

BUILT HERITAGE STATEMENT

Former Landfill site, Brockhampton West, Harts Farm
Way, Havant

JCH01326
Former Landfill Site, Brockhampton
West, Harts Farm Way, Havant
Clowes Developments (UK) Ltd
February 2021

CONTENTS

Prepared by:	CONTENTS	Pages
	1.0 Introduction	3
	2.0 Legislative and Planning Policy Framework	
	2.1 Legislation and National Planning Policy	4
	2.2 National Planning Guidance	5
	2.3 Local Planning Policy and Guidance	7
	3.0 Architectural and Historical Appraisal	
	3.1 Historical Development and Map progression	8
	4.0 Assessment of Significance	
	4.1 Site Assessment and Identification of Heritage Assets	11
	4.2 Conservation Areas	13
	5.0 Proposals and Assessment of Impact	
	5.1 Development Proposals and Assessment of Impact	16
	6.0 Conclusions	18
	Appendices	
	Appendix A: References	
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1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS, on behalf of Clowes Developments (UK) Ltd, in relation to the proposed commercial re-development of the former landfill site, Brockhampton West, Harts Farm Way, Havant, henceforth referred to as 'the Site'.

The Site comprises a former landfill facility positioned on reclaimed land, lying south of the A27 and north and east of Harts Farm Way. The Site lies to the west of the extended built area of Havant and to the south west of Bedhampton.

There are no designated or non-designated built heritage assets within the Site. A plot of all designated built heritage assets within a 1km radius is given as Figure 10. However, the majority of the heritage assets within this search radius do not have the potential to be affected by the proposed development.

The Old Bedhampton Conservation Area, a designated built heritage asset, lies to the north east of the Site, north of the A27. The Old Bedhampton Conservation Area is the only built heritage asset identified as having the potential to be affected by the proposed development and is therefore carried forward for detailed assessment.

This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including listed buildings and conservation areas. This report will also provide an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.

This report satisfies the requirements of paragraph 189 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

This Built Heritage Statement should be read in conjunction with the submission drawings and other supporting documents that accompany the application.

All photos, maps and plans are for illustrative purposes only.



Figure 1: Site Location

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed with the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early

engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

HEAN:1 Conservation Area Appraisal, Designation and Management (2016)

The purpose of this Historic England Advice Note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF)

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the

2.2 NATIONAL PLANNING GUIDANCE

historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Havant Borough Local Plan

Policy BD11, of the Site Allocations Plan, refers specifically to Brockhampton West and outlines the requirements for development at the Site. The policy notes that the Site shall be brought forward for manufacturing and/or warehousing uses and a number of technical reports and surveys that will be needed to inform any development proposals, and which should support any planning application. It is stated that access should be taken from Harts Farm Way and that particular attention will need to be paid to matters of ground contamination and potential impacts upon any Brent Goose habitat.

Havant Borough Core Strategy 2011

The relevant Core Strategy Document was adopted in March 2011 and forms part of the Local Plan for the Borough of Havant. The Core Strategy sets out the overarching policies for the provision of new development in the Borough until 2026.

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.*
- 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
- 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii)*

above [Local].

- 4. Protects and where appropriate enhances the borough's statutory and nonstatutory 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.*
- 5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.*
- 6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
- 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*
- 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
- 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
- 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.*
- 11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.*

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

The Domesday Survey of 1086 AD records Havant as a taxable manorial settlement of 20 households, with the nearby settlements at Warblington comprising 56 households and Bedhampton, to the north of the Site, comprising 26 households.

Historically, the Site lay on the coastline a short distance south of Bedhampton, falling across pasture land and tidal marshes. Much of the Site was not reclaimed from the tidal marsh until the mid-20th Century.

This section discusses the available historic mapping for the Site and vicinity, to understand the evolution of its character.



Figure 3: 1791 Milne Map of Hampshire

The 1791 Milne Map of Hampshire illustrates the Site as lying on the coastline, close to an estuary.

The vicinity of the Site is entirely rural, characterised by agricultural land and small villages. Bedhampton and Havant are clearly shown as distinct settlements.



Figure 2: 1797 Ordnance Survey Map

At the end of the 18th Century the Site and vicinity had undergone little change. Towards the end of the 18th Century, parliamentary enclosure of agricultural land had established a fieldscape of irregular, enclosed fields across the landscape. Much of the north and western ends of the Site are shown to have been brought into more formal cultivation, likely as pasture by this time.

