

Heritage Team Response

Date – 14/3/2023

APP/23/00072

Site – Corner of Newtown Lane and Manor Road, Hayling Island

Proposed development:

Application for prior approval of proposed 5G telecommunications installation:
H3G 15 metre street pole and additional equipment cabinets.

The Site

The application site is located on the corner of Newtown Lane and Manor Road on an existing highway verge. The surrounding area is comprised of predominantly residential development. On the eastern side of Manor Road, opposite to the application site is the entrance to the Newtown House Hotel, which is a Grade II listed building.

Legislative and Policy Context

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

Local Policy

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy 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 (1a) of the Core Strategy states 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 development proposals must conserve and enhance the historic assets of Havant.

Assessment:

The proposal is to erect a 15m high telecoms pole to enable 5G. The development would be located on the opposite side of Manor Road and not within or adjacent to the direct curtilage of the Newtown House Hotel.

When looking northwards on Manor Road, the mast would be viewed in context with the listed building due to its close proximity and visibility of the listed building due to the low front boundary wall.

No heritage statement has been submitted with the prior approval application to establish the impact of the development on the nearby heritage asset. However, given that the heritage asset is set back from the main road and the front façade faces southwards, the mast would have limited impact in a visual context.

Rachael McMurray

Principal Conservation Planner

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