in topography from the road southwards to the phase 2 Site; as well as the generous set-back from Lower Road and the opportunity to bolster the section of hedgerow closest to the derelict shed to provide additional screening (plates 10 & 11).

The overgrown nature of the hedgerow with several large mature trees along Lower Road effectively screens views of St Thomas' Mead in approaches from both directions. There is no visual connection through to St Thomas' Mead or the phase 2 Site, from the entrance to Old Manor Farm from Lower Road (see plates 12, 13 & 14).



5.0 The Proposals

The overall design principles and approach to the master planning for the phase 2 development aims to “*promote a sensitive development that integrates well with the rest of Bedhampton, the Old Bedhampton Conservation Area and the Design Guide’s design standards that ensure Bedhampton retains its eclectic character.*” (Mosaic DAS, 12). The original design principles for the consented scheme have the following measures embedded to ensure the successful integration with the adjacent, now fully constructed St Thomas’ Mead 50-unit scheme, whilst being respectful to the neighbouring character areas 1 & 5 of the conservation are:

- The retention of existing landscape features for their aesthetic and ecological value and to help minimise the visual impact of the development
- The creation of a new multi-functional landscape that connects to the landscaped areas established as part of phase 1, and provides a buffer to adjacent noisy or non-residential uses
- The creation of a development that is sensitive to its heritage and townscape context through the layout of the streets, built-form and landscaping, embracing key architectural features and local forms such as terraces, and the streams along streets
- The establishment of a strong, permanent green edge to Bedhampton
- A sensitive approach to scale, massing and housing typologies to ensure a low-density, high-quality design and architecture with a variety of types and materials that blend well with the existing character of Bedhampton
- The use of the access from Lower Road passing through the site to the east as the main vehicular access.

5.1.1 Recent pre-application consultation on the Reserved Matters

Formal consultation between Bargate Homes and their representative planning and design team and the Council have been on-going since November 2023. Recent pre-application consultation response (GEN_23_01076, March 2024) from the Council conservation officer stated that there were a number of positive design qualities of the adjacent St Thomas’ Mead dwellings such as:

1. generously spaced residential units,
2. designed to create a more rural, farmstead style setting in keeping with Old Manor Farm
3. high quality, traditional materials were incorporated to enhance the rural character of the buildings and their context.

The general conclusion focussed upon the benefits of a perimeter block design in noise reduction arising from the industrial units to the northwest, but a concern that such a design would result in an urbanised form being introduced to a rural context...

“The proposed perimeter block design would likely help to mitigate some of the noise impacts from existing sources to future occupiers, however it should be supported by noise modelling and quantification of dwellings requiring closed windows in order for officers to be satisfied that the layout minimises the impact of the noise environment on future occupiers. The disadvantage of a perimeter block design is that it does not respond to the Council’s Heritage Officer’s comments as this would be an urbanised layout and would not reflecting the rural character of the setting. Where opportunities exist, you should try and make the layout more organic. It will be vital that scale, form, architecture, materials and detailing of the properties are reflective of the location of the development within the setting of the Conservation Area and there should be robust soft landscaping across the site. We would welcome you to submit a further pre-app when further plans have been drafted.”

A second pre-application letter and suite of drawings, photographs and scheme clarifications were submitted (29 May 2024, P23-1017_L002v1 PL_TM) and detailed the key amendments to the Site Layout Plan as follows (see Appendix 1, figures 3 & 4):

- Plot 1 reorientated to front northwards to improve the appearance of the street-scene at the entrance to the site and provide natural surveillance of parking opposite;



- Plot 14 house type changed to better address corner position and re-oriented to offer improved natural surveillance of the play area;
- Plot 25 house type and position amended to reduce garden exposure to noise, better address corner position and surveillance of open space;
- Plot 26 pulled forward to better address views along street-scene and parking / reversing space consolidated with plot 27;
- Plot 10 house type changed;
- Measures (lining/signing) added to the turning head between plots 40 and 41 to mark this area as a turning space not used for parking;
- Golpla surface to be introduced at turning areas in front of plots 9 and 25 to soften appearance and minimise impact;
- Play space has been enlarged to 500sqm, to accommodate the LAP and LEAP, based on pre-app consultee comments received from Strategic Lead for Active Wellbeing;
- Post and rail fence added around attenuation basin for safety;
- Estate railings, post and rail fencing, and knee rails added to protect pedestrians from swales adjoining footpaths, in accordance with condition 19 of the outline consent;
- Southern footpath extended into Phase 1; and
- Tenure of affordable units to plots 2-3, 30-33, 36-37 amended (tenure mix and location of plots remains the same).