The historic built core of Bedhampton and the outlying mill to the south of the village core is clearly shown on this map.

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 4: 1826 C&J Greenwood Map of Hampshire

Little change took place in the vicinity of the Site in the first decades of the 19th Century. The 1826 C&J Greenwood Map of Hampshire shows no notable change to the Site, which remains part of a tidal marsh. To the north, the village of Bedhampton remains confined to its historic built core, concentrated around the church of St Thomas.



Figure 5: 1842 Bedhampton Parish Tithe

The parts of the Site comprising usable land at the time of the 1842 Bedhampton Parish Tithe Map were owned by Lord Sherbourne, a major landowner across the local area. The Site (plot 315 and 316) was occupied by the tenant Clarke Woodthorpe and is recorded as being in pasture use at this time. The southern and eastern parts of the Site remain part of the tidal marsh and have not yet been reclaimed.

The 1842 Tithe map and apportionments does not indicate any specific historical or functional relationship between the Site and any built heritage assets, beyond the broad ownership of much of Bedhampton and the vicinity by Lord Sherbourne at this time.



Figure 6: 1866 Ordnance Survey Map

The 1866 OS map shows the tidal marsh/foreshore character of the Site in detail. Only the northern edges and western end of the Site are under cultivation.

A short distance north of the Site, the Portsmouth-London rail line has now been constructed. The character of the area north of the Site remains essentially rural-agricultural. To the north, Bedhampton remains a small, distinct village.

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

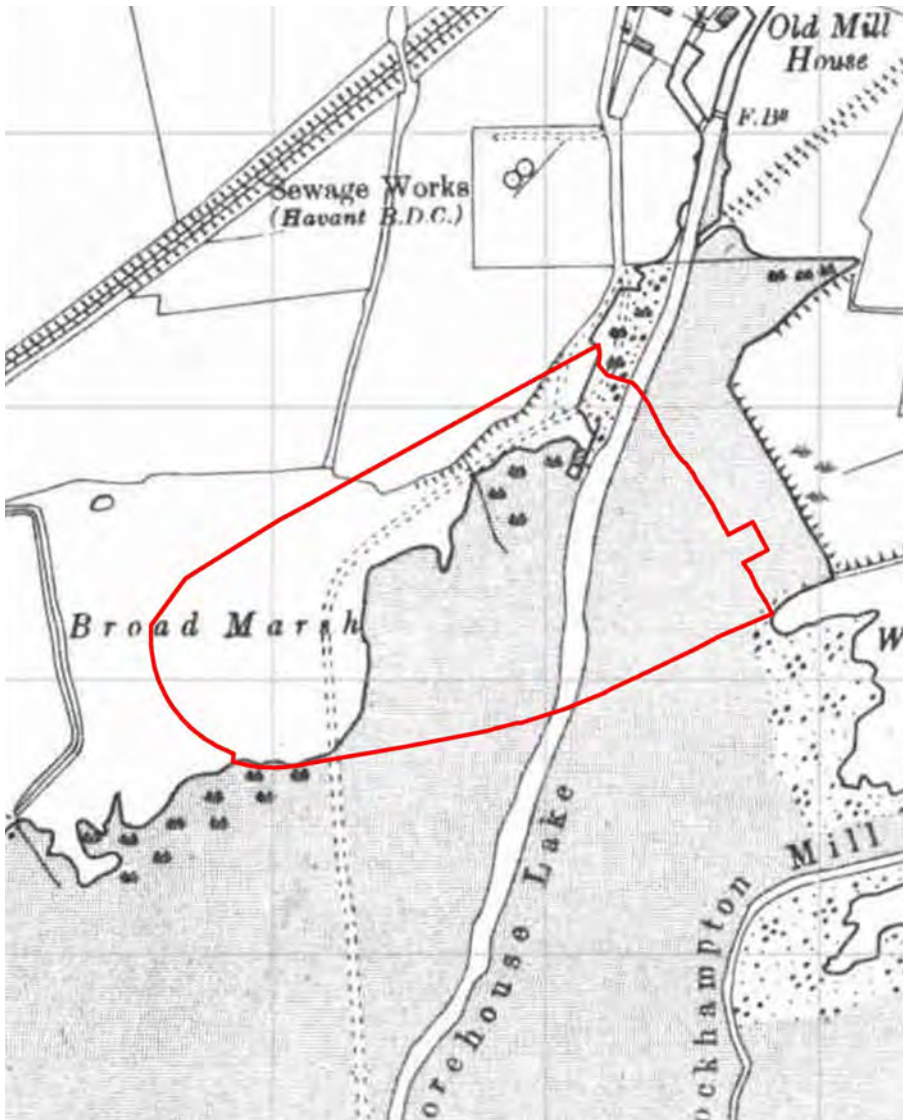


Figure 7: 1931 Ordnance Survey Map

Little notable change, other than construction of a sewer works to the north of the Site is shown on the 1931 Ordnance Survey map.



