

Planning Inspectorate Reference: APP/X1735/W/20/3259067

Havant Borough Council Reference: APP/19/00427



**Appeal by Bargate Homes against the refusal by Havant Borough
Council for the erection of 50 dwellings together with access,
landscaping and open space at Lower Road, Bedhampton, PO3 3NB**

Town and Country Planning Act

Node Urban Design Ltd

Appendices

In Relation to Heritage Matters

January 2021

APPENDIX 1 - Full Curriculum Vitae

Jack Hanson

Senior Heritage Consultant

Qualifications and associations

BA(Hons) Archaeology, University of Birmingham 2007 (First class)

MA Landscape Archaeology & GIS, University of Birmingham 2010 (with distinction)

AssocIHBC

Previously

(PT Secondment) Conservation Officer, Coventry City Council, 2020

Principal Heritage Consultant, Locus Consulting, 2015

Historic Landscape Officer, Worcestershire Council, 2012

Qatar National Historic Environment Record Project Officer 2011

Relevant background

I joined Node Urban Design Ltd in January 2020. I am a heritage professional with particular interests in landscape and townscape assessments, and integrating heritage within the planning and design processes of modern place-making. Outside of Node, Jack is a Trustee Director at the Birmingham Conservation Trust, and lectures on heritage in the planning system at Birmingham University.

I have 10 years' experience of providing heritage advice and services on a variety of residential and mixed used developments across England. I am a specialist in understanding impacts of development to historic areas, including conservation areas, and the setting of heritage assets.

I have undertaken conservation area appraisals for multiple local authorities, including within rural villages and coastal settlements. My historic area assessment and derivative conservation area appraisal for Sutton High Street, London, were nominated for the national RTPI Awards for Planning Excellence 2020. I have undertaken characterisation studies of villages on behalf of local authorities and Historic England, including commissions to qualify the contributions made by their settings to character and significance. The quality and depth of my characterisation expertise was recognised

through commission as a lead external heritage advisor to the *National Historic Landscape Characterisation* initiative, co-funded by Natural England and Historic England.

I have extensive experience in understanding the setting of heritage assets, and assessing the potential impacts of new development upon it. I have applied this expertise for a variety of residential and mixed used developments across England, representing both developers and local authorities. The scale and scope of projects has ranged from fifty-storey towers in major city centres, through to single dwellings at the fringe of small conservation areas. In 2017 was selected by Historic England to form part of a small team of experts to devise and deliver the three year, 50 event national “Essentials” training programme, building capacity within local authority planning teams in respect of key areas of heritage management. The setting of heritage assets was a core topic. I play a leading role in Node’s ongoing commission to advise Historic England on their strategies for assessing the impacts of tall buildings on the historic environment. I also lead Node’s ongoing commission to support Historic England’s response to the ‘Planning for the Future’ (MHCLG, 2020) white paper. Having co-authored Historic England’s white paper consultation response in respect of the proposed use of design codes, I am now actively contributing to the creation of new national guidance on the use of codes to promote positive design within the setting of existing heritage assets.

Selected examples of relevant project work

Eastbourne College Conservation Area Appraisal

Assessment of the significance, character and appearance of ‘College Conservation Area’ in order to produce a revise conservation area appraisal and management plan. On behalf of Lewes & Eastbourne Councils.

Sutton Town Centre Historic Area Assessment and Conservation Area Appraisal

A major research and heritage management initiative as part of a flagship Historic England High Street Heritage Action Zone. I worked closely with key partners include the local authority, Business Improvement District, developers and community members to produce a new heritage evidence base and management plan. The project was shortlisted for the national Royal Town Planning Institute Awards for Planning Excellence 2020.

‘The impact of tall buildings on the historic environment’ project

Preparation of a nationally significant research paper on behalf of Historic England on the impact of tall buildings on the setting of heritage assets and the historic environment, with particular reference to the role of the planning system in anticipating impacts.

National Historic Landscape Characterisation Project:

A collaborative national initiative undertaken in partnership with Exegesis Ltd. on behalf of Natural England and Historic England. I provided vital consultancy during creation of a new national landscape characterisation resource, focussing on how the new products could be used in heritage management, including assessing impacts of new development to significance, character and setting of heritage assets.

‘Worcestershire Villages Historic Environment Character Assessment’ project

A pilot initiative for Historic England examining the application of area assessment and characterisation techniques within villages. The project included extensive research into existing tools and close collaboration with experts, community members, and other stakeholders.

