

LAND SOUTH OF LOWER ROAD, BEDHAMPTON
HERITAGE STATEMENT
BARGATE HOMES
NOVEMBER 2020



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1 Introduction

- 1.1 This report provides an appraisal of the potential effects of the proposed new development of 50 dwellings at Manor Farm, Lower Road, Bedhampton, on the heritage value of the site and study area, principally on the Old Bedhampton Conservation Area and the listed buildings within it.
- 1.2 The 3.6-hectare site comprises part of a single field parcel and is bounded by the main London to Portsmouth railway line to the south, and Lower Road to the north. The field boundary on the east edge of the site is an established conifer shelter belt, and to the west the boundary is open to the remaining agricultural land that extends up to the edge of the woodland planting along the A27 and A3(M) at junction 8. The adjacent buildings comprise mid 20th century houses along Lower Road namely 1-3 Farm Cottages, and the courtyard of the former Manor Farm, now in residential use as Manor Barn. The site location and designated heritage assets are illustrated on figures 1 and 1a and the relevant entries from the National Heritage List for England are in the appendix. A site visit took place on 26 January 2018 and 23 July 2020 and a series of site photographs are reproduced as figure 4.
- 1.3 The Planning Design & Access Statement by Luken Beck and HGP Architects describe the proposed development, and outline the relevant planning policy background, the pre-application consultation undertaken with the Havant Borough Council, and the evolution of the scheme in response. The development applied for is as follows:

Development of land for 50 dwellings, access, open space and detailed landscaping on land south of Lower Road, Bedhampton

- 1.4 This report is one of a series accompanying the detailed application. It should therefore be read alongside the application drawings and the following documents:
- Design and Access Statement
 - Flood Risk Assessment
 - Drainage Strategy
 - Ecological Assessment
 - Arboricultural Assessment
 - Landscape and Visual Impact Assessment
 - Transport Assessment and Travel Plan
 - Noise Impact Assessment
 - Contaminated Land Investigation Report.
- 1.5 A similar application for 50 dwellings (App/19/00427) was refused by Havant Council on 26 March 2020. An appeal has been lodged and is due to be heard by way of Public Inquiry in February 2021. A number of material changes have been made to the proposals to directly address the reason for refusal.

2 Legislation, policy and planning background

- 2.1 National and international policy recognises the value and significance of

cultural heritage, and the public interest in the preservation of particular assets, and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework 2019 (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 184).

2.3 Paragraph 192 of the NPPF states that in determining planning applications,

“Local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- The desirability of new development making a positive contribution to local character and distinctiveness.”*

2.4 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 190), and ‘great weight’ should be given to the objective of conserving designated heritage assets (paragraph 193). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires ‘clear and convincing justification’ (paragraph 194).

2.5 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places, 2019, provides the following guidance at C2 in relation to context:

“Value heritage, local history and culture

45 When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

46 Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.

47 Well-designed places and buildings are influenced positively by: the history and heritage of the site, its surroundings and the wider area, including cultural influences; the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;

the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.”

- 2.6 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance by Historic England, which states that, *“The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.”* (GPA3, paragraph 20). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 2.7 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 195 and 196).
- 2.8 The accompanying Planning, Design & Access Statement provides an analysis of the relevant planning policy. The local plan policy is provided by Havant Borough Local Plan (Core Strategy) adopted 2011 and the Havant Borough Local Plan (Allocations) adopted 2014. Core strategy 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”*. In addition, policy DM20 of the allocations plan states that, *“Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough”*.
- 2.9 The Havant Borough Local Plan 2036, was ratified by Full Council in September 2020 and according to the Havant Borough Local Development Scheme November 2020, is likely to be submitted for Examination in Q1 2021. Policy H20 Land south of Lower Road identifies residential development of *“about 50 dwellings”*. The policy requires submission of a number of assessments with the application, including a heritage statement, and identifies a number of heritage assets that must be addressed as part of the assessment. These are the designated assets as shown on figure 1 of this report. The policy also outlines a number of criteria for the design and layout of development. These are considered in detail in the PDAS.
- 2.10 Policy E13 ‘Historic environment and heritage assets’ states that;
“Development proposals will be permitted which:
a. Protect, conserve and where possible, enhance the significance of designated and non-designated heritage assets and their settings;

- b. Respect heritage assets and their contribution to local distinctiveness and sense of place; and*
- c. Make sensitive use of heritage assets, especially those at risk through regeneration and re-use.*

- 2.11 The Old Bedhampton Conservation Area was first designated in 1980, and the boundaries were amended in June 2019. The revised conservation area appraisal was adopted in September 2019.

3 Baseline information and significance

- 3.1 The origins and early history of the parish and village at Bedhampton are described in the archaeological desk-based assessment produced by L-P Archaeology. That report also provides a sequence of historic maps showing the changes to the area over time. The report of an archaeological evaluation completed by PCA in March 2020 is also submitted as part of the application.
- 3.2 The settlement pattern of the medieval parish was based on a longstanding division into two separate areas; one around the church and manor by Bedhampton Springs, and one to the north east on the road from Havant. The two were divided by the 17 acres of meadow at Bidbury Mead alongside the manor house. A third focus of development was to the south towards Langstone Harbour, at the confluence of the streams from Bedhampton Springs and Hermitage Stream where a mill dam and a system of ponds, channels and drains serving the mills were probably in existence by the medieval period. There are records of a succession of mills in this area, processing cereals, (corn and malt) cloth and paper.
- 3.3 The present church is set within a raised churchyard and may be on the site of a Saxon predecessor. The earliest part of the present building dates to c.1140, there were several later medieval phases and significant rebuilding in the later 19th century. It is of modest scale, with no tower. The manor was held by the crown and was granted to a sequence of often short-term absentee landlords for much of the medieval period. The manor house adjacent to the church and overlooking Bidbury Mead retains a 16th century timber framed section visible in the east façade, within a house that was greatly expanded in the mid 19th century, when a new west façade was created onto a carriage drive past the church. A brick wall of Tudor date is the boundary with Bidbury Mead.
- 3.4 Much of the land to the north was occupied by a deer park that remained in operation until the end of the 16th century. The parish was an area of relatively early enclosure, and a 1632 survey of the manor states that by that date the deer park had been enclosed and divided into farms, and the rest of the land was already enclosed fields with a mixture of arable and pasture.
- 3.5 By the late 18th century the part of the village around the church was characterised by a few large formal houses, all set closely onto the road. The two houses opposite the church, Bidbury House and The Old Rectory, are both of late 18th century date, the latter with a later stable block. Bidbury House is orientated with the 3-storey façade to the east, prominent in the road along the south side of Bidbury Mead. The Elms to the west is of 17th century origin but owes its present appearance to the late 18th century when it was remodelled in Strawberry Hill