Figure 8: 1999 Aerial Photograph

Ordnance Survey mapping in the mid-late 20th Century is incomplete and does not show the Site. In the late 20th Century, much of the Site was reclaimed from the tidal marsh and the estuary that had run through the eastern end of the Site was canalised to run along its the eastern boundary.

From the late 20th to early 21st Century the Site was in use as a landfill. This use reflects the extensive commercial development of the immediate eastern vicinity of the Site as an industrial estate. To the immediate north of the Site, the A27 Havant by-pass has been constructed. The Site is now bound in the west and south by Harts Farm Way, which provides access to the industrial estate from the A road.



Figure 9: 2020 Aerial Photograph

There has been little change in the immediate vicinity of the Site in the first decades of the 21st Century. The Site is no longer in use as a landfill. The character of the Site, immediate periphery and vicinity to the east is modern-commercial, in which major transport routes and warehouse buildings predominate. To the north of the A27 is a semi-rural character area of agricultural lands and the historic built core of Bedhampton. Further to the north and north east are modern built areas.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS

Site Assessment

The Site comprises a former landfill set on reclaimed land and largely enclosed in the north, south and east by a dense treeline. In the north the Site is bound by the Havant by-pass (A27). To the west and south the Site is bound by Harts Farm Way, an access route to the industrial estate on the eastern side of the estuary that bounds the Site on its eastern side.

The Site lies west of the extended built area of Havant. Beyond Harts Farm way in the south and west are further pasture fields and wooded areas that give way to a marshy coastline a short distance to the south of the Site.

To the immediate north of the Havant by-pass is the semi-rural southern fringe of Bedhampton, including its historic built core, to the north, west and east of which is a modern residential built area.

The Site does not contain any designated or non-designated built heritage assets.

Identification of Built Heritage Assets

A plot of all designated built heritage assets within a 1km radius of the Site is given as Figure 10. This radius is considered proportionate to the scale of the proposed development and is sufficient to understand its potential built heritage impacts.

Where a built heritage asset is separated from the Site by extensive intervening distance and has no visual, historical or functional relationship with the Site it is considered to have no potential to be affected by the proposed development.

The Old Bedhampton Conservation Area is located a short distance to the north east of the Site beyond the A27. The proposals have the potential to alter the significance of this conservation area through the alteration of its setting.

No other designated built heritage assets have been identified as being relevant to this assessment.

The Borough of Havant maintains a list of buildings of local historic interest. No buildings included on the local list are located in the immediate vicinity of the Site. No locally listed buildings have been identified as having the potential to be adversely effected by the proposed development.