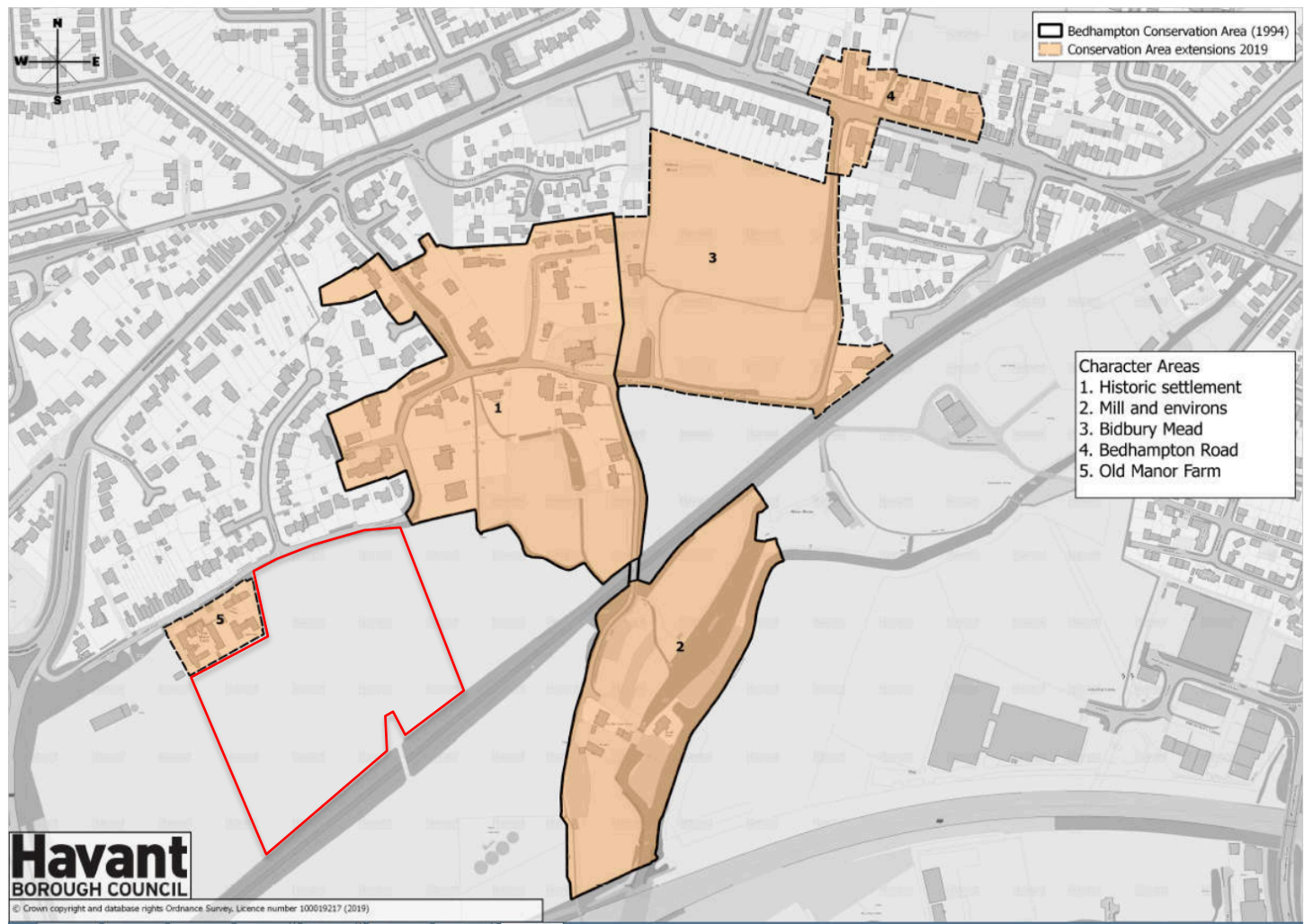
Conservation advice for Coventry City Council, Redditch District Council and Bromsgrove District Council

Acting on behalf of the local planning authorities to guide the development of heritage compliant proposals under the legislative and planning policy frameworks for historic environment. Provision of conservation and heritage statutory consultation responses on planning and listed building applications, together with shaping planning policy and guidance.

