



Historic England

Mr David Eaves
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HAVANT
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Direct Dial: 07717 505872

Our ref: P01453617

17 December 2025

Dear Mr Eaves

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

**ROOK FARM, LAND OFF ST MARYS ROAD, HAYLING ISLAND
Application No. APP/21/01434**

Thank you for your letter of 25 January 2022 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.

Historic England Advice

Significance

The Church of St Mary, sited to the north-east of the development site, is a grade II* listed building. St Mary's, dating from the 13th Century, was restored in 1869 but maintains a predominantly medieval appearance.

The importance of the church as an historic place of worship, the spire of which is a recognisable and prominent local landmark within an essentially flat landscape, is evident. In this regard the ability to appreciate the church in its traditional rural setting through views across the fields contributes to its significance.

Impact

A low level of less than substantial harm would be caused to the significance of the church by a change to its setting through the introduction of new development. This is recognised in the submitted Heritage Statement.

Impact on views towards the church could be mitigated to a degree through the provision of a landscape buffer along the northern part of the site and the creation of a



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view corridor through the southwestern part of the site. It is not possible to determine the extent to which this harm could be mitigated as part of this outline application.

Should your Authority be minded to approve planning permission it will be necessary to ensure that the importance of the view corridors to the acceptability of proposals is made clear, and that that mitigation can be satisfactorily secured through any reserved matters application.

Policy

Paragraph 213 of the NPPF requires that any harm to or loss of significance of a designated heritage asset, including from development within its setting, requires clear and convincing justification. Paragraph 215 requires that where that harm would be less than substantial it should be weighed against the public benefits of the proposal.

Therefore the onus is on you as the Local Planning Authority to rigorously test whether the harm identified would be outweighed by any public benefits of the proposals.

Position

It is for the Local Planning Authority to be satisfied that any harm to the setting of a heritage asset has clear and convincing justification and is outweighed by any public benefits of proposals in line with paragraphs 213 and 215 of the NPPF.

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 addressed in order for the application to meet the requirements of paragraphs 213 and 215 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.



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Yours sincerely

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