Gothick style. The distinctive tower was added later when the house was expanded to accommodate a dining hall built to honour a visit by the Duke of Wellington. It is set on the corner of the road with the formal façade and tower designed to be viewed from what was then the main road between Portsmouth and Chichester.

- 3.6 The form of the village was first mapped in detail on the Ordnance Survey surveyor's drawing dated 1797¹, on which the First Series map published in 1810 was based (figure 2). This shows the buildings grouped around the intricate road layout around the church/manor group (with the distinctive walled outline of the manor) and extending north to the junction with the main road. Road improvements at the end of the 18th century bypassed the area around the church (previously Brookside Road and Lower Road had been the main road between Portsmouth to Chichester), and in a later annotation to the completed surveyor's drawing the line of a wide new road is shown at Bedhampton Hill. To the south along the coast the map shows large square fields parallel to the coastal road and two narrow routes leading south from Lower Road to Broad Marsh on the edge of the harbour. The map shows the scale of the network of channels and dams serving the mills to the south of Bedhampton, and the semi-flooded fields along the edge of the harbour and extending north almost to the church.
- 3.7 Over the 19th century the area between Bedhampton Mill and Upper Mill became a focus for significant industrial development (visible on the OS map published in 1868, figure 3). The London to Portsmouth railway had crossed the area in 1847, there was no station but sidings were provided to the mills and to a biscuit factory at the end of Mill Lane. The Old Granary on Mill Lane is a highly decorative industrial building that was built as a corn store during the period when arable farming was dominant in this area.
- 3.8 The 1868 map shows the influence of the central band of springs and ponds on the form of the hamlet, there is a large pond at the junction of Bidbury Lane and Brookside, served by the springs to the north, and other channels and drains are marked extending south and leading to the sluices and the mill dam at Bedhampton Mill to join further channels leading from Upper Mill. The area at Lower Road is depicted as before as a single large field parcel, with the route south to the marshes by the harbour retained and crossing a bridge over the railway. The map also shows the detail of the extensive gardens at The Elms, including a temple and a grotto, and a pound at the corner of Lower Road.
- 3.9 There was significant change in the area at the mills in the later 19th century, as a result of the effects of the agricultural depression on the dominant arable farming of the area, and the greater influence of the expanding urban area of Portsmouth. The biscuit factory buildings and railway siding had been cleared by the 1890s and to the north Upper Mill was also disused and was replaced in 1889 by a pumping station for the Portsmouth Water Company, using the water from the freshwater springs at Bedhampton to provide the water supply for Portsmouth.
- 3.10 In 1906 a new station opened on the railway line at Bedhampton Halt, at the old settlement area on the Havant road, beginning the process of change in the character of this area into a residential suburb of Portsmouth, distinct from the more agricultural village to the south. An addition made by 1909 was Manor Farm

¹ Drawing OSD 75-3 Portsmouth can viewed at www.bl.uk/onlinegallery/online/ordsurvdraw/index.html.

off Lower Road, a new farm consisting of a planned courtyard of farm buildings and three houses on the south side of the road. At a similar date two short terraces of houses were constructed opposite the farm. The urban form and appearance of the terraces is similar to the ribbon development taking place at Bedhampton Hill to the north and also shared some plot alignments.

- 3.11 Significant housing development continued in the inter-war years, especially after the sale of the Belmont estate in 1937. On Lower Road, the housing along the north side of the road and the infill up to Bedhampton Hill was complete by the 1950s. Infill also occupied the former grounds of The Elms, along Lodge Road, and the drained areas of the former pond on the junction of Brookside Road by the church.

The heritage assets and their setting

- 3.12 The buildings of national interest (see table 1 below and figures 1 and 1a) are the medieval church, much altered in the later 19th century, the four high status houses, including one listed grade II*, and two other houses that are more modest but still have some formality of form and materials. In addition to the listed buildings other buildings identified as making a positive contribution to the conservation area are the former corn store on Mill Lane, a house dating to the 1930s near The Elms and the replacement rectory built in 1958, adjacent to the older house and set within similar high walled boundaries. The long curved railway bridge on Mill Lane is a distinctive feature and an important vantage point.

Heritage asset	Listed building designation	Distance from application boundary
The Elms (no.2 Lower Road)	Grade II*	104 metres
Manor Cottage (no.1 Lower Road)	Grade II	127 metres
The Old Rectory	Grade II	183 metres
Stable block to The Old Rectory	Grade II	191 metres
Bidbury House	Grade II	191 metres
The Old Mill House	Grade II	195 metres
Church of St Thomas	Grade II	225 metres
Spring Lawn	Grade II	225 metres
Manor House	Grade II	262 metres
Manor House boundary wall	Grade II	274 metres
Table 1: Designated assets and their distances from the site boundary		

- 3.13 The conservation area designation was made in 1980, by which date the surrounding development and infill were largely complete. The revised Old Bedhampton Conservation Area appraisal and management plan recommending amendments to the boundary was produced between 2017 and 2018 and was published as a draft for public consultation in February 2019. The adopted version was published in September 2019.
- 3.14 The conservation area designation is tightly drawn around the historic areas around the church and Bidbury Mead, an area of late 19th century development

on Bedhampton Road and the former location of the mills, linked by the railway bridge on Mill Lane. The group of turn of the 20th century farm buildings at Manor Farm is a detached “satellite” to the conservation area. The historic development pattern means that of necessity the designation includes buildings that make no contribution to the interest of the area or actively detract. There are no transitional areas, or supporting groups of vernacular historic buildings or mixed development on the edge of the designation, and none of the more modest buildings of the village centre on Brookside Road survived later redevelopment. The site photographs in figure 4 illustrate the contrast between Old Bedhampton and the surrounding development².

