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The New Barn
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22 March 2022

Our reference: 247803B_JT

Sent by email only

Dear Paul

Re: Land south of Lower Rd and west of Old Manor Farm – consultee responses

We offer the following comments with regards to the statutory consultee responses lodged to date with Havant Borough Council (HBC) for the above planning application ref. APP/21/01071.

Historic England

In the letter dated 26.10.21, Richard Peats, Team Leader clearly states that he or Historic England do not wish to offer any comments on the planning application and suggests that the views of the HBC specialist conservation officer, as well as archaeological advice from Hampshire County Council are relevant in this instance.

Hampshire County Council Archaeologist – David Hopkins

There is much discussion in the comments uploaded 26 October with regards the degree of significance that should be attributed to the archaeological resource known and suspected within the application site boundary. There is reference to the results of the recent excavation to the east as part of the approved residential scheme south of Lower Road, the results of which were not available to Terence O'Rourke (TOR) prior to our completion of the desk-based archaeological assessment.

There is agreement between TOR and Mr Hopkins with regards to the assessment of a low potential for archaeological remains to be encountered that would not prove overriding to the principle of development at this site. There is also agreement with the conclusion presented in the TOR desk-based assessment at para 7.14 that offers *"An appropriate archaeological mitigation strategy, trial trenching followed by appropriate area specific preservation by record could be undertaken pre-commencement of any development preparation works at the site"* and Mr. Hopkins recommends that archaeological

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conditions should be attached to any planning permission which might be issued. We agree with this recommendation and find it proportionate to the likely significance of the archaeological resource currently unrecorded within the application site.

HBC Heritage Team consultation response – Rachel McMurray

The senior conservation officer's response uploaded on 7 December finds the proposed development to result in *"less than substantial harm' at the moderate level of the spectrum."* This broadly corresponds with the conclusions of the submitted heritage statement, which found the development would result in less than substantial harm to the Old Bedhampton conservation area, at the low to medium level.

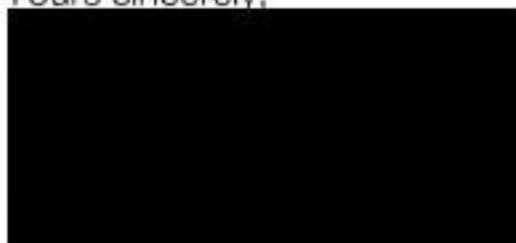
The officer's response refers to the adjacent approved development and to the appeal inspector's conclusions in relations to character areas CA1, historic core and CA5 Old Manor Farm, and confirmed his conclusions that there was no potential for effects on listed buildings. In relation to the current application, the description notes that the site *"is bounded on two sides by transport infrastructure and has a small industrial estate located to the north, separating it from Lower Road."* It is therefore notably different from the land to the east.

The description of effects on CA5 Old Manor Farm largely follows that given by the appeal inspector for the site to the east, harm resulting from the loss of part of the former farm landholding, reduced detachment from the village and the changes to views from Lower Road and of and from the former farmstead looking south and west.

A number of comments are made in relation to the illustrative layout included in the outline application, which is described as *"tighter-knit"* and more urbanised than the approved site. The officer considers this *"does not reflect the rural character of the setting"*, though she notes the high level of open space provided, and that views are constrained by the industrial site to the north. It is stated that *"further consideration could be given to the design layout going forward, which reflects a more rural character, akin to that already approved."* There are also more general comments on the need for use of high quality, appropriate materials as part of any reserved matters application.

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

Yours sincerely,



John Trehy BA MCifA
Technical Director – Heritage

