

BUILT HERITAGE STATEMENT

Land off Langstone Road, Havant, Hampshire

JAC26891
Land off Langstone Road, Havant,
Hampshire
Persimmon Homes Ltd
June 2021

CONTENTS

Prepared by:	CONTENTS	Pages
	1.0 Introduction	3
	2.0 Legislative and Planning Policy Framework	
	2.1 Legislation and National Planning Policy	4
	2.2 National Planning Guidance	5
	2.3 Local Planning Policy and Guidance	7
	3.0 Architectural and Historical Appraisal	
	3.1 Historical Development and Map progression	8
	4.0 Assessment of Significance	
	4.1 Site Assessment and Identification of Heritage Assets	12
	4.2 Conservation Areas	14
	5.0 Proposals and Assessment of Impact	
	5.1 Development Proposals	18
	5.2 Assessment of Impact	19
	6.0 Conclusions	21
	Appendices	
	Appendix A: References	
Edward Hawkins BScEcon (Hons) MSc ACIfA		
Authorised by:		
Thomas Copp BA (Hons) MA AssocIHBC		
Report Status:		
FINAL		
RPS Ref:		
JAC26891		
Issue Date:		
JUNE 2021		

© Copyright RPS Group Plc. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

RPS accepts no responsibility for any documents or information supplied to RPS by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. RPS has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of RPS.

1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS, on behalf of Persimmon Homes in relation to the proposed residential led development of land at Langstone Road, Havant, Hampshire, henceforth referred to as 'the Site'.

The Site comprises a pasture field lying south of The Mallards and west of Langstone Road at the southern edge of the Havant built area.

There are no designated or non-designated built heritage assets within the Site. A plot of all designated built heritage assets within a 1km radius is given as Figure 14. Not all built heritage assets within this radius will be affected by the proposed development.

The Mill Lane Conservation Area is located a short distance to the south of the Site. The Langstone Conservation Area is located a short distance to the south east of the Site. The Grade II listed 59 and 61 Langstone Road is located to the immediate south east of the Site, though little remains of this designated heritage asset following a fire.

This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including listed buildings. This report will also provide an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.

This report satisfies the requirements of paragraph 189 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

This Built Heritage Statement should be read in conjunction with the submission drawings and other supporting documents that accompany the application.

All photos, maps and plans are for illustrative purposes only.