- 3.14 The central core of the conservation area derives a strong character from the closely related group of historic buildings and the visible scale and formality of the individual houses, despite the appearance alongside of suburban houses and some alien boundary treatments. The buildings are set within an enclosed and intricate layout established by the roads, with several right-angled corners, and the divisions created by the multiple channels and drains leading from the springs. The long sections of high brick boundary walls along the roads, reinforced by significant mature trees in gardens as well as high hedges, are also important to the impression of enclosure. Visual relationships within this part of the conservation area are therefore restricted to short internal views, often terminated by the principal buildings. There are very few views outside to the surrounding land, which has allowed the area to retain some rural character because the surrounding development and major highways are not a strong presence within the old village centre (although road noise is significant in some places).
- 3.15 In the southern part of the conservation area around Bedhampton Lower Mill, the 18th century mill house is extant, as are the adjacent mill dam and the system of channels, but the scale of the former industrial uses of this area in the 19th century is no longer legible, neither is the connection to the site of Upper Mill to the north still occupied by Portsmouth Water.
- 3.16 The nature of the historic development of Bedhampton and the scale of development since the early 20th century mean the older buildings of the village centre are now a very small proportion of the modern settlement, and are also differentiated by their large scale and architectural quality. The dominant character of much of the setting of the listed buildings and the conservation area is therefore later 20th century residential suburbs.
- 3.17 The individual listed buildings are set within their own grounds and garden enclosures, often with high boundary walls or significant vegetation, and the adjacent plots are generally occupied by development. Those elements of the setting of the buildings that are of value are limited and localised, although there are two important groups and some deliberate designed views. The soft verges and footpaths in part of the conservation area also distinguish the village core from the modern suburban roads.
- 3.18 Bidbury Mead, adjacent to the church and manor group is now a park and recreation ground. The right-angled alignment of Kingscourt Lane and Bidbury

² This difference is already acknowledged in the description of Old Bedhampton in 1967 as “an oasis to the S of the Portsmouth-Havant road” Pevsner & Lloyd, pg 98.

Lane around the space reflects the historic restrictions on the land. There are open spaces on both sides of Bidbury Lane (to the south occupied by allotments) and well detailed boundary walls along sections of the lane as well as mature trees. Bidbury House is designed so that its principal façade is prominent in the approach from the east, and there are views of the 16th century walled enclosure of the manor (now the wall to the car park) as well as the church. The triangle of land to the south of Bidbury Lane is also the rural setting of Mill Lane, combining with pastures along Hermitage Stream beyond the railway.

- 3.19 Elsewhere the edges of the designated area to the north and west merge into the surrounding later 20th century housing. From the north from the B2117, Brookside Road appears as a wide estate road descending the hill. This was formerly the main village street with shops and other commercial uses at the junction, though its residential character was already becoming established from the early 20th century. The houses are of later 20th century appearance and the one historic building at Spring Lawn appears incongruous. There are some surviving sections of boundary wall and the course of the stream from Bedhampton spring alongside the road is an attractive feature. Similarly, around and beyond The Elms, suburban development occupies the former gardens and, as can be seen in the photographs in figure 4, the house appears in direct juxtaposition with the neighbouring modern houses and wide tarmac drives.
- 3.20 Part of the boundary of the designation in the south follows the system of drains and channels leading from the spring to the north of the church to the system serving the mills. This area is now largely hidden within the buildings and gardens of the houses on Bidbury Lane but the trees appear above the buildings on Mill Lane and are visible in the high level views from the railway bridge.
- 3.21 The conservation area boundary includes Lower Road up to the right-angled corner (including the buildings and gardens up to the recently rebuilt no. 11 The Willows on the eastern side, but the road only on the western side). The approach to the village from the south west is no longer a through route, the western end of Lower Road being closed off next to the A27/A3(M) roundabout. The only visible historic features in this area are Manor Farm and the terraces of houses opposite, constructed c.1900.
- 3.22 The former farm buildings at Manor Farm are a detached and self contained group that was established outside the older village centre, and is now on the edge of the large area of suburban development on the west side of Bedhampton. The converted courtyard of farm buildings and the adjacent row of three houses retain a coherent appearance of dark brick with slate roofs, but the houses of the terraces opposite are much altered so they are now all different. The majority of the houses in this area are more recent, and there is no immediate change at the edge of the conservation area, the same modern development continues after the sharp right-angled corner, and only the appearance of The Elms and the opening up of the view east show the transition to an area of different character.
- 3.23 The present open aspect of the site is as it has appeared on maps from the later 18th century and is not the result of more recent field boundary loss. From the road views across the field are terminated by the vegetation along the railway, and to the west by the woodland belts planted at junction 8 of the A27/A3(M). The route south to the harbour shown on the earliest maps survives as a track across

the field to the unused and overgrown bridge over the railway. It is not a right of way and is used only as part of the farm operation. There is no date for the establishment of the mature conifer shelter belt on the eastern edge. The alignment is not an old field boundary, but as a strong visual division it has resulted in the separation of the field parcel immediately to the south of the conservation area from the rest of the open land between the A27 to the south and the A3(M) to the west. It is also a prominent feature in views across the southern part of the conservation area at the railway bridge on Mill Lane and in a brief high level view east from the A27 at the gap in the trees where the road crosses the railway.