APPENDIX 2 - Supporting Documents

Figure 1	Old Bedhampton Conservation Area Appraisal designation boundary and character areas map
Figure 2	Old Bedhampton Conservation Area Appraisal heritage assets map
Figure 3	Old Bedhampton Conservation Area Appraisal townscape appraisal map
Figure 4	Annotated 1797 map of Bedhampton
Figure 5	Annotated c.1840 traced tithe map of Bedhampton
Figure 6	Annotated 1898 map of Bedhampton
Figure 7	Annotated 1938 map of Bedhampton
Figure 8	Annotated 1960s map of Bedhampton
Figure 9	Photographed viewpoints reference map
Figure 10 - 16	Photographed viewpoints
Figure 17	Illustration of different degrees of architectural integrity and significance at Old Manor Farm

FIGURE 1

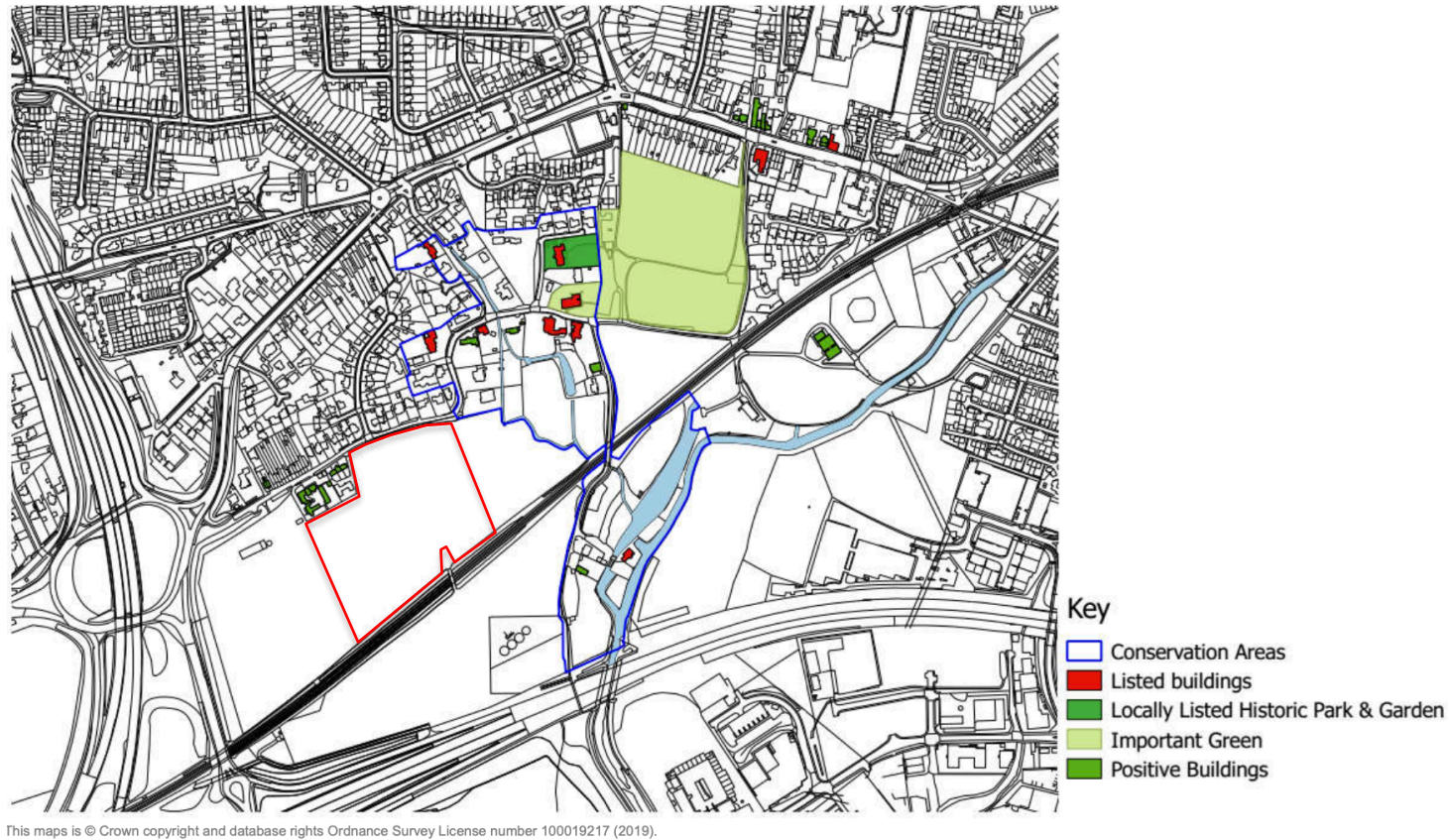


Old Bedhampton Conservation Area boundary and character areas.

The proposed development site location is annotated with a red line boundary.

