

Heritage Team Response

Date – 8/3/2023

APP/22/01231

Background

The site is located to the rear of No's 70 and 76 West Street in Havant. It is located just outside the Black Dog Conservation Area. Outline permission has been granted for 4no. 1bed cottages.

Proposal

Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that:

“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 CP16 (High Quality Design) (1a) of the Core Strategy states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement.

Assessment

A detailed Archaeology and Heritage Statement by ACD Environmental has been submitted with the application. This surmises that no heritage assets are located within the site or its immediate environs, although it is in close proximity to Old Bedhampton CA and Brockhampton CA's. The site is assessed to have low archaeological potential. There is intervening development between the site and the conservation areas and overall, it is considered that the development of the site would not be harmful to nearby heritage assets.

Conclusion

NO OBJECTION