

Further Conservation Response

Site - Lower Road, Bedhampton

Application – APP/19/00427

Proposal – Development of 50 new dwellings, together with access, landscaping and open space

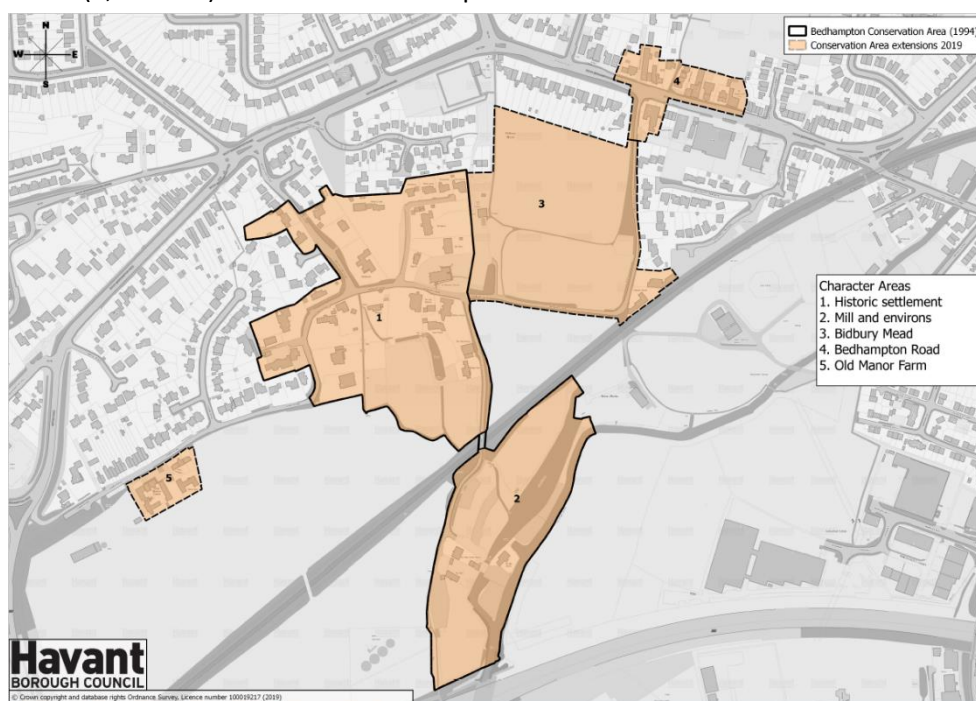
This further response is provided following the formal adoption of the Old Bedhampton Conservation Area Appraisal and Management Plan (CAAMP) by the Full Council on 25th September 2019. Please refer to the original heritage response for background, legislation and assessment which still forms part of the overall heritage response.

This further response considers what impact the revised CAAMP following its recent adoption. The original heritage response concluded that overall, it is considered the development would not either preserve or enhance the setting of the conservation area subject to Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

However, as the harm to the significance of the heritage asset can be moderated to a degree, it is concluded that less than substantial harm would result. In accordance with NPPF, this is a matter which needs to be weighed against the public benefits of the proposal and the overall planning balance.

Final adopted version of the Old Bedhampton CAAMP 2019

The Council resolved to alter the boundary of the conservation area to include three new Character Areas (3, 4 and 5) as shown on the map below.



Of most relevance to the consideration of the proposal APP/19/000427, is the new Character Area 5 which includes The Old Manor Farm buildings, being adjacent to the development site. These buildings have been included within the conservation area as whilst they are no longer in their

original agricultural use, they retain some interesting architectural features and the relationship between the buildings is distinctly that of a farmyard arrangement.

In the original response, the impact of the proposal on Old Manor Farm was considered as a locally listed building. As these buildings now form part of the conservation area, greater weight is attached to its status as a designated heritage asset. As stated in the original response, the Conservation Area's setting to the south and south west is dominated by open countryside. The Conservation Area derives part of its significance from this setting, which contributes to the rural character of the Conservation Area and is important in supporting its historic separation, both physically and in terms of character, from 20th century developments that encroached onto the area.

The introduction of new dwellings south of Lower Road, will alter the landscape and increase the urban boundary southwards towards the railway line and closer towards Old Manor Farm, although this will be separated by a narrow landscape buffer and rear gardens of only single storey dwellings. The proposal would also extend development into the wider open countryside setting that contributes to the significance of the Conservation Area, diminishing the perception of largely unaltered rural surroundings.

However, as in the case of the impact on the setting of the conservation area, including the new Character Areas and in particular, Character Area No. 5, it is considered that the overall extent of harm to the setting of the consideration area, would be ***less than substantial***.

This view is formed by the understanding that the proposed development has been designed in such a way that it would minimise harm (to a degree) through the proposed site layout, with the lowest density of housing being proposed near the Lower Road boundary and this will include extensive landscaping and be well spaced to provide a sense of openness and a rural character. Traditional style materials are proposed which is positive, which appear to be well suited to the palette of materials in the local vernacular.

If the application is to be approved, it is advised that a condition requiring materials samples to be provided and agreed prior to any above ground development taking place is included on any decision.

Rachael McMurray

Senior Conservation Officer – 11/11/2019