- 3.24 The relationship of the site area to the core of the conservation area is restricted to the point on the boundary at the corner on Lower Road. Moving from within the designated area the turn away from the village centre is experienced as a clear edge, marking the change from the enclosure of the lanes and the few but large historic buildings within generous gardens, to the open view across the fragmented urban fringe farmland overlooked by the later 20th century suburban housing.
- 3.25 The buildings at Manor Farm remain independent from the old village core (a deliberate separation implied by the choice of location for the creation of the new farm). The views from the corner along either side of the shelter belt on the eastern site boundary lead across to the trees along Mill Lane, by the railway, and around the former location of the sewage works. Similarly, moving from Lower Road into the older centre, the change in character is legible once beyond the group of modern houses at the edge of the designation.
- 3.26 The contribution of the setting of the conservation area, including the land at Lower Road, to the significance of the asset is described in the appraisal which states, *"The immediate setting of the conservation area is an important aspect of its significance, particularly areas such as Bidbury Mead, lands to the south of Bidbury Lane and farmlands to the south and south west of Lower Road."* (paragraph 2.8). The farmland to the south and south west of the village, bounded by the railway to the south and the A27 to the west, is considered *"to reinforce the rural origins of the settlement ... evidenced by the surviving farm group to the south side of Lower Road and the farmland with the historic route / footpath leading to another bridge providing access to the severed area south of the railway line."* (paragraph 4.12).
- 3.27 The appraisal also identifies detracting features such as *"the intrusive row of non-native coniferous trees that form a new boundary line between the fields to the south of Lower Road"* (paragraph 2.10). There is also recognition of the influence of the railway and the A27 Havant bypass, and the large areas of suburban housing.
- 3.28 There are high level views towards the mixed development of the village edge from the long bridge over the railway leading to the southern part of the conservation area centred on the former mills. The historic buildings are not a feature of the view, which is dominated by the vegetation along Mill Lane and within the village and to the east by the intricate mosaic of trees and gardens and the small areas of pasture crossed by the railway and along Hermitage Stream. The conifer shelter belt on the eastern edge of the site acts as a strong boundary dividing the

proposed site at Manor Farm from the land to the east and obscuring any views further west.

- 3.29 The open land of the application site is not important to the setting of the individual listed buildings within the conservation area; the agricultural landholding related to Manor Farm so none of the listed buildings have a direct functional relationship to the site area, and the buildings within the village centre have little relationship to the former farmland to the south because of the scale and pattern of past development and the enclosed nature of the present setting. A shared characteristic is the lack of visual relationship to the wider setting, which is now important to the apparent tranquillity and seclusion of the old village core around the church. The mill buildings to the south of the railway preserve the functional setting of the surviving channels and mill dam, although there is now extensive tree cover and no visible evidence of the scale of industrial use of this area historically. The trees are also important to screening some of the visual and aural effects of the A27 Havant Bypass to the south.
- 3.30 The surviving rural setting that is of value to the conservation area is the land to the south and east; in the approach to the church alongside Bidbury Mead on Kingscourt Lane and either side of Bidbury Lane, and the land along Mill Lane, including the vantage point on the railway bridge, which allows views across the area of old channels to the south of The Old Rectory, which remains undeveloped with significant tree cover. The field parcel to the east of the site, beyond the conifer belt, appears closely related in the view from the railway bridge and acts as a buffer to the southern part of the conservation area. Where it adjoins Lower Road the general character is rural, based on the continued agricultural use of the land and the view from the field gate on the corner towards Mill Lane beyond the railway. To the west of the tree belt this rural character is shared by the eastern edge of the site before the dominance of the modern housing on Lower Road and the approach to the major highways creates a more semi-urban feel, with little relation to the old village. The characteristics of the site area that are of value are the open views towards Mill Lane and the wooded edges of the railway along the field margin on the corner either side of the tree belt, and the survival of the historic route south to Broad Marsh across the accommodation bridge over the railway.

4 The proposals

- 4.1 The design approach has been developed through extensive consultation with Havant Borough Council officers, local residents and other key stakeholders. The proposals have been amended from the previous application, to move the built form further away from the detached portion of the conservation area at Manor Farm, to provide a more open setting, and reconfiguring the adjoining parking court.
- 4.2 The PDAS describes the overall design principles and approach to the master planning for the site, and the measures included specifically to avoid or reduce impacts on the conservation area, listed buildings and their setting. These are principally:

- The location and layout of the open space, taking into account the effects of noise from the railway and the main roads
- The retention of existing site vegetation and reinforcement by new planting
- The landscape strategy incorporating the continued agricultural access
- The forms of the buildings, orientation and integration of parking areas
- The variation of density and provision of set backs from the road and from Manor Farm.

- 4.3 In addition to the physical presence of the new built development the proposals are a source of potential impacts through the changed patterns of use, or of increased traffic on the lanes through the village. The Transport Statement has concluded however that the site access/Lower Road junction will easily accommodate the proposed development traffic in the morning and evening peak hours without queuing or delay. The results also show that the Brookside Road/Bedhampton Road priority junction operates well and will easily accommodate the proposed development traffic in the morning and evening peak hours without queuing or delay. These conclusions confirm that effects of traffic will not result in an appreciable change to the character of the conservation area or to the setting of any of the listed buildings. The informal verges and footpaths are important to the character of the historic centre, and none will be directly affected by the proposals as no off-site highways works are required or recommended.
- 4.4 None of the listed buildings have a direct functional or historic relationship with the application site, and despite the proximity, visual and spatial relationships are restricted. The closest listed building to the site is the grade II* The Elms, set prominently on a corner. The combination of the road alignment and the extensive mature vegetation on both sides of the lane and terminating the view south, prevents any views beyond the right-angled corner. The proposed development will therefore not be visible directly from within the grounds of The Elms or from the approaches. The proposed building edge set back behind the existing hedgerows and within the east-west aligned section of Lower Road is not perceptible from further up the lane. There should be no change to the setting of this listed building and no effects are predicted. All the other listed buildings in the old centre are further detached from the site area with no connection to the land and no views. No effects on the individual listed buildings within the conservation area are predicted as a result of the proposed development.
- 4.5 The conservation area boundary extends to the turn of the corner, excluding the houses on the west side, and the edge of the designation has a visual connection to the farmland to the south of Lower Road, as well as the more general relationship of the formerly rural village to the surrounding productive land, and to the detached group at Manor Farm. As part of the setting of the conservation area the site is the least distinctive area, and the most influenced by adjacent development.
- 4.6 The proposed area of open space on the eastern side of the site makes a feature of the alignment of the farm track along the old route south, and the provision of the farm access alongside the tree belt retains an agricultural function within this area, and the connection to the adjacent field to the east that will remain in cultivation. The open space also allows the retention of the views south either side of the tree belt. The track entrance at the north of the site closest to the

