

Bidbury Mead Friends
45 Penhurst Road, Havant. PO9 3NX.

As from: 24 Lodge Road
Havant
PO9 3LL

26th March 2017

FAO David Eaves
Planning Service
Havant BC
The Plaza
Civic Centre Way
Havant
PO9 2AX

Dear Mr Eaves,

Applications APP/17/00223 & APP/17/00224 Manor House, Edwards Gardens, Havant PO9 3JJ.

I write on behalf of Bidbury Mead Friends (BMF) a non-profit making environmental body whose object is *"The provision, maintenance or improvement of Bidbury Mead...for the protection and enhancement of the environment and the benefit of its users."*

These applications about the boundary of Bidbury Mead and the historic boundary wall of the Manor House provides a conspicuous reminder of the centuries old relationship between the Manor House and the Mead (formerly Meadow), which extends eastwards to the ancient sunken Kingscroft Lane. Users of the Turnpike will have looked across to the Manor House as they made their way through Bedhampton. The views work both ways and occupiers of the Manor House look eastwards over the open views that still remain today; a feature of the listed building that will be blocked by the proposed development.

The location of the public car park, toilets and the pavilion mean that a large proportion of users of Bidbury Mead are brought to this arrival and departure point and will be aware of this relationship. They see a mediaeval wall with fascinating arched doorway protecting a substantial historic house set and glimpsed within its grounds. This provides a conspicuous reminder of the historic nature of Bidbury Mead and Old Bedhampton and adds to the quality of the environmental experience of users.

Visitors are able to appreciate the setting of the Manor House and the space remaining around it. A generous plot for a significant dwelling: each component worthy of the other. Interpretation Boards placed within the park by BMF encourage visitors to see the park as a stepping off point to enjoy the

heritage assets of the village and the Manor House provides an immediate point of reference.

In recent decades residents have been able to appreciate the setting of house and garden close at hand by attending the annual garden party held in the Manor House garden. As a place of gathering in the heart of the village, this has meant that the Manor House has provided both a visual and social heritage asset appreciated by many generations.

Subject to the actions and attitude of the owner and the retention of the building in its present setting, over time, future generations of resident families and friends in the area may again enjoy similar memorable experiences of this heritage asset.

The siting of this proposal obstructs and severs the relationship between the Manor House and Bidbury Mead and moreover between the Manor House and its ancient curtilage. For this reason alone it is detrimental to the setting of the listed building.

Much is made in the application of the previous developments in Edwards Gardens within the former boundaries of the Manor House. These pre-date Chapter 69 of Civic Amenities Act 1967 which gave local authorities the power to designate Conservation Areas in response to the impact of encroaching developments of this type.

Tall Trees in Edwards Gardens is singled out for mention as having broken the connection between the church and the Manor House. But the church is not the sole focal or viewing point for the appreciation of the contents of the Conservation Area, which can be best enjoyed by walking around the village.

In all the cases where development has taken place in what was former Manor House grounds none of it has detrimentally affected the principle front and rear elevations of the house. This proposal will do irreparable harm to this relationship and little, if any, weight should be attached to earlier intrusive developments.

You will know that the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to preserve or enhance the character or appearance of such places. BMF call upon the local planning authority to preserve the setting of the listed building and the character and appearance of this place and refuse both planning and listed building consent.



R Tate, FRTPI (rtd)

OBO Bidbury Mead Friends.