

Heritage Team Consultation Response

Application Ref: – APP/22/00669

Address: Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant

Proposal:

Outline planning application with all matters reserved (except for access) for the development of up to 140 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.

Site:

The site is located in Havant, close to the commercial development in Solent Road. The site is in close proximity to the Brockhampton Conservation Area, although it is physically separated by modern housing development in Ranelagh Road and Knox Road. The site is also adjacent to part of the Old Bedhampton Conservation Area which lies to the west of the site. This is separated by a field parcel of land.

Legislation:

The site is located in South Street in Havant Town Centre and within the St Faiths Conservation Area. It comprises a mid terrace property currently in office use.

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.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

Assessment:

The new development would be accessed from Meyrick Road which sits outside of either of the conservation areas. A significant distance would remain between the site and the Old Bedhampton CA and the site and the Brookhampton CA which is separated by housing development.

As it offers a good level of screening, it is assumed that the existing landscaping belt along the western boundary of the site would remain as existing or be reinforced, with the site to the west of the application site remaining in open aspect. Consideration needs to be given to building heights along western side of the development. I recommend these are limited to a maximum of two-storeys in height. The closest listed building to the western boundary is the Old Mill House (Grade II) which sits within part of the Old Bedhampton Conservation Area.

Due to both the distance and intervening screening, the impact on the setting of these heritage assets is likely to be limited subject to further details on landscape screening and building heights, which may only come forward at reserved matters stage if outline permission is granted.

Conclusion: No objection

R McMurray

13/9/2022