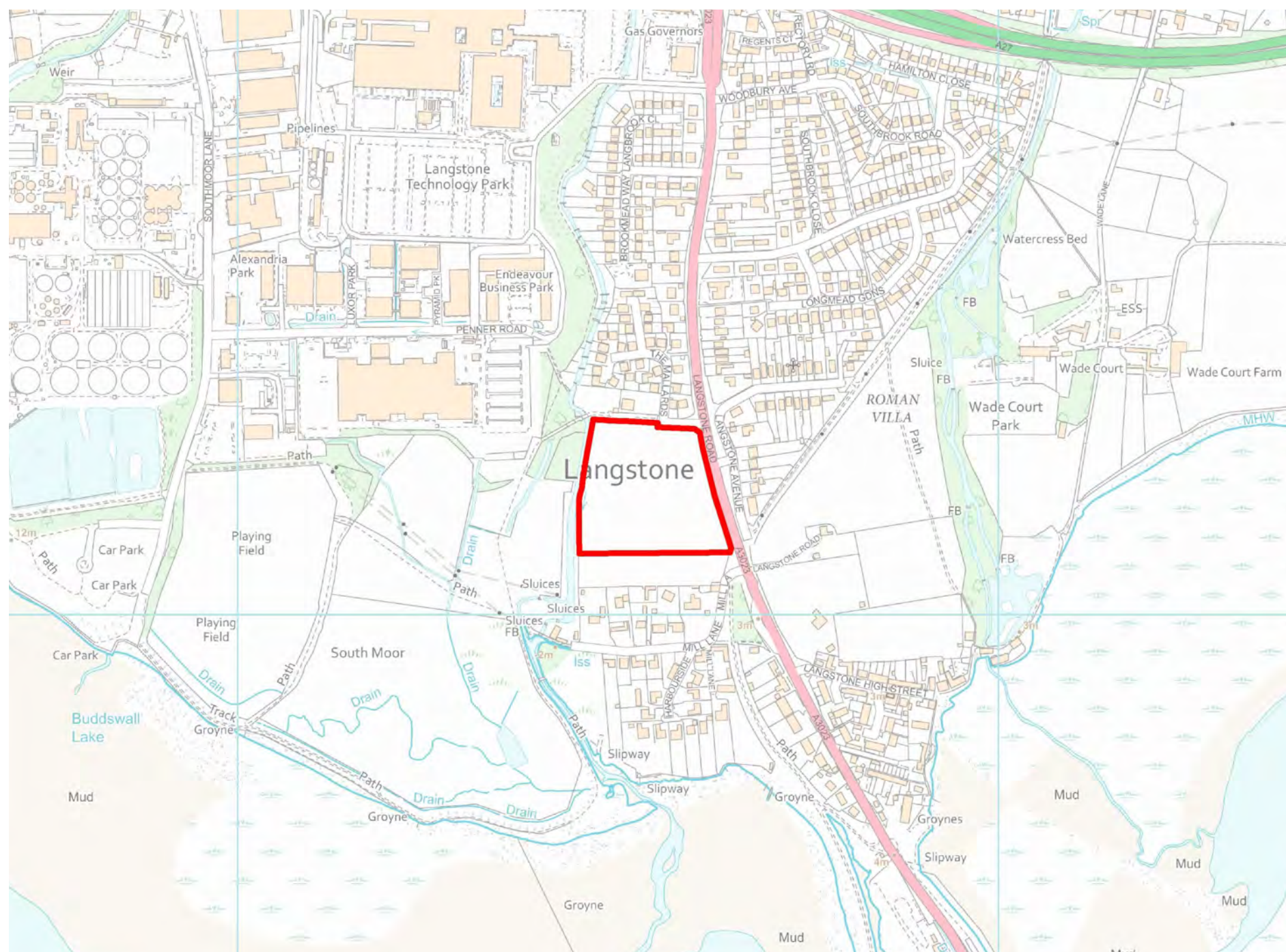


Figure 1: Site Location

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that

the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors

including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.2 NATIONAL PLANNING GUIDANCE

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Havant Borough Core Strategy 2011

The relevant Core Strategy Document was adopted in March 2011 and forms part of the Local Plan for the Borough of Havant. The Core Strategy sets out the overarching policies for the provision of new development in the Borough until 2026.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
- 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
- 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].*
- 4. Protects and where appropriate enhances the borough's statutory and nonstatutory 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.*
- 5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.*
- 6. Incorporates partnership working with conservation organisations to*

improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

- 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*
- 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
- 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
- 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.*
- 11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.*

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

The Domesday Survey of 1086 AD records Havant as a taxable manorial settlement of 20 households, with the nearby settlements at Warblington (56 households), Bedhampton (26 households) and Brockhampton (19 households).

In the Medieval and early post-Medieval period the Site remained in agricultural use and lay outside of local areas of built development.

This section discusses the available historic mapping for the Site and vicinity, to understand the evolution of its character.



Figure 2: 1759 Taylor Map of Hampshire

The 1759 Taylor Map of Hampshire illustrates the Site as lying to the south of the historic core of Havant. This map illustrates the Site and vicinity prior to the construction of the present Langstone Road, which defines the eastern boundary of the Site. The former mill to the south west of the Site is shown on this map. At this time, the Site is shown to have been in agricultural use, forming part of the rural bounds of the settlement at Havant.



Figure 3: 1797 Ordnance Survey Drawing

The 1797 Ordnance Survey Drawing illustrates the Site as being comprised of two agricultural fields. A small group of buildings, possibly a farmstead, are shown within the Site boundary. By this time, the present route of Langstone Road had been established. At the end of the 18th Century the character of the Site and vicinity is predominantly agricultural, with maritime activities focused along the foreshore a short distance to the south and south east.