edge of the conservation area is to allow the landowner to continue to access the adjacent farmland, and it is intended that this area will retain the low key appearance of the present field entrance.

- 4.7 As outlined in the landscape and visual impact assessment, and in line with arboricultural recommendations, the height of the existing shelterbelt on the eastern site boundary is to be reduced by one-third with the eastern side reduced in width by 3-metres and the western side by 1.5-2-metres. The replacement trees and shrub mix is to be planted on the eastern side of the shelterbelt 6-metre from trunk centres and protected from ploughing with a post and wire fence. A mix of native tree species such as oak and naturalised evergreens with good screening potential such as holm oak, concentrated towards the northern portion where screening is more sensitive, will be supplemented with field maple and hawthorn in between. When these replacement trees have established sufficiently the existing coniferous shelterbelt will be removed.
- 4.8 The development on the edge of Lower Road will be set back behind an area of landscaping within the existing hedges before the beginning of the built edge. The lowest density is proposed at the east side of the site and gardens and hedges have been oriented to add to an impression of spatial separation. As described in the PDAS, the appearance and proposed materials of the buildings are traditional in form and extensive landscaping is proposed within the building group as well as the areas of open space to the east and south and the central village green. The internal roads proposed will not be adoptable highway and therefore the road surface materials and internal lighting strategy will not extend the existing sub-urbanised street lighting or tarmac roadways, allowing the proposals to remain self-contained.
- 4.9 The proposed development will result in the loss of the open agricultural land of the site area and the introduction of a visible new built edge at the south west corner of the conservation area and to the east and south of the Manor Farm group. Agricultural activity will not stop as a result of the proposed development with both of the adjoining fields to the west and east continuing in arable production. Therefore, the rural setting identified as contributing to part of the setting of the conservation area will predominantly remain. The reduced rural character will be a localised change that will be perceptible only at the boundary of the conservation area on Lower Road, and the value of the wide setting to the south of the old village and up to the former mills, especially as experienced in the high level view from the railway bridge, will remain unchanged.
- 4.10 The relationship to the building group at Manor Farm was carefully considered in the layout and design of the proposed development. The existing hedges at the north east edge of the proposed development are retained and reinforced by additional landscape planting and the areas of private gardens and parking courts, ensuring the built development is set back from the gardens around the former farm. The hedgerows along Lower Road have also been retained and built development is set back in order to preserve the views southwards to the bridge over the railway line and east towards the gable end of the row of cottages.
- 4.11 The connection to the agricultural landholding of Manor Farm is preserved in the land beyond to the west which is to remain in agricultural use, with a dedicated farm access provided through the landscaped areas around the new

development. The rural origin of the buildings and their historic and functional setting therefore remains legible. The effect on the conservation area of the proposed development within this part of the setting is a minor change.

- 4.12 The farm track at the east of the site to an accommodation bridge over the railway is part of an old route south to the coast, referred to as Narrow Marsh Lane, that is severed by the A27 Havant bypass. The layout of the development ensures the alignment of the historic track is wholly within the open landscape area and is left free of development.
- 4.13 Replacement planting of more appropriate species is proposed along the east side of the coniferous shelter belt that is identified in the conservation area appraisal as a detracting feature. This will allow the conifers to be removed in the future and will therefore benefit the conservation area, by allowing the replacement of a detracting feature of the farmland setting to the south.

5 Conclusions

- 5.1 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. An 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.
- 5.2 The proposed site is part of the wider rural setting of the Old Bedhampton Conservation Area and the proposals will not result in any degradation or detrimental change to the character or appearance of this heritage asset. The characteristics of the site that are of value are retained, and the proposals are not viewed as a competing element with any of the historic qualities or characteristics of the conservation area. The proposals comprise particular landscape measures that have recognised the need for a sympathetic 'softer' greener boundary edge on all sides of the application boundary to provide an acceptable assimilation of new built form in this large arable field parcel.
- 5.3 The proposed development has been designed as a careful response to the features of the site and the wider context, with extensive landscape areas and setbacks, retention of farmland west of Manor Farm to maintain rural character and farming practices, as well as attention to the scale, massing and materiality of the development which, as emphasised in the NPPF, will aid the assimilation of this new development with the built and historic environment.
- 5.4 There will be a change in character to one of three agricultural field parcels south of Lower Road but the significance of all the listed buildings and their settings within Old Bedhampton conservation area, (none of which are within 100-metres of the site), as well as the positively contributing houses will remain readable and

unaltered by the proposed development on land south of Lower Road and therefore the proposals are compliant with draft local plan policies E13 and H20.

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Appendix: Extracts from the National Heritage List for England

Bedhampton Church of St Thomas, grade II

Parish church. C12, extended in C14. Chancel restored and N vestry added 1869-70 by Edward Augustus Gruning (1837-1908). Nave restored and N aisle added 1878, again under Gruning. Vestry extended 1993.

MATERIALS: Flint and rubble with ashlar quoins. Red tile roofs.

PLAN: Nave with a N aisle and S porch; chancel; vestry infilling the NE angle between aisle and chancel

EXTERIOR: The W window is of early C14 style, with three cinquefoiled lights; possibly re-set.

