

App/19/01083 (Barn at Lower Road) & App/19/00427 (Housing at Lower Road)

Applications APP/19/01083 and APP/19/00427 have a commonality in their locations being adjacent to the Old Bedhampton Conservation Area, in particular, Character Area 5 – Old Manor Farm. However, there are significant differences between the two applications in planning terms, primarily relating to the form and scale of development. On the subject of Narrow Marsh Lane, it is not disputed that this is a historic route leading south from Lower Road however, as has been previously discussed, this is not a designated heritage asset in its own right.

The form and scale of development relating to APP/19/01083, to the west side of the Old Manor Farm (Character Area 5), significantly differs to the development proposed on the H20 site. Development to the west of the site comprises an inappropriate industrialisation of the site including the retention of outside storage areas, industrial containers, piles of builder's detritus etc, with minimal screening. As such, the development is considered to have an adverse impact on the setting of the CA, which in turn is harm to its significance. As the application site only forms part of the setting of the conservation area, the harm caused by the development is found to be less than substantial, as it would not result in a total loss of significance.

I understand from [redacted text] response that he believes that the LPA have taken measures to protect the setting of Character Area 5 to the west by refusing APP/19/01083 and that this should be carried on through to APP/00427, by protecting the rural setting to the south and east?

However APP/19/01083 was refused as it was considered to be a harmful form of development to the rural setting and character of Character Area 5. The H20 development as proposed would also be within the setting of Character Area 5 and the wider Old Bedhampton CA. However, this application proposes a different form of development, that being low density, residential development. So whilst it considered from a heritage perspective that less than substantial harm would still arise as a result of the erosion of part of the open countryside which lies south of the CA, it is considered that the impact of this development can be moderated to a degree through the design, more specifically the proposed layout of the scheme with mainly single storey development being closest to the CA and the proposed use of high quality materials.

From a heritage perspective therefore, both forms of development are considered to result in harm, but of a less substantial nature. It is therefore necessary to weigh up this harm against the public benefits of the proposal including, where appropriate, its optimum viable use. With regard to APP/19/01083, it was considered that there are no public benefits to the scheme, hence the subsequent refusal of the application.