3.2 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 4: 1840 Havant Parish Tithe Map

The 1840 Havant Parish Tithe Map illustrates the Site as a single agricultural field with a courtyard farmstead and yards at the northern end. The accompanying tithe apportionments describe the Site and farmstead as being owned by Francis Lane and occupied by Charles Lane. The character of the Site and the vicinity is rural-agricultural. In the east the Site is bound by Langstone Road and by a mill stream in the west. The now Grade II listed 59 and 61 Langstone Road is shown to the immediate east of the south east corner of the Site. There is no ownership or other association between the Site and 59 and 61 Langstone Road recorded in the tithe apportionments.



Figure 5: 1869 Ordnance Survey

The 1869 Ordnance Survey Map indicates that the farmstead within the Site had been demolished in the mid-19th Century and replaced by Langstone Farm on the northern side of The Mallards. On this map, the Site is shown as a single agricultural field. A short distance to the east of the Study Site is a rail line. There no other notable change shown on this map.



Figure 6: 1897 Ordnance Survey

The 1897 Ordnance Survey Map indicates a number of small instances of built development in the vicinity of the Site, including the large Glynfield residence to the south.

3.2 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 7: 1932 Ordnance Survey

In the early 20th Century the 1932 Ordnance Survey Map shows a notable increase in suburban residential development to the north east and south east of the Site.



Figure 8: 1989 Ordnance Survey

By 1989 the vicinity of the Site to the north and north east is characterised by suburban residential development. To the south are a number of larger residences set in private grounds along Mill Lane. The rail line to the east of the Site has fallen out of use by this time, though its position east of Langstone Road remains shown.



Figure 9: 1999 Aerial Photograph

The aerial photograph of 1999 shows an increased density of built development to the north, east and south of the Study Site. The area west of the Study Site remains characterised by marsh or pasture land.

3.2 HISTORICAL DEVELOPMENT AND MAP PROGRESSION



Figure 10: 2019 Aerial Photograph

The 2019 aerial photograph shows little change in the immediate vicinity of the Site, though to the north west, there is an area of commercial-industrial development. The Site remains in pasture use.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS

Site Assessment

The Site comprises an open pasture field lying between the extended built areas of Havant in the north and Langstone in the south.

The Site is bound by 20th Century residential development in the north and the busy Langstone Road in the east. To the immediate west of the Site is a mill stream. In the south, the Site is bound by a strip of further pasture land that gives way to the residential built area along Mill Lane.

The Site does not contain any designated or non-designated built heritage assets.

Identification of Built Heritage Assets

A plot of all designated built heritage assets is given as Figure 14. This radius is considered proportionate to the scale of the proposed development to understand its potential built heritage impacts.

The only listed building located in the vicinity of the Site is the Grade II 59 and 61 Langstone Road (NHLE ref.1340206). This pair of likely late 18th Century cottages burned down at some point in the past several years and only their core chimney structure remains standing, supported by scaffolding (Fig.13). It is considered that the extent of damage is such that the significance of this designated built heritage asset is much reduced and is now vested solely in its surviving built fabric. This designated heritage asset is experienced within an edge of settlement setting characterised by the busy Langstone Road and pasture field comprising the Site to the west, an early 20th Century residential area to the north and the extensive grounds of Langstone Lodge to the south. The setting, including the Site, is not considered to make any contribution to the significance of this built heritage asset, which is experienced as a derelict structure.

The Mill Lane Conservation Area is located a short distance to the south of the Site. The Langstone Conservation Area is located a short distance to the south east of the Study Site. The proposals have the potential to alter the significance of these conservation areas through the alteration of their setting. Mill Lane and Langstone Conservation Areas are the only built heritage assets carried forward for detailed assessment.

The Borough of Havant maintains a list of buildings of local historic interest. No buildings included on the local list are located in the immediate vicinity of the Site. No locally listed buildings have been identified as having the potential to be adversely effected by the proposed development.



Figure 11: View across Site looking north west.

The Site is experienced as a single, open pasture field lying at the edge of Havant's built area and approached by a busy main road.



Figure 12: View south west across Site over junction of The Mallards and Langstone Road.