Reproduced from the Old Bedhampton Conservation Area Appraisal, September 2019, page 68

FIGURE 2



Old Bedhampton Conservation Area heritage assets map with Old Manor Farm and associated buildings marked as “Positive Buildings”.

The proposed development site location is annotated with a red line boundary.

Reproduced from the Old Bedhampton Conservation Area Appraisal, September 2019, page 65

FIGURE 3



This map is © Crown copyright and database rights Ordnance Survey License number 100019217 (2019).

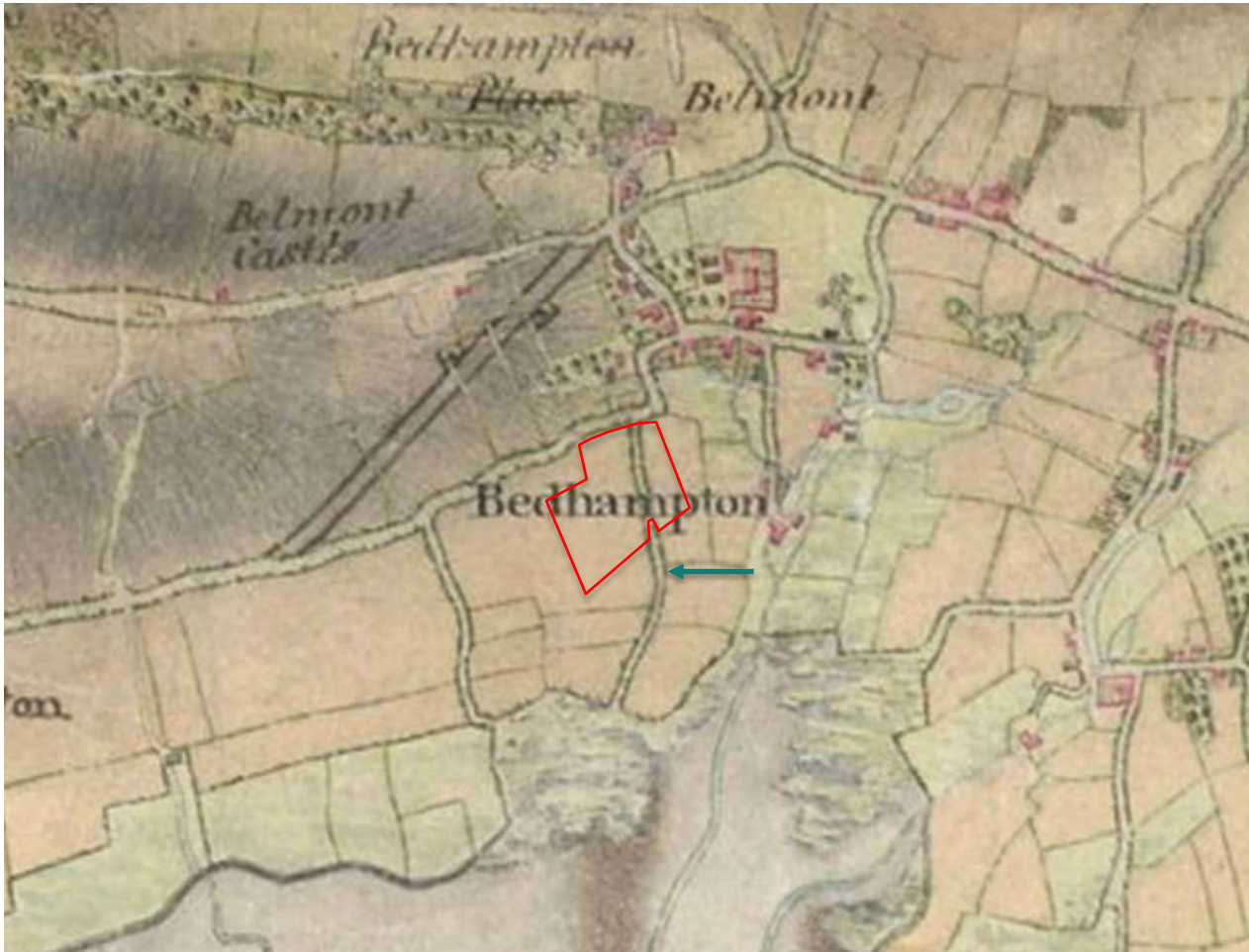
Old Bedhampton Conservation Area townscape appraisal map including identified local positive views and vistas across the proposed development site.

The proposed development site location is annotated with a dashed red line boundary.