Considerable effort has also been made in designing the proposed dwellings, with the house types and materials chosen to complement the conservation area, as well as assimilating with St Thomas' Mead to its immediate east. Of note, is that dormers have been introduced and the roof forms for streetscene 28-34 and 35-43 have been adjusted in response to concerns raised in the March 2024 response.

5.1.2 Assessment of effects

The effect of the development will be to reduce the area to the south west of the historic core CA1 where some rural characteristics remain and preserve an historic connection to the villages agricultural past. The site is the far western edge of this group of fields, physically and visually separated from the village centre, and from the area of fields that relate most closely to the historic core. The introduction of built development will harm the limited value of the site as part of the area of open agricultural land to the south of Lower Road.

The changes to the value of the site as part of the setting of CA5 Old Manor Farm would result from the loss of part of the former landholding of the farmstead, the proximity of the proposed development and changes to the views from the section of Lower Road to the north, from the appearance of the additional housing area beyond the landscape buffers. There will be no effect as a result of the access, which will be through the first phase development to the east, avoiding Lower Road.

The new built development will reduce the physical connection of the former farmstead to the landholding, and the legibility of the historic and functional relationships of the farm, and its detached location outside the old village centre. The landscape areas along the boundary of the site are proposed as buffers to reduce the effects of the proximity of the new houses, so the new built edge will be set back from the closest part of the former courtyard. The landscape buffers will also provide some visual screening of the shed and activity at the industrial site. The design principles relating to the density, scale, materials and reference to local distinctiveness are intended to ensure the integration of the development when seen alongside the former farm buildings and Manor Barn. The views from the western section of Lower Road across the site are largely obscured by the wooded area and where available are poor quality, looking across the parking area and the industrial site. The reinforcement of the planting of the site boundaries, and the new landscape buffers will reduce these views, but will also strengthen the buffer to the highway's infrastructure, forming a permanent landscaped edge. The proposed development will harm the moderate value of the site as part of the



former landholding of the farm, and introduce additional built development, reducing the apparent detachment of the farm outside the village.

The proposals and detail presented as part of this Reserved Matters application confirm the commitment of the developer to continue the use of high-quality building materials and finishes, as well as extending the successful place making that is evident immediately adjacent at St Thomas' Mead. There are extensive areas of landscape, across 2.2 hectares of the site, forming a series of landscape buffers and on the north providing separation from the Old Bedhampton conservation area at CA5 and from the industrial site and builders' merchant on Lower Road. The layout of the proposals aims to minimise the effects by the creation of the extensive public open space that will create a buffer to the adjacent development and combine with phase 1 areas to create a wide band of varied landscape areas at the site edges. This area will also allow new public views of the land to the east and across the railway from currently inaccessible areas.

The changes to the character and qualities of the site, and to its contribution as part of the setting of the Old Bedhampton conservation area, as a result of the proposed development are predicted to result in harm, primarily to character area CA5. The overall effect on the significance of the conservation area is predicted to result in less than substantial harm (at the lowest level on a spectrum) in terms of the NPPF.



6.0 Conclusions

This assessment, undertaken with due regard to the guidance published by Historic England and in full accordance with the National Planning Policy Framework, has identified those heritage assets located within the Site and its vicinity and has described their significance. Potential development effects have also been discussed. The proposals were considered to be compliant with the legislative and planning policy provisions relevant to heritage on granting planning permission of the outline proposals at Appeal (Ref: APP/X1735/W/22/3305704).

The Inspector in reaching his decision in granting permission for development at this site recognised, by reference to the research and map regression analysis (Terence O'Rourke 2021), how change created the remaining historic environment assessed within our study area, and that change is an essential part of managing and developing those environments. The history of the place, in this case Old Bedhampton, will remain readable and legible following the development judged to fall within a portion of its setting, with its origin, history and architectural qualities appreciable, not only to the educated eye.