The built area to the south of the Site, comprising Mill Lane Conservation Area is screened from the Site by a dense treeline.



Figure 13: Grade II Listed 59 and 61 Langstone Road, looking approximately north.

A fire has entirely destroyed the fabric of this pair of 18th Century cottages with the exception of their chimney structures and related brickwork. The surviving structure is in extremely poor condition and maintained upright by a scaffolding matrix.

4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS

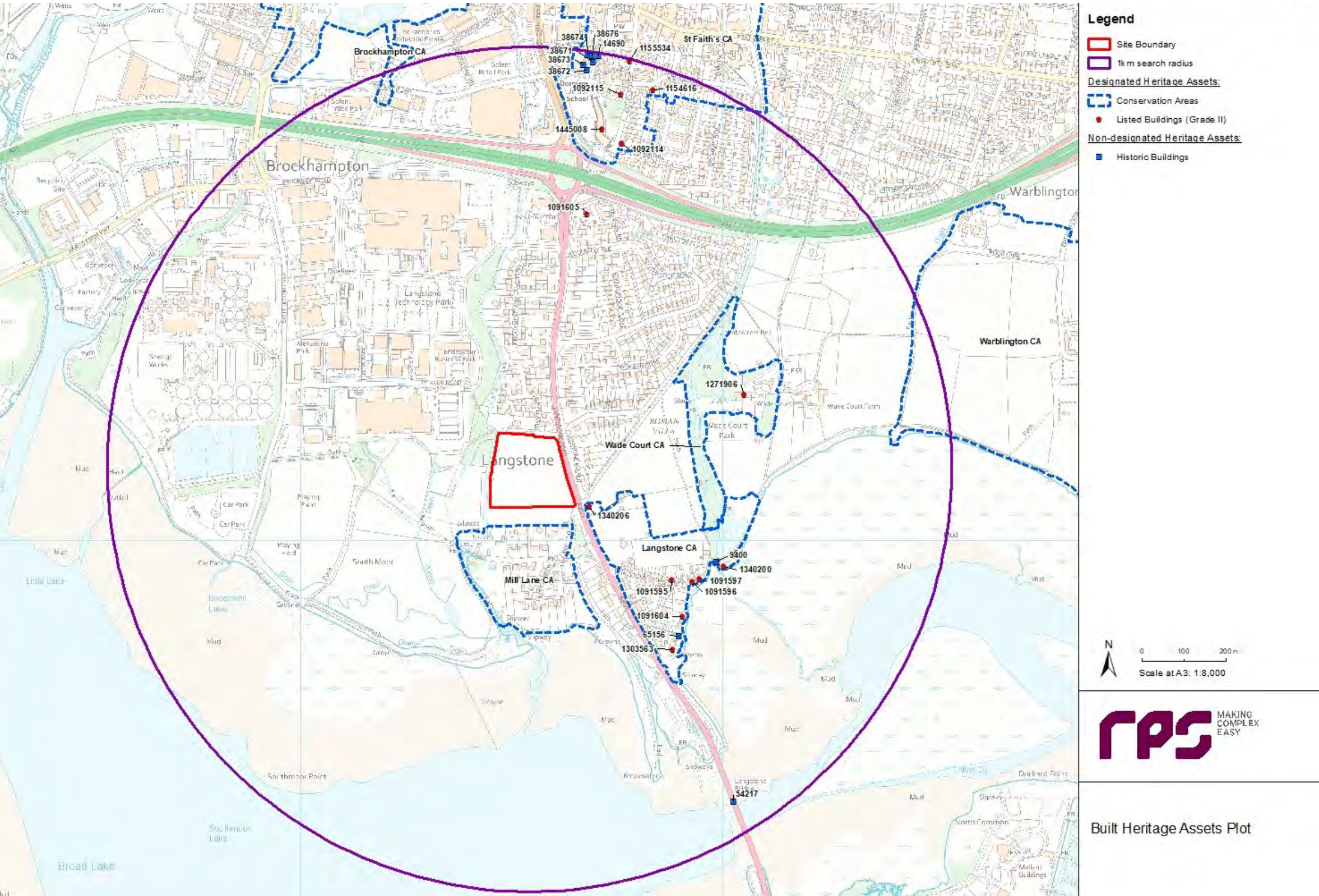


Figure 14: Plot of Designated Built Heritage Assets

4.2 CONSERVATION AREAS: MILL LANE CONSERVATION AREA

This assessment is informed by desk based research, an area walkover and the *Mill Lane Conservation Area Character Appraisal and Management Plan* (Havant Borough Council, 2017).