Views and vistas referenced within the proof of evidence are

Reproduced from the Old Bedhampton Conservation Area Appraisal, September 2019, page 66

FIGURE 4



1797 map of Bedhampton annotated to show the approximate location of the proposed development site (red line boundary) and the historic route between Bedhampton and the marsh and harbour, known as Narrow Marsh Lane (green arrow).

Reproduced from the Old Bedhampton Conservation Area Appraisal, September 2019, page 15

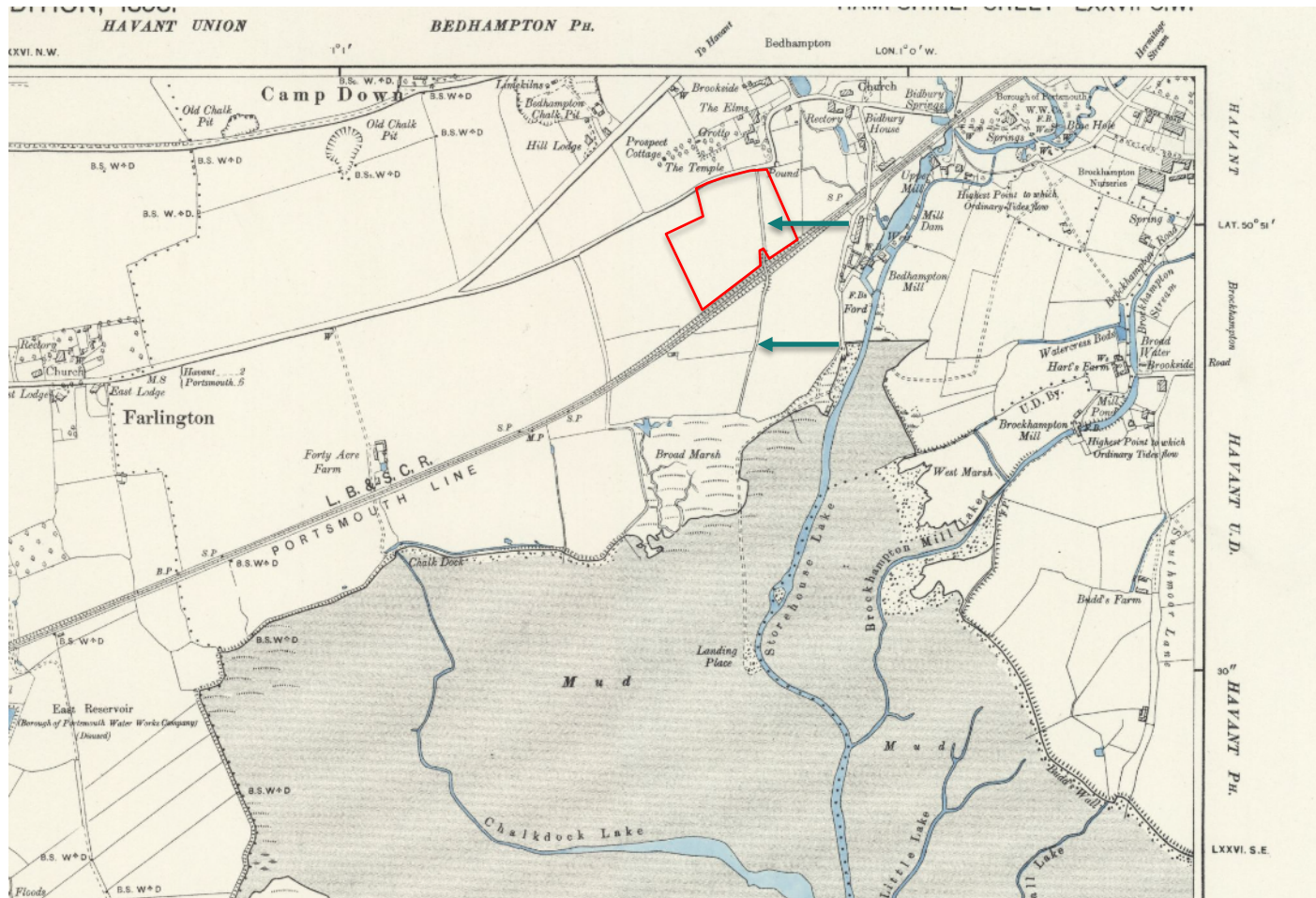
FIGURE 5



Tracing of the c.1840 tithe map of Bedhampton by J Pile annotated to show the approximate location of the proposed development site (red line boundary) and the historic route between Bedhampton and the marsh and harbour, known as Narrow Marsh Lane (green arrow).