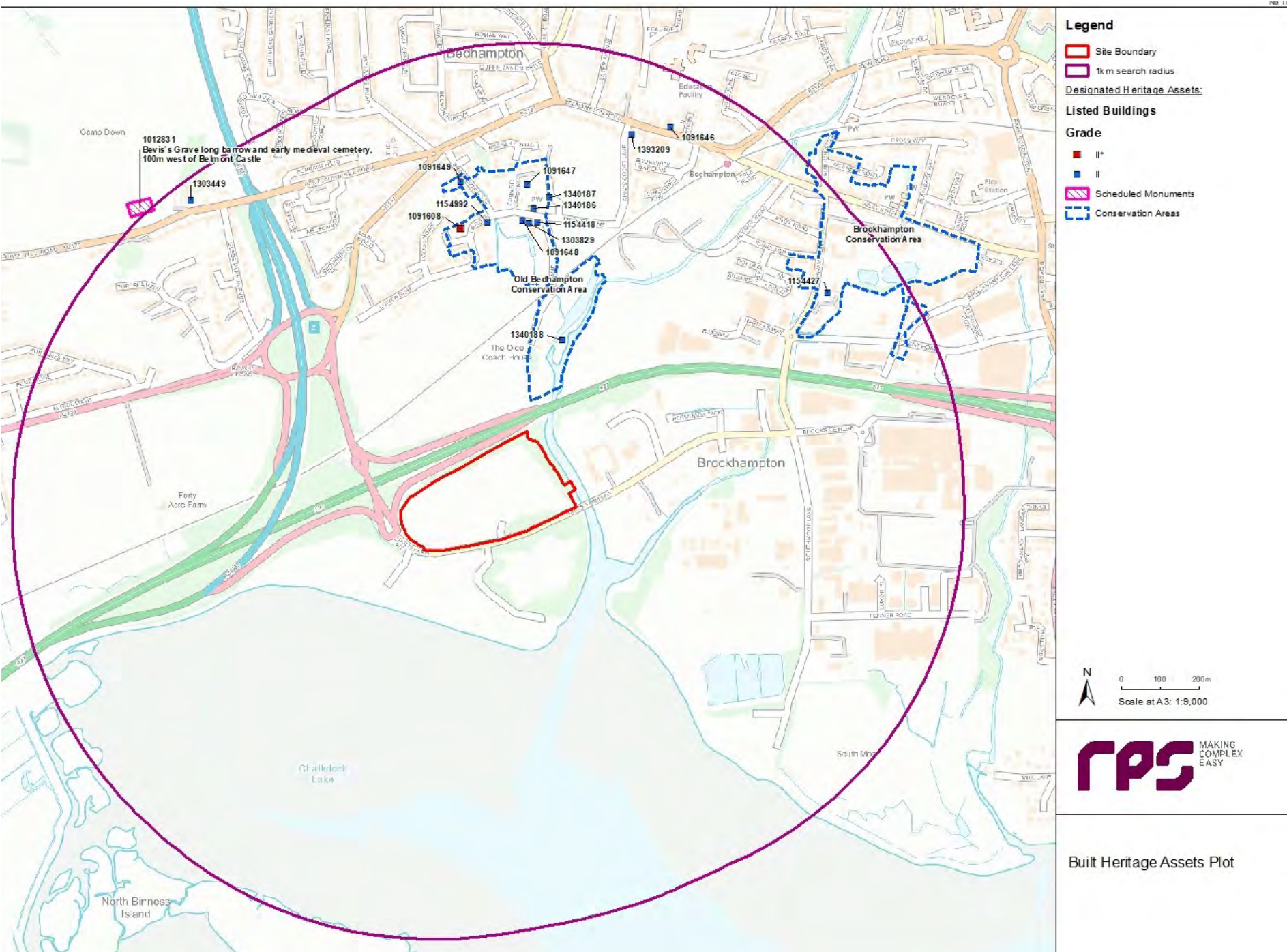


Figure 10: Designated Built Heritage Assets, 1km Radius.

4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS



Figure 11: View north to western end of Site from south side of Harts Farm Way.

The Site is bound in the south, east and north by busy traffic routes. The heavy traffic passing along the A27 to the north and accessing the nearby industrial estate is a major visual and audible element in how the Site is experienced.



Figure 12: View approximately north east along southern boundary of the Site on Harts Farm Way.



Figure 13: View across Site looking approximately north from southern boundary at western end.



Figure 14: View east-north east within Site from southern boundary at western end.



Figure 15: View east within Site looking along interior southern boundary



Figure 16: View south west from pedestrian bridge over A27 looking toward northern boundary of the Site

The Site has no visual relationship with the Old Bedhampton Conservation Area.

4.2 CONSERVATION AREAS: OLD BEDHAMPTON CONSERVATION AREA

This assessment is informed by desk based research, an area walkover and the *Old Bedhampton Conservation Area Appraisal* (Havant Borough Council, September 2019).

Character and Appearance

The Old Bedhampton Conservation Area was first designated in 1980 and reviewed in 1994.

The Old Bedhampton Conservation Area lies north and south of the London-Portsmouth rail line, with the two parts being linked by a Victorian brick rail bridge. The historic built core of Old Bedhampton is centred around the church of St Thomas (Grade II NHLE ref.1340186), to the north of the rail line, while the southern part of the conservation area encompasses Mill House (Grade II NHLE ref.1340188), Lower Mill, the millpond and millrace.

The northern part of the conservation area has a strong traditional, rural village character, with several Grade II listed buildings and the Grade II* The Elms, including Front Garden Wall, Gate Piers and Gates (NHLE ref.1091608) forming the core of the historic village.