Character and Appearance

The Mill Lane Conservation Area was first designated in 1985.

The area of Mill Lane had formerly comprised part of the hamlet at Langstone, though following the construction of Langstone Road in 1824 it became increasingly distinct from the built area east of the road. This separation was reinforced in 1865 when the branch railway line was constructed from Havant to Langstone Shore.

Phases of residential development from the early 20th Century have created loose suburban grain. The most significant recent development within the conservation area is Harbourside, which was completed in the early 1990s. The only pre-20th Century survivals within the conservation area are West Mill (formerly Langstone Mill) and Flint House (formerly Glynfield House) and Flint Lodge. These earlier buildings are shown on historic mapping (section 3.1).

In terms of built form, Mill Lane Conservation Area is characterised by large, detached, brick residences of two storeys with pitched roofs. Roof types are mostly gabled or hipped with plain tiling or natural slate predominating. These are usually orientated with the ridge running parallel to the road and are set back from plot boundaries (Figs.18 and 19). Flint House is set deep within its private grounds and is not readily visible from public space. Flint Lodge is however prominently positioned close to Langstone Road and, like the main house, is constructed in flint rubble and natural slate (Fig.15). West Mill is constructed in red brick with a tile roof and set within its walled grounds adjoining the mill stream that bounds the conservation area in the north west (Fig.16).

In addition to its well spaced, densely planted plots, the conservation area contains small areas of woodland which contribute to its semi-rural character and underpin the experience of it as a transitional space between the main Langstone Road and Havant built areas, and the more natural coastline and marsh areas to the south and west.

Significance

The Mill Lane Conservation Area does not contain any listed buildings.

The Mill Lane Conservation Area derives its significance from its distinct character as a high quality, low density suburban residential area in which its earlier buildings such as Flint House, Flint Lodge and West Mill make a particularly positive contribution to the street scene. The conservation area also derives significance from its role as a transitional space between the modern built areas further north and the more natural coastal and marsh areas to the south and west.

Setting

The Mill Lane Conservation Area is bound in the north by a large open pasture field that includes the Site. Beyond this field is the extended built area of Havant. To the west, the conservation area gives way to marshes that are included in the Southmoor Nature Reserve. To the immediate south of the conservation area is the coastline, defined by a narrow sandy beach that is adjoined by the residential plots of Harbourside. To the immediate west of the conservation area is a ribbon of 20th Century residential development on the west side of Langstone Road that separates (together with the road itself) this conservation area from Langstone Conservation Area.

Contribution of Setting to Significance

The marsh and coastline natural areas to the south and west of the conservation area make a high contribution to the edge of settlement or semi-rural suburban character of the conservation area.

While the intervening built development to the east is considered to make no contribution to the significance of the conservation area, the proximity of the related, but clearly distinct, Langstone Conservation Area is considered to make a low contribution to significance.

Contribution of the Site to Significance

The Site comprises an area of open pasture space lying a short distance north of the conservation area. The Site is an undeveloped space between the settlements of Havant and Langstone. The Site is experienced as an unremarkable edge of settlement open space adjoining the modern built area of Havant and is visible within the conservation area only at its north eastern corner. The Site makes a low contribution to the significance of the Mill Lane Conservation Area as an element in its edge of settlement character.



Figure 15: View towards Flint Lodge and Flint House from Langstone Road outside north eastern boundary of the conservation area.



Figure 16: View west towards West Mill on Mill Lane.

The Site is not visible from any public space on Mill Lane.