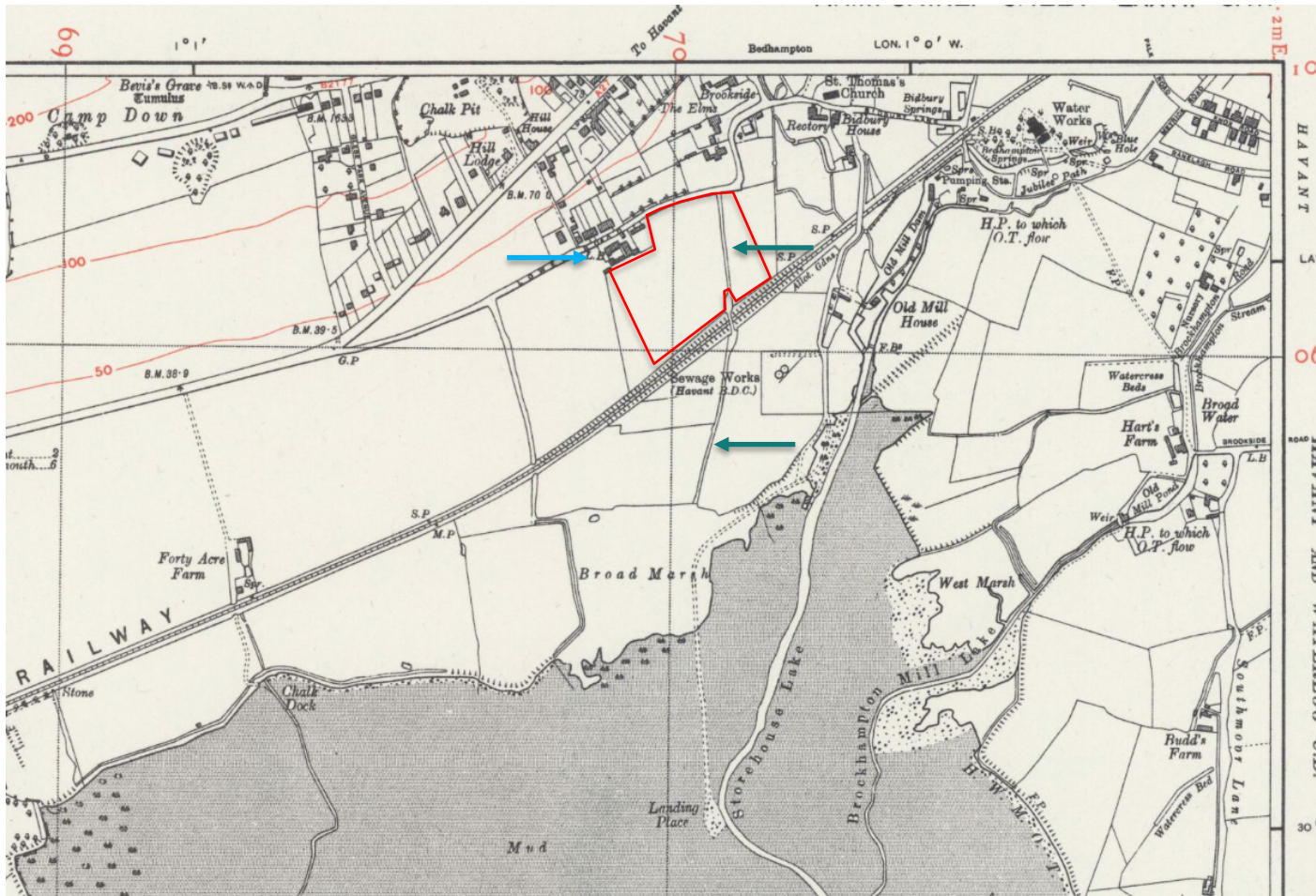
Reproduced from the Old Bedhampton Conservation Area Appraisal, September 2019, page 17

FIGURE 6



1898 Ordnance Survey map of Bedhampton annotated to show the approximate location of the proposed development site (red line boundary) and the historic route between Bedhampton and the marsh and harbour, known as Narrow Marsh Lane (green arrow).

FIGURE 7



1938 Ordnance Survey map of Bedhampton annotated to show the approximate location of the proposed development site (red line boundary), the historic route between Bedhampton and the marsh and harbour, known as Narrow Marsh Lane (green arrow), and (Old) Manor Farm (blue arrow).