The village core is a distinct character area (character area 1), which is arranged primarily around the western end of Bidbury Lane, Edward Gardens, Brookside Road and the northern half of Mill Lane. These routes are characterised by larger, detached residences set within large, well spaced, well planted grounds. The density of tree and hedge boundaries across the northern extent of the conversation area generally limits views to linear corridors of short and intermediate length and partial kinetic views. On the eastern boundary of the conservation area, views over adjoining playing fields are possible.

In addition to its various listed buildings, character area 1 includes a number of locally listed buildings, buildings that make a positive street scene contribution and an area of grounds associated with Old Manor House, a Local Historic Park.

Materials within the built core of the conservation area reflect the generally somewhat higher social status of the various listed residences or the historic function of buildings, such as former stables. Earlier buildings generally have a more vernacular quality, being faced in flint interspersed with sandstone and/or Portland stone ashlar quoins and buttresses. Later buildings are predominantly constructed in brick, reflecting changes in the locally available materials from the 18th Century onwards, though flint continued to be used in boundary wall treatments.

The conservation area to the south of the rail line forms a separate character area (character area 2). This part of the conservation area retains a stronger rural character, which is underpinned by more extensive wooded areas, the proximity of pasture fields north of the A27 and the surviving former mill complexes and waterways leading to the coastline. The only listed building in this character area is the Grade II Old Mill House (NHLE ref.1340188), a former mill of 18th Century origin, constructed in brick with a tile roof. Secondary buildings associated with the mill are identified as having a local historic and architectural interest.

Significance

The Old Bedhampton Conservation Area represents a highly legible historic rural village, positioned between extended modern built areas to the north, east and west. The Old Bedhampton Conservation Area derives its significance partly from the legibility of having been a distinct settlement and traditional rural village character. The conservation area also derives significance from the collective architectural and historic interest of its various listed and locally listed buildings and spaces.

Setting

The Old Bedhampton Conservation Area has a varied immediate setting. To the immediate north west and north is the modern built area of Bedhampton, which is primarily residential in character. To the north east of the conservation area is an open area of playing fields that give way to further modern built development. To the north of the rail line, the south western boundary of character area 1 gives way to enclosed agricultural fields.

The London-Portsmouth rail line, which is enclosed by a dense tree and hedge boundary on both sides, traverses the conservation area and forms the southernmost boundary to character area 1.

The London-Brighton rail line forms a northern boundary to character area 2. The southern part of the conservation area is bound in the west by a mill stream that becomes a canalised estuary to the south of the A27 Havant by-pass. The by-pass road defines the southern boundary of the conservation area. To the immediate east and west of character area 2 are agricultural or pasture fields enclosed by dense tree and hedge lines, that in the east give way to commercial built development at the edge of Havant.

In terms of wider setting, the extended, largely modern built areas of Bedhampton and Havant lie to the north, east and south east of the conservation area. To the south, beyond the A27 Havant by-pass and on the western side of the estuary, the wider setting of the conservation area is characterised by pasture or agricultural fields separated by a number of major road routes of the A3 and A27 roundabout arms.

Contribution of Setting to Significance

The rural-agricultural spaces, formed of irregular enclosed fields or paddocks lying to the north of the A27 and bounding the conservation area, contribute to the traditional, semi-rural character of the conservation area. These setting elements contrast with the modern built areas to the north west, north and further to the east and are considered to make a moderate contribution to significance. The contribution of these semi-rural setting elements is not greater than moderate as a result of them not forming an element in the experience of the principal streets and buildings of the conservation area.

The proximate modern built elements of the conservation area's setting, including the nearby residential and commercial areas and the A27 Havant by-pass, are considered to make no contribution to the significance of the conservation area.

To the south west of the conservation area there are pasture fields lying beyond the A27. The A27 visually and experientially separates these semi-rural character spaces from the conservation area, and so they are not an element of how it is experienced. These semi-rural spaces are themselves split up or traversed by major road routes. They are therefore are considered to make only a low contribution to the significance of the conservation area as an element of its legibility of having been a distinct, separate settlement from the extended area of Havant.

Contribution of the Site to Significance

The Site is largely formed of land reclaimed in the mid-late 20th Century, with only the western and northernmost parts of the Site having come into pasture use probably in the early post-Medieval period. Cultivation of these parts of the Site likely became more formalised as a result of parliamentary enclosure of the landscape in the late 18th Century.