4.2 CONSERVATION AREAS: MILL LANE CONSERVATION AREA



Figure 17: View of junction of Mill Lane and Harbourside.
Within the conservation area views to the wider area are limited by the dense treelines.



Figure 18: Example of typical residence on north side of Mill Lane, looking north east.



Figure 19: View north west on Harbourside.

4.2 CONSERVATION AREAS: LANGSTONE CONSERVATION AREA

This assessment is informed by desk based research, an area walkover and the *Langstone Conservation Area Review - Character Appraisal and Management Plan* (Havant Borough Council, 2011).

Character and Appearance

Langstone is a historic costal hamlet perched on the foreshore to the south east of Havant and is a distinct settlement. The conservation area was designated in 1975 and expanded in 1985 and 1993.

The special character and appearance of the conservation area is defined by its immediate waterfront position, historic street pattern and strongly vernacular built forms. The historic waterfront character of the area is reflected particularly in its mix of small cottages and converted commercial buildings, which form local landmarks.

In material terms red brick and clay tile predominate, though many buildings are rendered and painted in whites and blues. Older buildings are constructed from timber frames with thatched roofs. Flintwork and weatherboarding is also an element in the area's distinctive appearance.

Though bound by later development to the north and west, Langstone retains a high degree of legibility as a small historic hamlet that has evolved at the crossing/ferry point of the mainland to Hayling island. The area is experienced as a very small, traditional costal settlement of historic origin.

Significance

Langstone Conservation Area is readily appreciable as having a distinctive maritime historic character, differentiating it from the historic built core of Havant to the north. The conservation area retains many historic survivals, of which a high proportion are listed at Grade II. The collective architectural and historic interest of the area's buildings, together with its unusual foreshore focussed arrangement and historic street pattern give the conservation area a high degree of significance.

Setting

The conservation area is bound in the east by the sea which at high tide approaches close to the built edge of the conservation area. In the south Langstone Conservation Area is bound by the modern road bridge to Hayling island. To the immediate west of Langstone, across Langstone Road is the Mill Lane Conservation Area, a suburban space of predominantly 20th Century residences and wooded areas. To the north west of the Langstone Conservation Area is the Site, a pasture field lying at the southern edge of Havant. The area north of the Langstone Conservation Area is characterised by large pasture fields and the extensive grounds of a large residence.

Contribution of Setting to Significance

The foreshore positioning and costal setting of Langstone makes a high contribution to the character and appearance of this conservation area. The costal edge running north, east and south is considered to make a high contribution to the significance of the conservation area.

The pasture fields (Langstone Meadows) and extensive grounds that bound the conservation area to the north is considered to make a moderate contribution to the significance of the conservation area. These spaces underpin the legibility of Langstone as a distinct settlement from Havant, though this character element is eroded somewhat by the modern, busy nature of Langstone Road.

The Mill Lane Conservation Area to the west of Langstone is of relatively high but very dissimilar architectural quality and represents a 20th Century built addition to the setting of Langstone that is unrelated to the historic development of the hamlet and its maritime focused activities. The Mill Lane conservation area is therefore considered to make only a low contribution to the significance of Langstone Conservation Area.

Contribution of the Site to Significance

The Site comprises an area of open pasture space a short distance north west of Langstone Conservation Area. The Site is understood as an unremarkable edge of settlement space adjoining the modern built area of Havant. The Site is considered to make a low contribution to the legibility of Havant as a historically distinct settlement, with a corresponding low contribution to the overall significance of this conservation area.



Figure 20: View of Grade II 16, 17, 18 Langstone High Street with Grade II Royal Oak Public House partly visible behind.



Figure 21: View west on Langstone High Street toward Langstone Road. Grade II 8-14 High Street thatched cottages on right hand side of photo.

4.2 CONSERVATION AREAS: LANGSTONE CONSERVATION AREA



Figure 22: View east on Langstone High Street from junction with Langstone Road.



Figure 23: Example of 20th Century residential development within Langstone Conservation Area.



Figure 23: General view within Langstone Conservation Area with former coastguard tower to background.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

Proposed Development

The Site is proposed for residential development with associated access, landscaping and open space provision.

