



Briefing Note

Project:	Land west of Old Manor Farm, Lower Road, Bedhampton	Date:	14 December 2022
Subject:	Technical note on heritage matters	Reference:	247803B_TOR

Introduction

- 1.1 This technical note provides a summary of the documents submitted in support of the outline planning application in relation to the potential effects of the proposed development on heritage, both on site and in the surrounding area, and the responses received from the relevant consultees. The Desk-based Archaeological Assessment considered the archaeological potential of the site and recommended suitable mitigation, and the Heritage Statement focused principally on the potential effects on the Old Bedhampton conservation area.
- 1.2 All the heritage assets referred to in this technical note are shown on figure 1 and associated gazetteer in appendix 1 of the Desk-based Archaeological Assessment and figure 2 and the gazetteer in the appendix to the Heritage Statement.
- 1.3 In considering effects on the conservation area, the assessment in the Heritage Statement noted the conclusions of the appeal inspector for the adjacent 50-home scheme that is currently under construction (reference: APP/19/00427). His overall conclusion was that the development would result in less than substantial harm to the conservation area, at a moderate level within the spectrum, and that the significant social, economic and environmental public benefits of the development were of sufficient importance to outweigh that harm.
- 1.4 The appeal inspector concluded that the site did not form part of the setting of the group of listed buildings in the historic village core, which include the medieval church, which was much altered in the later 19th century, and several high-status houses, including The Elms, listed grade II*, and that there was no potential for effects. These assets were therefore not considered further in the assessment.
- 1.5 In relation to the archaeological potential of the site, the inspector noted the conclusion of the Hampshire County Archaeologist that the site is on the fringe of Langstone Harbour where there is evidence of activity from prehistoric through to the Roman period. He agreed that a standard archaeological condition should be applied to any future planning permission at the site and all archaeology identified in the evaluation could be investigated and preserved by record prior to development. Archaeological mitigation of 0.35ha undertaken between August and October 2021 by Cotswold Archaeology revealed rural land use in the form of two rectangular enclosures possibly utilised for seasonal grazing of the fertile coastal plain and were of Late Iron Age/early Roman date.

The outline submission



- 1.6 As part of the Desk-based Archaeological Assessment information on the known archaeological features and findspots, and information on past archaeological assessments and evaluations was requested from the Hampshire Historic Environment Record for the site and a 1km radius study area. The report concluded that there was low to medium potential for archaeological remains of prehistoric date to be present on the site, low potential for Roman remains and low potential for material of Anglo-Saxon and medieval date. The evaluation and subsequent excavation on the adjacent land found that this landscape was probably utilised for seasonal transhumance in the late Iron Age/Roman times.
- 1.7 The consultation response from the Hampshire County Archaeologist (HCA) concurred with the conclusion on the overall potential and the likelihood of encountering remains. He recommended that conditions should be attached to any permission requiring a preliminary archaeological evaluation and appropriate archaeological mitigation by recording of any archaeological remains identified.
- 1.8 The Heritage Statement identified all designated and non-designated built heritage assets with a 1km radius of the site and gave an account of the history and development of the settlement and surrounding landscape. The assessment concluded that the only designated asset that could potentially be affected by the proposed development is the Old Bedhampton conservation area. The assessment uses the division of the designated area into five separate character areas, based on their different historic origin and present character, that appears in the adopted conservation area appraisal. The relationship of the site to areas CA1, the historic core, and CA5 Old Manor Farm was assessed in detail.
- 1.9 The site is at the western edge of the area of agricultural land that can be seen from Lower Road on the approaches to the historic village core. Visually, it is the most strongly influenced by the adjacent highways and is partially obscured by the woodland belts at the roundabout and is seen across the parking area for the adjacent housing and across the industrial/builders' merchant site (see site photographs, figure 5 of the Heritage Statement), which reduces the quality of the links to the agricultural land that is the value to the significance of the historic village. The site was considered to make a positive contribution as part of the setting of CA1, of limited importance.
- 1.10 The site is part of the former landholding of the small group of late 19th century former farm buildings at Old Manor Farm. However, as outlined above, the remaining rural character is influenced by the edge of the highway corridor and by the adjacent development, in reducing the direct visual connections from Lower Road and the impression of the detachment of the former farmstead from the old village centre. The site is considered to make a positive contribution as part of the setting of CA5, of moderate importance.
- 1.11 The design principles for the proposed development take account of the relationship to the conservation area through the retention of existing landscape features to help minimise the visual impact of the development, the creation of a new multi-functional landscape, a sensitive approach to scale, massing and housing types and use of key architectural features and local forms and materials that blend well with the existing character of Bedhampton.
- 1.12 The assessment concluded that the development would harm the limited value of the site as part of the area of open agricultural land to the south of Lower Road, and the



views that contribute to the experience and appreciation of the remaining area of the setting of area CA1. In relation to area CA5, the development will harm the moderate value of the site as part of the former landholding of the farm, and introduce additional built development, reducing the apparent detachment of the farm outside the village. The assessment found the effects of the development on the setting and the character and appearance of the Old Bedhampton conservation area to be less than substantial harm, at the low to medium level. This was primarily as a result of cumulative change of this field parcel and its role as part of the historic rural setting to Old Manor Farm, whilst recognising that housing across the phase 1 area to the east has been deemed appropriate by the granting of planning permission.

- 1.13 Consultation responses were received from Historic England (26 October 2021) and from Havant BC Senior Conservation Officer (6 December 2021). The response from Historic England stated they did not wish to offer any comments on the application. The response from the council conservation officer referred to the adjacent site and the appeal inspector's conclusion that the development would result in less than substantial harm, at the moderate level. She found development of the present site would result in further loss of part of the setting to CA1 and CA5 and change to views from Lower Road and Old Manor Farm, which would affect the understanding of the historic role of the farmstead, and detachment of the rural setting. The officer concluded that the proposal would result in harm to the settings of CA1 and CA5 which was deemed to be less than substantial harm at the moderate level of the spectrum.
- 1.14 All consultation responses were summarised in a letter dated 22/3/22 (received 7/4/22) to the Havant BC case officer. Historic England did not want to offer any comments on the application, TOR and HCA agreed with regards the likely low archaeological potential of the site and there being no overriding principle to negate any element of the proposed development, while the Havant BC Senior Conservation Officer response is as described above. A subsequent response on this summary raised no further comments from the Havant BC heritage team.

Conclusions on scheme effects

- 1.15 A standard condition has been recommended for intrusive trench evaluation followed by targeted excavation, where deemed necessary in order to determine the archaeological survival of sites/features west of those uncovered as part of the investigations prior to the phase 1 development, and we agree this is a proportionate request.
- 1.16 Both the submitted Heritage Statement and the council conservation officer found the development would result in less than substantial harm to the Old Bedhampton conservation area because of changes to the setting of areas CA1 and CA5. In relation to the level of harm expressed on a spectrum different terminology was used, the appellants describing the harm as at a low to medium level, and the council officer as moderate.
- 1.17 Case law has confirmed that the categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council [2019] EWHC 2899 (Admin). However, applying the advice in the NPPG that within these categories "*the extent of the harm may vary and should be clearly articulated.*" (Paragraph: 018 Reference ID: 18a-018-20190723) in addition to a narrative description the effects on the significance of an asset are expressed in terms of a spectrum, such as a moderate

level of less than substantial harm, or at the lowest end of less than substantial harm. In determining whether there is harm as a result of a proposed development it is the effect of the proposal as a whole, both positive and negative effects, that is considered.



- 1.18 The identified harm would need to be weighed against the public benefits of the proposals and the overall planning balance.

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