The S elevation of the nave has late-C14 moulded arch to doorway; to W and E of this are contemporary windows of two and three-lights respectively, each with trefoiled lights and tracery. At E end of S wall is a round-headed low side window with a segmental rear-arch, which would have lit an altar in the nave. Above this is a narrow square-head window which would have lit the rood-loft. N aisle has reused late C14 two-light window, similar to W window on S side of nave. The chancel has E window of three trefoiled lights, with two quatrefoils in the head, c1370, and N and S windows of the same date, with square heads and two-light trefoiled tracery. S wall also has a square-headed window of two shouldered lights, probably of C13 date. To W of this is a square-headed low side window. A Mass clock, or scratch dial, one of three originally on the S elevation, is still visible on the face of the buttress between the nave and chancel, a medieval form of sundial to mark out Mass times. In the N vestry there is a re-used trefoiled C14 light.

W bellcote of 1878 which replaced a wooden belfry, corbelled base on the E face seems older. It contains one bell by Clement Tosier, 1688. There are diagonal buttresses to nave and chancel.

INTERIOR: The nave roof has plain tie-beams and trussed rafters. There is a three-bay arcade of 1878. There are no traces of the S nave altar, but the remains of a C15 niche on the N of the chancel arch mark the site of a corresponding N altar of the nave. In the wall above the W jamb of the S doorway is a stone corbel, which may have carried a beam supporting a W gallery (removed 1869-70). The font, near the S door, is part of the 1869 restoration and was designed and presented by a Mr Cox of Warblington House. With a square bowl and a central and four angle pillars of C12 style, the angle pillars being of yellow marble, it incorporates a Norman bowl and stem, found in the rectory garden.

The church's most significant feature is the semi-circular, slightly depressed c1140 chancel arch, of square section except for a thick roll-moulding on the W side, and two outer bands of flat relief decoration, one in double lozenge pattern, the other with two bands of sawtooth pattern. The responds have on the W angles inset shafts with scalloped capitals. The abacus has a hollow chamfer below, and is continued as a string on the W face, and on the E face of the S respond are parts of a string of different section, perhaps not in situ. In the SE angle of the chancel is a C15 cinquefoiled piscina with a stone shelf. A wall monument to the Rev St John Alder, who died in 1864, shows two angels in relief, holding an unfurled banner with the inscription, all in a moulded trefoiled recess. There are two attractive tablets of c1780 and c1800 high on the west chancel wall, above the arch, with pediments and urns.

HISTORY: Although there are no accurate records of the church's original dedication, it is traditionally thought to have been 1132. The oldest parts are the chancel arch of c1140; the lower parts of the S and W walls may be of the same date. The chancel seems to have been rebuilt in the C13, and probably lengthened about 1360-70. The line of the N wall, however, has probably not been altered, and the wall may contain older masonry in its W portion.

REASONS FOR DESIGNATION: The Church of St Thomas, Bedhampton is listed at Grade II for the following principal reasons: * It is of special architectural and historic interest for its C12 and later medieval fabric, including a number of C14 traceried windows * The interior is notable for the C12 chancel arch.

Bidbury House, grade II

House. Late C18, with C19 additions. Brick, with a tile roof. Symmetrical front (east) of 3 storeys, 3 windows, with a lower south side wing. Hipped roof. Red brick walling in Flemish bond, parapet with stone coping above a brick dentilled band, rubbed flat arches, stone cills, centre 1st floor opening now filled with a blue header panel. Sashes in reveals: a 2 storeyed splayed bay on the south side, and on the north side a 1st floor bay supported on Tuscan columns, sheltering a

doorway, with arched radiating fanlight above a panelled door, with side windows. There is a later forward single- storeyed extension on the north side, with an angular bay containing sashes.

The Old Rectory, grade II

House. Late C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Red brick walling in Flemish bond with blue headers (colour washed), stone coping to parapet and brick dentil band, rubbed flat arches, 1st floor band. Sashes in exposed frames. Large stucco porch with blocking course, cornice, recessed arches at the side with arched windows (sashes), radiating fluted plaster panel within the front recessed arch, with an arched opening, having a radiating fanlight above a bow-shaped cornice, supported on Adam-style 1/4-Corinthian columns, and 6-panelled door. The west elevation has a 2-storeyed 1/2 octagonal bay and a south side extension of 2 storeys, 3 windows, all in similar style. The east elevation is also of 3 windows.

Stable Block to The Old Rectory, grade II

Former stables, now garage. Early C19. Flint rubble walling with yellow brick dressings, hipped tile roof. A rectangular block with a wide slightly-projecting centrepiece, having a gable containing a quatrefoil above a lunette window; irregularly-placed below this is a carriage entrance and round-headed stable door (now widened).

Manor House, grade II

Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds, and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.

Manor House boundary wall, grade II

Boundary wall. C16. Tudor wall on the east and south boundary. Red brickwork in English bond, with some blue headers in diaper patterns, moulded plinth. The south wall has a plain Tudor-arched doorway, the east has a similar doorway recessed within a thickened wall, within a wider arch.

No. 1 Lower Road Manor Cottage, grade II

House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the east side, containing the entrance.

No 2 Lower Road (The Elms), including front garden wall, gate piers, and gates, grade II*

House. C18 Gothick with an early C19 extension built to accommodate a visit by the Duke of Wellington. Late C18, early C19. Stucco, with a slate roof. The tall centre part has a symmetrical front (east) of three storeys, three windows, and set back at each end are lower wings, of two storeys and attic, one window to the gabled front, the north side being now masked by the later forward extension, which comprises a tower and a windowless rectangular block (of about one and a half storeys) with top-lighting. The centre has a crenelated parapet and the openings have ogee heads (capped by decorative roundels) above the windows, which on the second floor have cills at the foot of the curves, and on the 1st and ground floor include Venetian lights on each side, also repeated on the south wing (with blank side panels); the walls are grooved with a rustication pattern. Sashes. The central doorway is of classical form, with a Tuscan entablature and Gothic triple attached columns; this is enclosed in a later simple classical porch with square columns, now walled- in with side windows and a plain doorway.