The Site forms no part of how the conservation area is experienced within its boundaries, being screened by the A27. The Site also has no specific historical or functional relationship with the historic built core of Bedhampton beyond the ownership of the Site and much of the local area by Lord Sherbourne in the early-mid-19th Century.

The former use of the Site as a landfill reflects the largely commercial-industrial use of the western periphery of Havant.

The Site is considered to form a minor, unappreciable element of the wider, primarily modern commercial or transport infrastructure related southern setting of the conservation area. The Site is considered to make no contribution to the significance of the Old Bedhampton Conservation Area.

4.2 CONSERVATION AREAS: OLD BEDHAMPTON CONSERVATION AREA



Figure 17: View north on Mill Lane towards area of church of St Thomas past a locally listed building on the west side of Mill Lane.



Figure 18: View west on Bidbury Lane to Grade II Old Rectory (NHLE ref.1091648) positioned opposite church of St Thomas.



Figure 19: View of Grade II church of St Thomas (NHLE ref.1340186) looking north west on Bidbury Lane



Figure 20: View east at western end of Bidbury Lane towards church of St Thomas



Figure 21: View north at southern end of Edward Gardens towards Grade II Manor House (NHLE ref.1091647)



Figure 22: View west on junction of Bidbury Lane and Brookside Road towards Grade II* The Elms (White building in background, NHLE ref.1091608) and Grade II Manor Cottage (brick residence on left of photograph, NHLE ref.1154992).

4.2 CONSERVATION AREAS: OLD BEDHAMPTON CONSERVATION AREA



Figure 23 View south west from bridge over rail line that separates northern and southern parts of Old Bedhampton Conservation Area.



Figure 24: View of locally listed building associated with the Old Mill (Grade II, NHLE ref.1340188) on the east side of Mill Lane within character area 2, south of the rail line.



Figure 25: View north toward conservation area from elevated foot bridge over the A27. The dense tree lines of the area do not allow wide views of the conservation area from the south, even positioned above the A27.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

Proposed Development

The Site is allocated for flexible employment use in both the Borough’s adopted Core Strategy (2011) and emerging Local Plan (2036). The Site is also included as a key employment area in the Opportunity Havant Regeneration Strategy (2018).

The proposed development is for an outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the Site for development.

All matters are reserved except the primary means of access to the Site.

Assessment of Impact

Potential Impacts on Old Bedhampton Conservation Area

The Site has been identified as making no contribution to the significance of the Old Bedhampton Conservation Area and is not experienced from within the conservation area. The Site has no legible historical or functional relationship with the conservation area, being formed primarily from land reclaimed from the tidal marsh in the mid-20th Century.

The Landscape Visual Impact Assessment accompanying the application identifies that the proposed employment units would be partially visible to the north east from Lower Road (Fig.26), Bedhampton to a limited degree beyond the intervening treecover following the A27 and railway line. However, this area of land to south of Lower Road has been identified within the HBC Landscape Sensitivity and Capacity Study (May 2015) as a ‘recommended area for housing and green infrastructure’.

The proposed development would not be visible from within the conservation area as a result of intervening distance and planted and built screening.

The proposed development is considered to represent the alteration of a minor, unappreciable element of the southern setting of the conservation area, which has a primarily modern transport infrastructure and commercial character and which is already severed from the conservation area by the A27.

Based on the available information, it is considered that the proposed development will cause no harm to the significance of the Old Bedhampton Conservation Area.