It is important to define 'harm' to demonstrate that the proposals do not lead to any harmful impacts on the heritage resource. Harm is change for the worse, the effect of inappropriate interventions on the heritage interest of a place that reduces their values and recognised significance to society. Change, for example visual change, is not in itself an impact on the significance of a heritage asset. A harmful impact will only occur if the change affects the contribution made by its setting to its overall significance. Change to setting is only of concern in heritage terms if it gives rise to harm to the significance of the asset, i.e., that the significance is in part derived from the asset's current setting. It should not be automatically assumed that visual change constitutes an adverse impact or that more visual change will be a greater impact, see site photos appendix 2 (May 2024).

The pre-application entered into by the client for this Reserved Matters application has allowed a degree of scrutiny to ensure parameters proposed as part of the Outline Application form the basis of delivering a second high-quality residential development in the local area. Concerns regarding parts of the proposed development reflecting an 'urbanised character' must be balanced against the how the Inspector concluded that the Site is...*now a pocket of land tucked to the southwest of the Conservation Area which is already bounded by transport infrastructure and housing. The [Site] would be seen in this context, as well as that of the adjoining Phase 1 [St Thomas' Mead] development, which provides a suburban buffer between the CA and the appeal site and wraps around CA5 on two sides.*

The principle of development for 43 residential dwellings has been established, and the character of the immediate environs is now suburban. The phase 1 St Thomas' Mead development does not detract from the historic core (character area 1) in its appreciable built form. The application of high-quality building materials, generous landscaping and green space, separation and set-back from Lower Road and the property boundaries of character area 5 Old Manor Farm ensures that architectural forms do not compete. There has been an acceptance on the degree of harm arising from removing the historic agricultural setting once associated with Old Manor Farm, but this is now under multiple occupancy with no farming tenancy or association to the phase 2 Site.

The Site is at a lower topographical elevation to the western portion of Lower Road and both the derelict clay tiled shed (NE boundary) and large green industrial shed (NW boundary), the proposals will sit at some distance south of the building line of Old Manor Farm. This will ensure the new and old architectural forms will not compete or detract from one another, but the architectural qualities of Old Manor Farm will be reflected in the proposals to ensure assimilation with its high-quality residential neighbour, St Thomas' Mead. Change can result in enhancement and over time the enduring placemaking qualities of the 93 residential units south of Lower Road will be considered a success in terms of its overall design response and safeguards to minimise harm to the historic environment

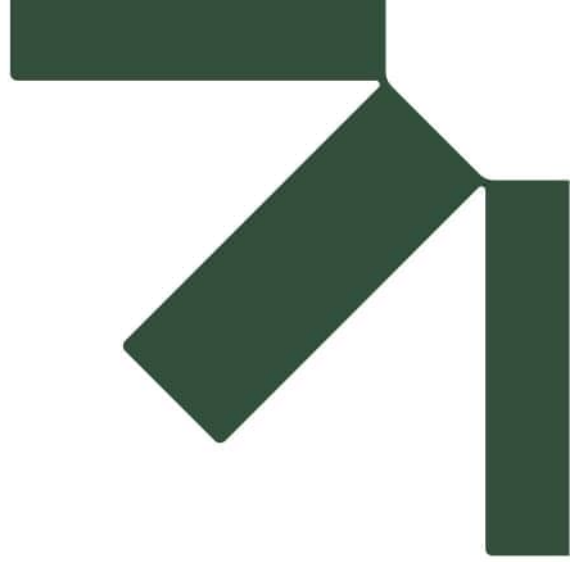


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Appendix A Figures



106000

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LEGEND



Application Boundary





2nd and 3rd FLOORS
15 MIDDLE PAVEMENT
NOTTINGHAM
NG1 7DX
T: +44 (0) 115 964 7280
www.slrconsulting.com