The tower has Gothick niches, and narrow corner pilasters, each with three shallow panels marked by circular designs and cusping. The front wall continues from the tower northwards, with a four oval-arched blind arcade and rustication bands. This block encloses the chief feature of the house,

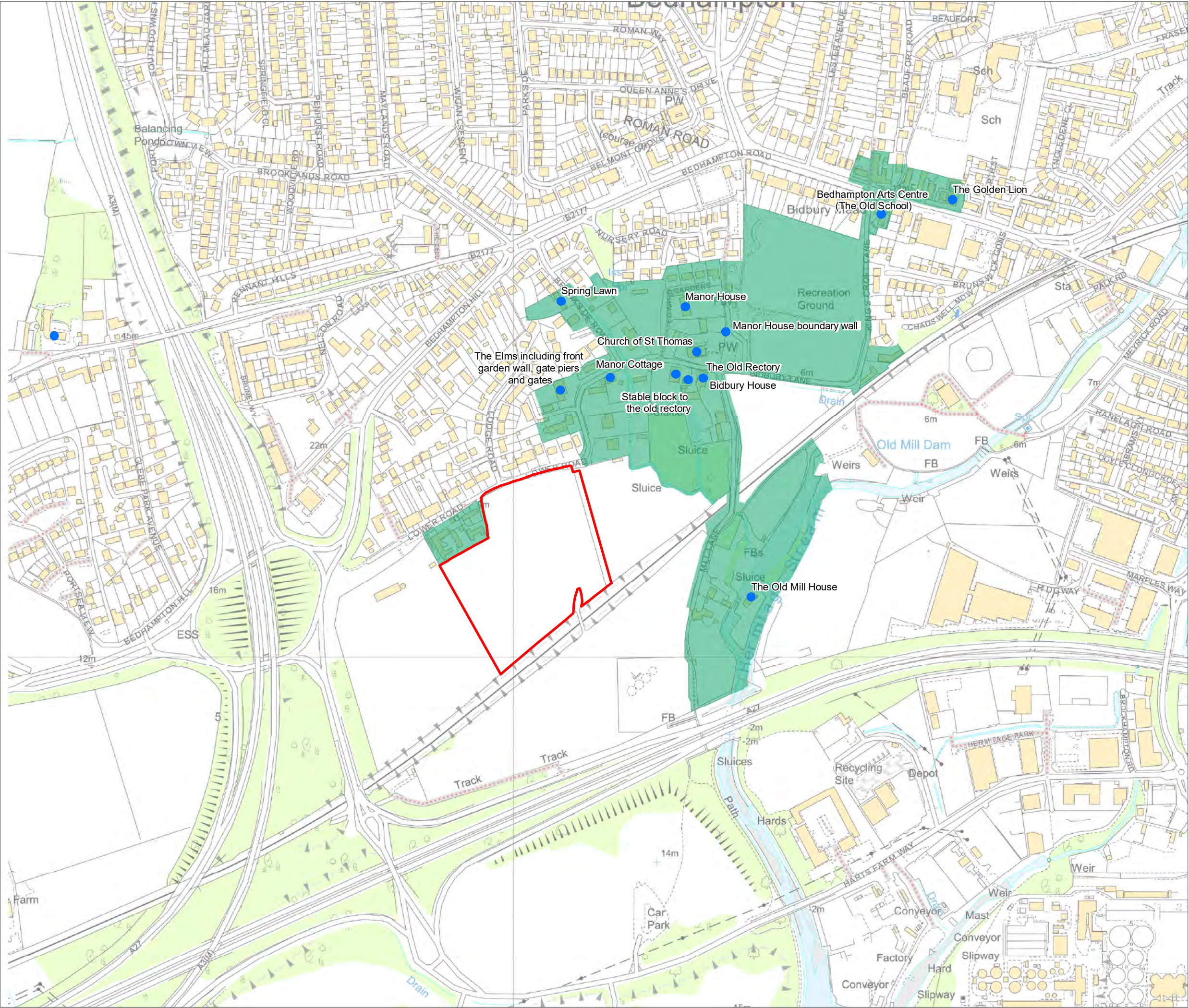
the Wellington Room. This is a rectangular apartment, with four Ionic columns at the north (short) side, supporting an entablature which continues round the room as a decorative frieze, with Greek ornament. Above this frieze there is coving up to a flat ceiling, which has in the centre an octagonal opening, again with coving to the base of the top light. The lower walls have a dentilled band above three tiers of panelling, and a skirting; there are niches and floral decorations to enrich the interior (recently renovated). Front gate piers with pineapples, and a 'Tudor' side gate within a vail, also capped with pineapples.

Spring Lawn, Brookside Road, grade II

House. Early C19. Brick with a tile roof. Symmetrical front (east) of 2 storeys, 3 windows. Painted brick walls in Flemish bond with rubbed arches. Sashes in exposed frames. Doorcase with pediment, frieze, architrave, and 6 (flush) panelled door.

The Old Mill House, grade II

House to former mill. C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Tile roof, with coved plaster eaves. Painted brickwork in Flemish bond, 1st floor band, rubbed flat arches. Sashes, French windows to the ground floor, with narrow side panes. Wood doorcase, with cornice on carved brackets, eared architraves, panelled reveals, and 8-panelled (2 top glazed) door. Attic windows (casements) in the coupled end gables.



