

**LAND SOUTH OF LOWER ROAD, BEDHAMPTON**  
HERITAGE STATEMENT – ADDENDUM  
BARGATE HOMES  
OCTOBER 2019



TERENCE  
ROURKE

**LAND SOUTH OF LOWER ROAD, BEDHAMPTON**  
 HERITAGE STATEMENT – ADDENDUM  
 BARGATE HOMES  
 OCTOBER 2019



|                                      |                                                |                  |              |
|--------------------------------------|------------------------------------------------|------------------|--------------|
| Issue / revision                     | 1                                              | Prepared by      | SD & JT      |
| Reference                            | 247803                                         | Signature        | JT           |
| This document is issued for          |                                                | Date             | 1 October 19 |
| <input type="checkbox"/> Information | <input type="checkbox"/> Approval              | Checked by       | PT & ML      |
| <input type="checkbox"/> Comment     | <input checked="" type="checkbox"/> Submission | Signature        | JT           |
| Comments                             |                                                | Date             | 1 October 19 |
|                                      |                                                | Authorised by    | JT           |
|                                      |                                                | Signature        | JT           |
|                                      |                                                | Date             | 1 October 19 |
|                                      |                                                | Please return by |              |

**LONDON**  
 7 Heddon Street  
 London  
 W1B 4BD

**BIRMINGHAM**  
 Enterprise House  
 115 Edmund Street  
 Birmingham  
 B3 2HJ

**BOURNEMOUTH**  
 Everdene House  
 Deansleigh Road  
 Bournemouth  
 BH7 7DU

**TELEPHONE**  
 020 3664 6755

[www.torltd.co.uk](http://www.torltd.co.uk)

© Terence O'Rourke Ltd 2019. All rights reserved.  
 No part of this document may be reproduced in any form or stored in a retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) © Terence O'Rourke Ltd 2019.  
 Based upon the Ordnance Survey mapping with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown Copyright Terence O'Rourke Ltd Licence number 100019980.

Terence O'Rourke Ltd Reg.  
 No.1935454 Registered office  
 Everdene House Deansleigh  
 Road Bournemouth Dorset  
 BH7 7DU Registered in England  
 and Wales VAT No.905095727

## **CONTENTS**

1. Introduction
2. The Old Bedhampton conservation area
3. The proposed development
4. Conclusions

## **FIGURE**

- 1 Old Bedhampton conservation area, amended boundary, September 2019

## **1. Introduction**

- 1.1 Bargate Homes submitted a full planning application in March 2019 for *“Development of land for 50 dwellings, access, open space and detailed landscaping on land south of Lower Road, Bedhampton.”* The application included a heritage statement that considered the potential for effects on heritage assets, in particular on the Old Bedhampton conservation area and the listed buildings within the village centre. This addendum to the submitted heritage statement has been produced to take account of any changes to the assessment necessary as a result of the adoption of the new conservation area appraisal and the revised boundary of the designation on Lower Road. The new areas that have been added to the conservation area are shown on figure 1<sup>1</sup>.
- 1.2 The applicant has also made minor changes to the layout of the proposed development to leave the course of the farm track leading south to the railway bridge clear of built development or gardens (see the HGP Plan 102, revision P, Proposed Site Layout). This track is currently the subject of an application to Hampshire County Council for a Definitive Map Modification Order.
- 1.3 The submitted heritage assessment concluded that as part of the rural setting to the conservation area the farmland south of Lower Road was the least distinctive, and was strongly influenced by the adjacent suburban housing areas, the railway and the major highways of the A27 Havant bypass and the A3(M) junction. The design and layout of the proposed development aims to retain the remaining rural characteristics, through the provision of significant areas of open space along the Lower Road frontage as well as to the south and east; the layout and appearance of the built development and approach to landscape planting, and the relationship to the related land to the west that will remain in agricultural use. It was concluded that the characteristics of the site that are of value as part of the rural setting of the conservation area are retained, and that the proposals will not appear as a competing element with any of the historic qualities or characteristics of the Old Bedhampton conservation area.