The development proposals have evolved in response to the proximity of the Site to two conservation areas and seek to reflect locally established patterns of layout, scale and massing (Figs.24 and 25).

The proposed development includes generous open space provision to retain the sense of a gap between the existing residential areas north of the Mallards and Mill Lane to the south. The proposals also include extensive landscaping mitigation to ensure adequate visual relief within the Site and the vicinity.

Please see the accompanying design and access statement and drawings for full proposal details and design information.



Figure 24: Proposed Development Heights Distribution

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT



Figure 25: Proposed Development Structure Diagram

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

Assessment of Impact

Potential Impacts on Grade II 59 and 61 Langstone Road (NHLE ref.1340206)

The Site does not contribute to the significance of the Grade II 59 and 61 Langstone Road. The proposed development is not considered to have any potential to impact the significance of this ruined listed building, which derives its remaining significance solely from the intrinsic architectural and historic interest of its surviving built fabric.

Potential Impacts on Mill Lane Conservation Area

The Site has been identified as making a low contribution to the significance of the Mill Lane Conservation Area for its role in the legibility of Langstone being a separate historic settlement and the semi-rural character of the conservation area.

The Site is screened from this conservation area by a dense treeline, and separated from it by a strip of pasture land.

The proposed development includes provision of a landscaped area of open space across its southern end to respond to the semi-rural edge of settlement character of this conservation area.

It is considered that the proposed development respects the low contribution of the of the Site to the significance of Mill Lane Conservation area. It is considered that the proposed development will not alter the experience of being within the conservation area or the appreciation of its semi-rural edge of settlement character and so would not alter its significance.

Based on the available information, it is considered that the proposed development will cause no harm to the significance of the Mill Lane Conservation Area.

Potential Impacts on Langstone Conservation Area

The Site has been identified as making a low contribution to the significance of the Langstone Conservation Area for its role in the legibility of Langstone as being a separate historic settlement.

The proposed development includes provision of a landscaped area of open space across its southern end to retain the legibility of Langstone as being a historically distinct settlement. A strip of open pasture space will also remain outside of the Site to its immediate south.

It is considered that the proposed development will not alter the experience of being within the conservation area and so would not alter the appreciation of its special character and appearance. It is also considered that the proposed development would not notably erode the legibility of Langstone as being a historically distinct settlement from Havant.

It is considered therefore that the proposed development respects the low contribution of the of the Site to the significance of Langstone Conservation area.

Based on the available information, it is considered that the proposed development will cause no harm to the significance of the Langstone Conservation Area.

6.0 CONCLUSIONS

The Site comprises part of a large open pasture field to the immediate south of the built area of Havant and north of Langstone. The Site does not contain any designated or non-designated built heritage assets.

The Site does not contribute to the significance of the Grade II 59 and 61 Langstone Road. The proposed development is not considered to have any potential to impact the significance of this ruined listed building.

The Site has been identified as making a low contribution to the significance of the Langstone Conservation Area and the Mill Lane Conservation Area for its role in the legibility of Havant and Langstone being distinct historic settlements.

Based on the available information it is considered that the proposed development will preserve the legibility of Langstone and Havant as representing distinct, historically evolved settlements. The development proposals also will not alter the experience of being within either conservation area and so does not represent an erosion of their special character and appearance. It is considered that the proposed development will not result in any harm to the significance of either conservation area.

This assessment is sufficient with respect to Paragraph 189 of the NPPF to inform a decision on the suitability of the development proposals in regards to Built Heritage.

APPENDICES

APPENDIX A: REFERENCES

Havant Local List and Conservation Areas—<https://www.havant.gov.uk/conservation-areas-and-listed-buildings>

The Genealogist—<https://www.thegenealogist.co.uk/>

Open Domesday—<https://opendomesday.org/>

Historic England—<https://historicengland.org.uk/listing/the-list/>

Langstone Conservation Area Review - Character Appraisal and Management Plan, (Havant Borough Council, 2011).

Mill Lane Conservation Area Character Appraisal and Management Plan, (Havant Borough Council, 2017)



www.rpsgroup.com