



Historic England

SOUTH EAST OFFICE

Mr David Eaves

Direct Dial: 01483 252017

Havant Borough Council

Civic Offices

Our ref: P00552390

Civic Centre Road

HAVANT

Hampshire

PO9 2AX

9 February 2017

Dear Mr Eaves

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT ROOK FARM, ST MARYS ROAD, HAYLING ISLAND
Application No. APP/17/00007**

Thank you for your letter of 24 January 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

The Church of St Mary, sited to the north-east of the development site, is a grade II* listed building dating from the 13th Century. The distinctive broach spire is evident in views across the site and currently the church can be appreciated in its rural setting. A low level of harm would be caused to the significance of the church by introducing new development into the views. This is acknowledged in the submitted Heritage Assessment. Unless the local planning authority is satisfied that this harm to a heritage asset is both justified and outweighed by public benefit this proposal would not



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meet the requirements of the National Planning Policy Framework.

Historic England Advice

I have considered the submitted information including the Heritage and Archaeology Assessment dated December 2016 by Pegasus Group. My remit is to consider the impact this proposal may have on the significance of the Church of St.Mary which is a grade II* listed building.

The church dates from the 13th century and was restored in the Victorian period. The importance of the church as a historic place of worship is very evident on visiting the church. However, although the churchyard is largely enclosed by mature planting the distinctive broach spire of the church can be seen across the landscape, and from the development site. In this regard the Heritage Assessment rightly identifies the development as being within the setting of the church. The ability to appreciate the church in its traditional rural setting, through the views across the fields makes a modest contribution to the significance of the church.

The Heritage Assessment gives a thorough consideration to the setting of the church and the impact this development might have. I agree that by partially obscuring views of the church in the landscape by the introduction of new development into views from public footpaths a low level of harm is caused to the significance of the church. It is acknowledged that some views are retained and that a view corridor through the development would be created.

Paragraph 132 of the NPPF requires that any harm be justified and then paragraph 134 adds that harm must be outweighed by public benefit. Therefore the onus is on you as the local planning authority to rigorously test the necessity of any harmful works and be convinced that the harm is outweighed by public benefits.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be



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addressed in order for the application to meet the requirements of paragraphs 132 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely


Marion Brinton

Inspector of Historic Buildings and Areas

E-mail: marion.brinton@HistoricEngland.org.uk

cc:



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