Phase 2, Lower Road, Bedhampton

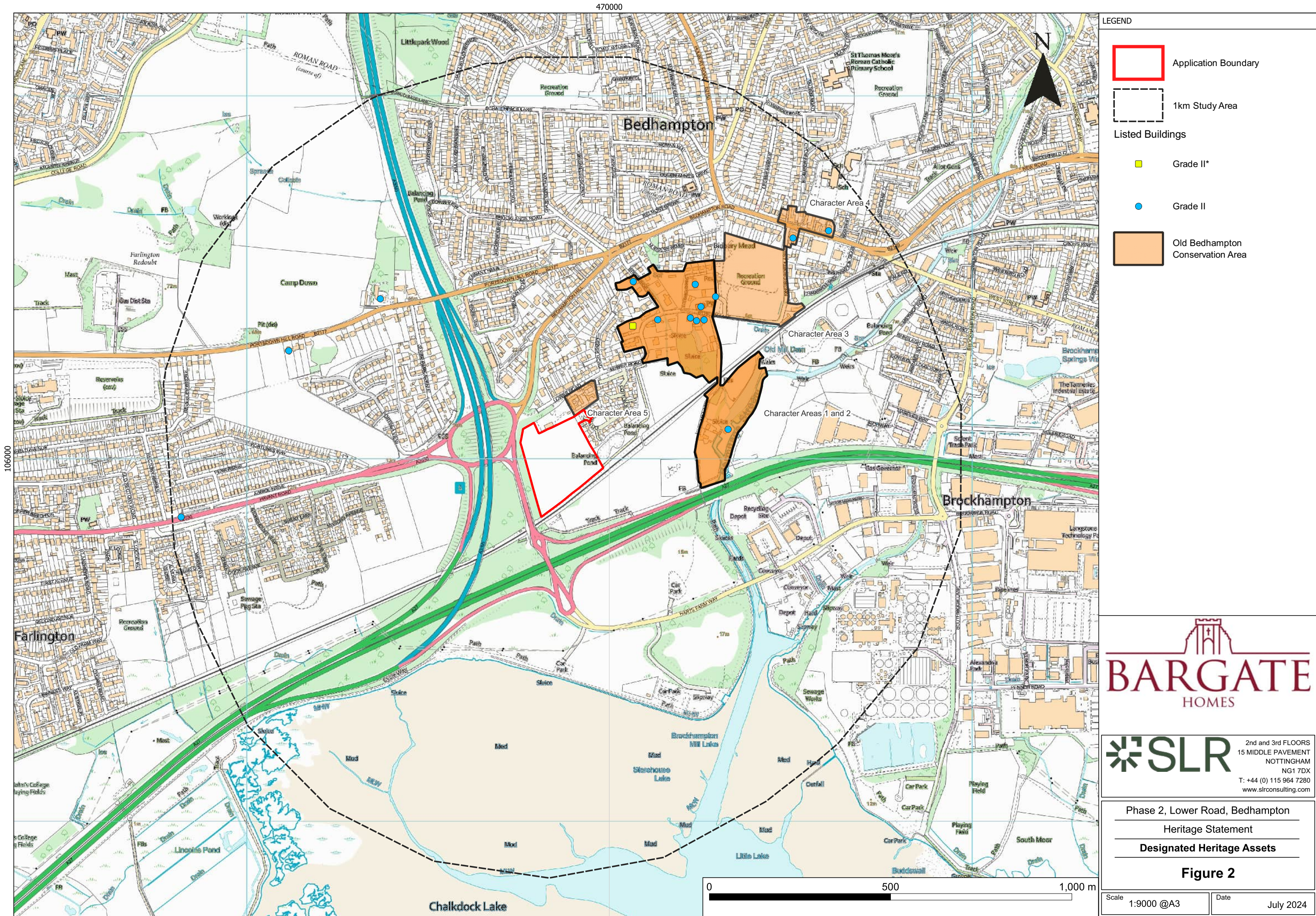
Heritage Statement

Site Location

Figure 1

Scale1:2000 @A3

DateJuly 2024







Section A-A

scale 1:200



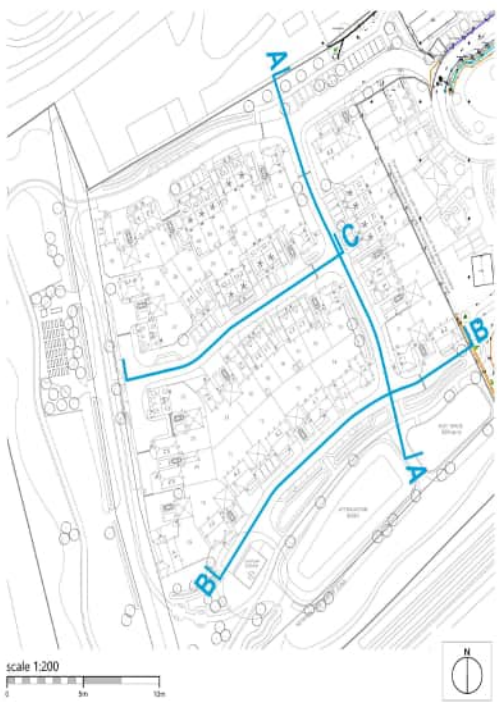
Section B-B

scale 1:200



Section C-C

scale 1:200



LEGEND

Phase 2 Lower Road, Bedhampton
Indicative Street Scene 1
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Phase 2, Lower Road, Bedhampton