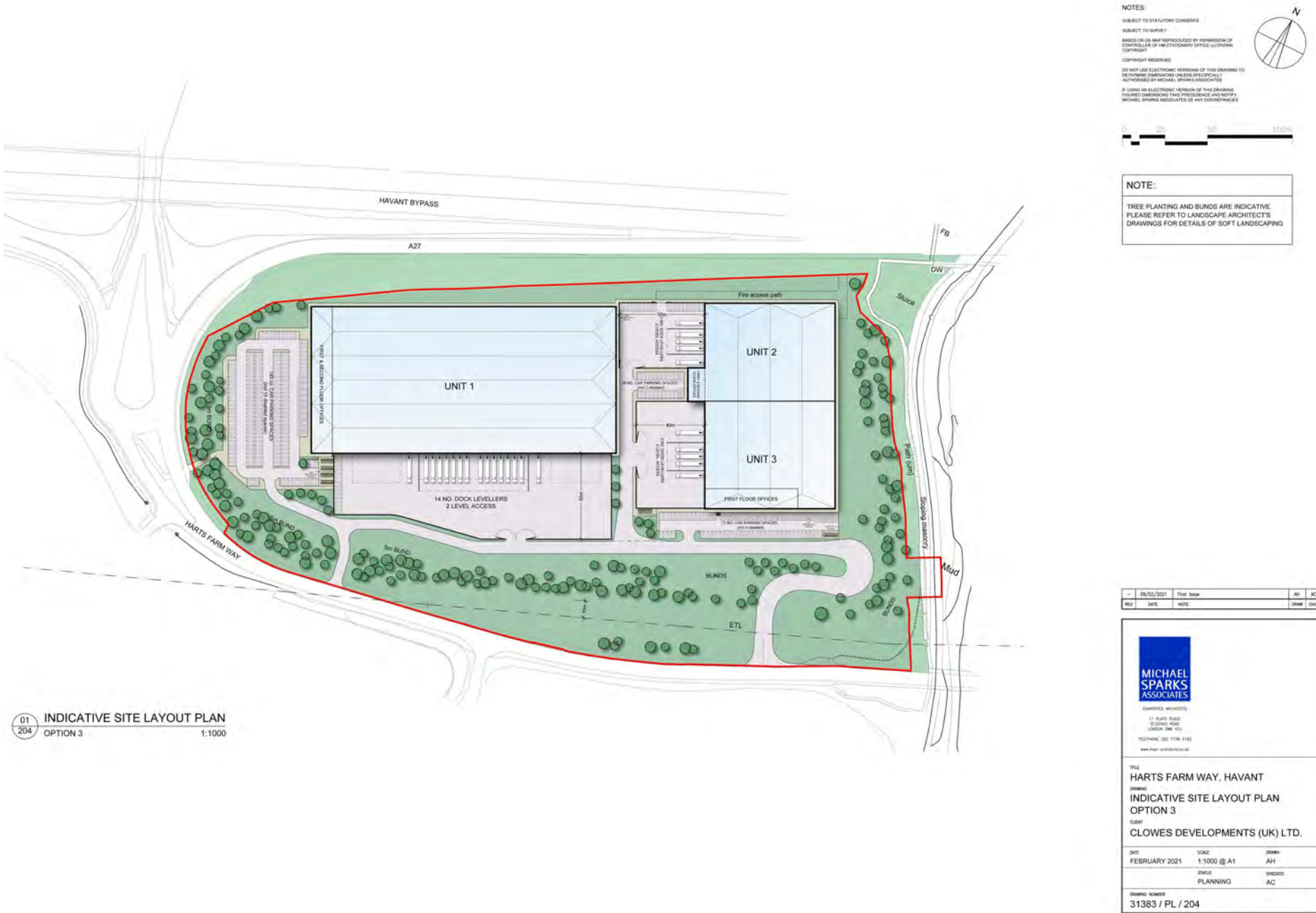


Figure 25: Proposed Development Layout

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT



Figure 26: Wireline View of the proposed development looking south from Lower Road, outside the Old Bedhampton Conservation Area.

6.0 CONCLUSIONS

The Site comprises a former landfill site formed primarily from land reclaimed from a tidal marsh in the mid-20th Century.

The Site does not contribute to the significance of the Old Bedhampton Conservation Area and is not an element of how the conservation area is experienced or understood as a traditional rural historic village core and periphery. The Site is screened from the conservation areas by extensive intervening tree and hedge lines and major transport infrastructure, primarily the A27 Havant by-pass.

Based on the available information it is considered that the proposed development will preserve the significance of the Old Bedhampton Conservation Area. The development proposals also will not alter the experience of being within the conservation area and so does not represent an erosion of its special character and appearance. It is considered that the proposed development will not result in any harm to the significance of the Old Bedhampton Conservation Area.

This assessment is sufficient with respect to Paragraph 189 of the NPPF to inform a decision on the suitability of the development proposals in regards to Built Heritage.

APPENDICES

APPENDIX A: REFERENCES

Havant Local List and Conservation Areas—<https://www.havant.gov.uk/conservation-areas-and-listed-buildings>

The Genealogist—<https://www.thegenealogist.co.uk/>

Open Domesday—<https://opendomesday.org/>

Historic England—<https://historicengland.org.uk/listing/the-list/>

Old Bedhampton Conservation Area Appraisal (Havant Borough Council, September 2019)



www.rpsgroup.com