## **2. The Old Bedhampton conservation area**

- 2.1 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. A document dated June 2019 incorporating changes suggested by consultees including Historic England was presented to Havant Borough Council members for adoption in September. (See the officer’s report to Cabinet 11 September for a summary of the process of producing the conservation area review).
- 2.2 The appraisal recommended extensions to the conservation area to the north at Bidbury Mead and an area of late 19th century development on Bedhampton Road. Several areas of adjoining land to the south were considered through the review process, including the agricultural land and buildings at Lower Road which, as explained in section 7 of the appraisal, was rejected as not possessing the special architectural or historic interest that would merit conservation area status.

---

<sup>1</sup> Plan received by email from Havant Borough Council on 1 October 2019.

At the Cabinet meeting on 11 September 2019, the boundary recommended by the conservation area appraisal and the officer's report to committee was altered to include the group of turn of the 20th century farm buildings at Manor Farm as a detached "satellite" to the conservation area. The amended conservation area appraisal and boundary was approved by Full Council on 25 September.

- 2.3 The map at figure 1 shows the new conservation area boundary that is being used by the council in finalising the adopted conservation area appraisal, now including the building group at Manor Farm, consisting of a large regular courtyard (converted to five dwellings) and a short terrace of three cottages, and a modern house at the south east corner of the group. Amendments to the text in the aforementioned appraisal will also be required to reflect this change.
- 2.4 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).
- 2.5 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 The proposed development**

- 3.1 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 site area therefore adjoins the conservation area at two points on the north boundary along Lower Road.
- 3.2 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, ensuring 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.
- 3.3 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.

- 3.4 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 has been amended from that originally submitted to ensure the alignment of the historic track is wholly within the open landscape area and is left free of development. Although not presently a public right of way the amended site layout ensures that this section of the historic route is preserved.
- 3.5 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.

## **4 Conclusions**

- 4.1 Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. The proposed development site does not form part of the Old Bedhampton conservation area but lies in close proximity to the recently included 'satellite' buildings of Manor Farm to the north west and the far southern boundary of the original conservation area extent on the north east.
- 4.2 Conservation area status does not mean that no further change or development will be permitted in that area, rather it is intended to ensure that any potential changes will be managed in a way that preserves or enhances the special qualities of that area. New development should incorporate existing features of importance, such as trees, hedgerows, paths and tracks. Views within, into and out of conservation areas should be carefully assessed, with new development designed to ensure that these are not harmed.
- 4.3 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.
- 4.4 The effects of the proposed development on the Old Bedhampton conservation area are minimal, and as required by national guidance (NPPF paragraph 196) any harm must be balanced against the public benefits of the proposals which are considered further in the PDAS. The proposals are compliant with policies E13 and H20 of the Havant Borough Local Plan 2036.



-  Proposed conservation area as suggested by Havant Borough Council
-  Site boundary

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

0 125 m

N

**Figure 1: Old Bedhampton conservation area**

|                    |                 |             |
|--------------------|-----------------|-------------|
| Dwg no/            | Revision        |             |
| Status             | 02 October 2019 |             |
| Scale: 1:5,000 @A3 | Drawn by:       | Checked by: |
|                    | JC              | SD          |

Based upon the 2019 Ordnance Survey 1:10,000 colour raster map with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office, © Crown copyright. Licence No. 100019980. Data source: Havant Borough Council. Aerial provided by Getmapping Plc. Copyright Terence O'Rourke Ltd, 2019



**TERENCE O'ROURKE**

LONDON  
7 Heddon Street  
London W1B 4BD

BOURNEMOUTH  
Everdene House Deansleigh Road  
Bournemouth BH7 7DU

BIRMINGHAM  
Enterprise House 115 Edmund Street  
Birmingham B3 2HJ

TELEPHONE  
020 3664 6755  
[www.torltd.co.uk](http://www.torltd.co.uk)