- Site boundary
- Old Bedhampton conservation area
- Listed buildings

Land south of Lower Road/Manor Farm, Bedhampton

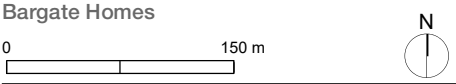


Figure 1: Designated heritage assets

Dwg no/247803/001	Revision
Status	03 November 2020
Scale: 1:5,000 @A3	Drawn by: JC Checked by: SD

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- Site boundary
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Land south of Lower Road/Manor Farm, Bedhampton

Bargate Homes

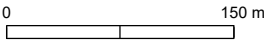


Figure 1a: Designated heritage assets

Dwg no/247803/001	Revision	
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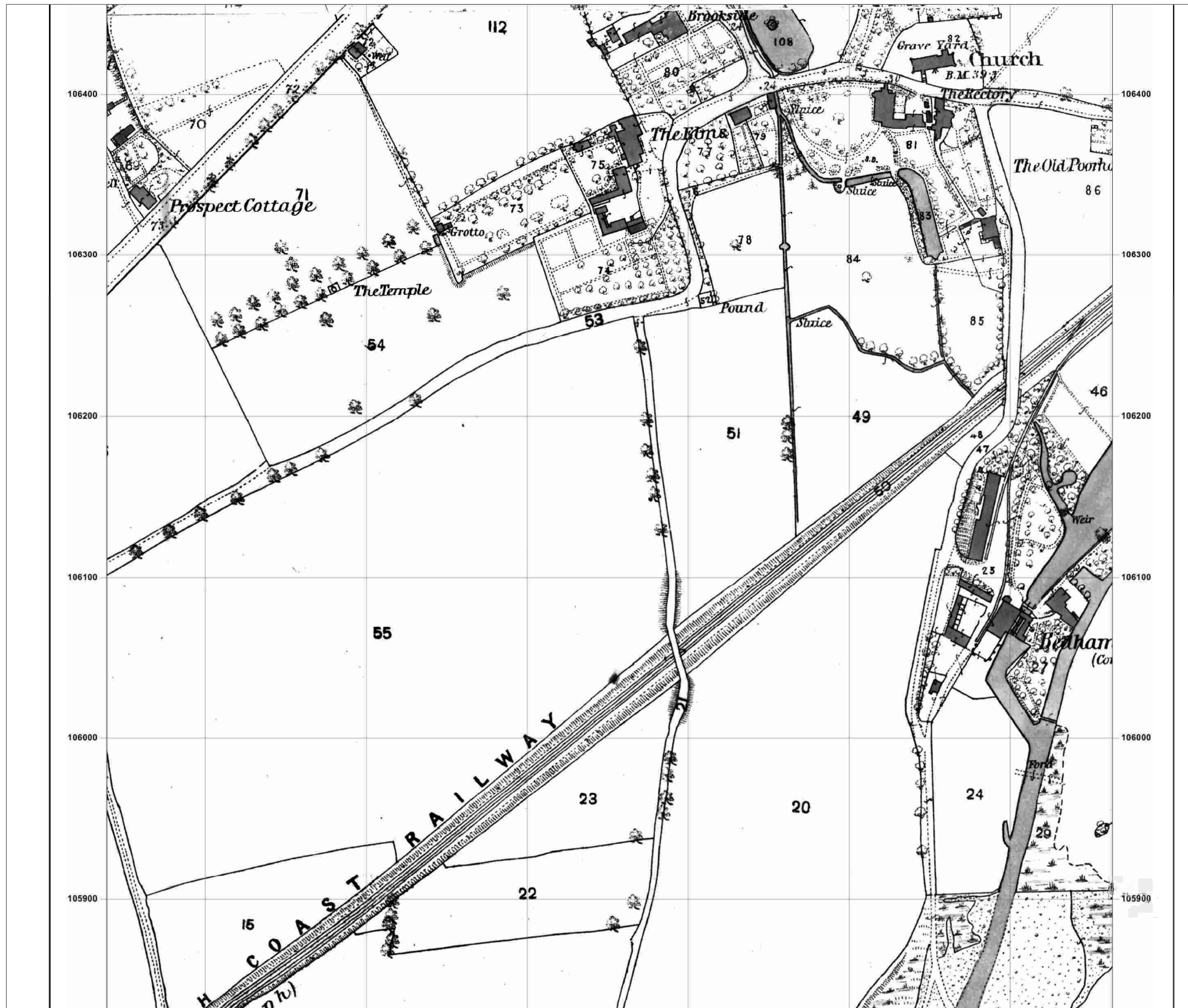


Land south of Lower Road/Manor Farm, Bedhampton
Bargate Homes

Figure 2: Ordnance Survey map dated 1810

Dwg no/	Revision
Status	18 March 2019
	Drawn by: JC Checked by: JT

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Land south of Lower Road/Manor
Farm, Bedhampton
Bargate Homes



Figure 3: Ordnance Survey first
edition map dated 1868/1869

Dwg no/	Revision
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Looking west along Lower Road at the proposed entrance to the Site, note the glimpse view of the gable end of Manor Barn and rear of Farm Cottages. i



View looking south from Lower Road showing the Site extent, note gable of Manor Barn on right ii



Looking west across the Site showing houses along Lower Road right of shot and Manor Barn and Farm Cottages centre background iii



The boundary on Lower Road and the neighbouring houses iv

4a The site



Looking north west across the site towards nos. 1-3 Farm cottages, Manor Barn and the properties along Lower Road v



Looking north at the southern façade of Manor Barn with Old Manor Farm to the left of shot vi



4b The boundary of the conservation area seen from Lower Road, at the corner by 11 Lower Road and looking back from The Elms



The church i



Bidbury House ii



The Old Rectory iii



The Manor iv



Spring Lawn, Brookside Road v



The Old Mill vi

4c The principal buildings



The Elms vii



The Old Granary, Mill Lane viii



The Willows, no 11 Lower Road ix



Manor Farm (Left photo: Old Manor Farm, right photo: 1-3 Farm Cottages) x

4c The principal buildings



The junction of Bidbury Lane and Mill Lane 



The junction of Bidbury Lane with Brookside Road and Lower Road 

4d The lanes through the conservation area



Lower Road, the view of the junction of Bidbury Lane, and the corner by The Elms **iii**

Mill Lane, view north towards the railway bridge from The Barn **v**



Mill Lane, views towards the site and from the railway bridge **iv**

4d The lanes through the conservation area