Heritage Statement

Phase 2 Streetscene 1

Figure 4

Scale Resized to Fit

Date July 2024

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Portishead T:01275 407000
London T:01794 367703

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Rev	Description
A	Planning Issue

Date	Au	Ch
19/07/24	MS	

Project Bedhampton Phase 2
Drawing Coloured Street Elevations
Sheet 1 of 2

Client	Bargate Homes	Date	March 2024
Job no.	BARG230421	Rev.	A
Dwg no.	CSE-01	Scale	1:200 at A1
Author	CH	Checked	
Status	PLANNING	Office	Romsey
Client ref.			





Section D-D
scale 1:200



Section E-E
scale 1:200



Section F-F
scale 1:200



LEGEND

Phase 2 Lower Road, Bedhampton
Indicative Street Scene 2
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Phase 2, Lower Road, Bedhampton

Heritage Statement

Phase 2 Streetscene 2

Figure 5

Scale	Resized to Fit	Date	July 2024
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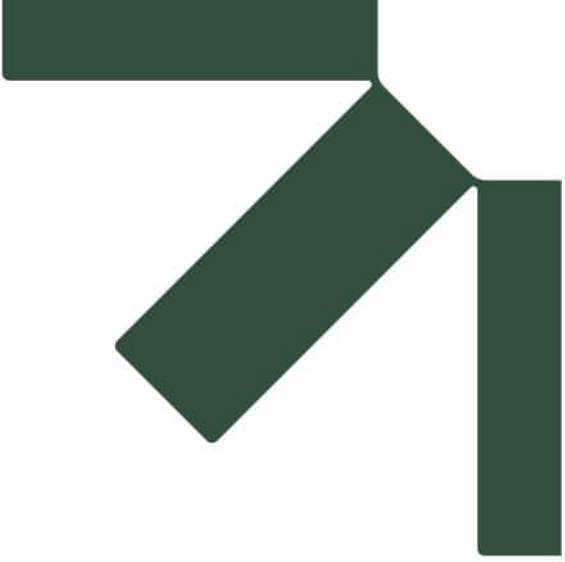
Rev	Description
A	Planning Issue

Date	Au	Ch
19/07/24	MS	

Project Bedhampton Phase 2
Drawing Coloured Street Elevations
Sheet 2 of 2

Client	Bargate Homes	Date	May 2024
Job no.	BARG230421	Rev.	A
Dwg no.	CSE.02	Scale	1:200 at A1
Author	CH	Checked	
Status	PLANNING	Office	Romsey
Client ref.			





Appendix B Site photographs

Plate 1

View looking west towards Site from the elevated Mill Lane Railway Bridge



Plate 2

View of Phase 1 Site (now known as St. Thomas' Mead) entrance off Lower Road



Plate 3

View looking west along the northern boundary of St Thomas' Mead towards the gable end of The Elms, 2 Lower Road (background)



Plate 4

View from allotments on southern boundary of St Thomas' Mead looking westwards towards phase 2 Site



Plate 5

View from SW boundary of St Thomas' Mead looking NW across the Phase 2 Site area, industrial shed centre background



Plate 6

View from SW boundary looking NE in the direction of Old Bedhampton



Plate 7

View from within St Thomas' Mead across central green with single storey units centre background and (grey) roofline of Manor Barn to the rear



Plate 8

View from NW corner of St Thomas' Mead showing the rear elevation and extent of screening of Old Manor Farm. Clay tiled timber barn (left of shot) within phase 2 Site.



Plate 9

View of the rear elevation of Old Manor Farm from the access road to Phase 2 showing location of green industrial unit framed by strong tree boundary and derelict shed, centre shot



Plate 10

View looking south from gate to Industrial unit off Lower Road showing derelict shed, left shot and the west facing elevations along St Thomas' Mead boundary



Plate 11

Looking S from Lower Road across entrance to Industrial Unit and carparking area, phase 2 site centre background.



Plate 12

View of front elevation and car turning area on western side of Old Manor Farm. No view through to the phase 2 Site.



Plate 13

View of front elevation of Old Manor Farm and extent of boundary tree planting on Lower Road



Plate 14

View looking west at north facing elevation of Old Manor Farm





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