

10.0 Cultural Heritage

10.1 Introduction

This chapter of the ES has been prepared by Stantec and assesses the likely significant effects of the Development on the environment in respect of cultural heritage. It is supported by a Historic Environment Desk-Based Assessment ('HEDBA') (*Appendix 10.1*) which should be read in conjunction with this Chapter..

This chapter is intended to be read as part of the wider ES, with particular reference to *Chapter 8 Landscape and Visual Effects* and the accompanying HEDBA (*Appendix 10.1*). The HEDBA sets out all likely effects (significant and non-significant) on Cultural Heritage receptors arising from the Development.

10.2 Scoping, Consultation and Overview of Potential Effects

This chapter reports the outcome of the assessment of likely significant effects arising from the proposed development upon Cultural Heritage receptors.

The scoping process, consultation details and summary of effects is given within the Historic Environment Desk-Based Assessment in *Appendix 10.1*.

10.3 Assessment Methodology

10.3.1 Legislation, policy and guidance

The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act 1979;
- Planning (Listed Buildings and Conservation Areas) Act 1990¹, which provides specific protection for buildings and areas of special architectural or historic interest;
- Historic Buildings and Ancient Monuments Act 1953², which makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields); and
- Planning and Compulsory Purchase Act 2004.

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979. This statutory protection extends to direct works only. The setting of Scheduled Monuments is protected through local and national planning policy.

¹ Planning (Listed Buildings and Conservation Areas) Act (1990) <https://www.legislation.gov.uk/ukpga/1990/9/contents> Accessed May 2025

² Historic Buildings and Ancient Monuments Act (1953) <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents> Accessed May 2025

Listed Buildings and Conservation Areas are afforded statutory protection under the provisions on the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires the decision maker to have special regard to the desirability of preserving the heritage significance of the listed buildings and any contribution made by their setting when exercising their planning functions. Section 72 requires that the decision maker must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The setting of conservation area is protected through local and national planning policy.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires application for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National and local planning policy frameworks and associated guidance can further aid the heritage assessment mythology. These include:

- NPPF³;
- PPG: Historic environment⁴; and
- Havant Local Plan⁵.

Sector guidance documents relevant to the EIA include:

- IEMA's Principles of Cultural Heritage Impact Assessment⁶;
- Conservation Principles: Policies and guidance for the sustainable management of the historic environment⁷;
- Historic Environment Good Practice Advice in Planning 2 – Managing Significance in Decision Taking in the Historic Environment⁸;
- Historic Environment Good Practice in Planning Note 3 – The Setting of Heritage Assets⁹;

³ MHCLG (2024) National Planning Policy Framework (NPPF) - Section 16: Conserving and Enhancing the Historic Environment <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> Accessed May 2025

⁴ MHGLG (2024) Planning Practice Guidance: Historic environment <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> Accessed May 2025

⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan> Accessed May 2025

⁶ IEMA (2021) IEMA's Principles of Cultural Heritage Impact Assessment https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf Accessed May 2025

⁷ English Heritage (2008) Conservation Principles: Policies and guidance for the sustainable management of the historic environment <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> Accessed May 2025

⁸ Historic England (2015) Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision Taking in the Historic Environment <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> Accessed May 2025

- Historic England Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets¹⁰;
- Historic England Advice Note 17: Planning and Archaeology¹¹; and
- Chartered Institute for Archaeologists ('CIfA') Standard and Guidance for Historic Environment Desk-based Assessment¹².

The NPPF is primarily used to guide the creation of local plans and the granting of developments under the Town and Country Planning Act 1990.

For the purposes of this EIA, the Applicant is required to assess the significance of the different magnitudes of impact resulting from the Development, the Development impacts have to be weighed against the 'value' of each cultural heritage receptor (its sensitivity in EIA terms).

The PPG provides the following interpretation of archaeological, architectural, artistic, or historic interest which guides the assessment of 'significance' of a cultural heritage 'asset' in NPPF terms:

- 'Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'
- 'Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.'
- 'Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

The contribution the setting makes to the report is also a consideration in the assessment. 'Setting' is defined in Annex 2 of the NPPF as:

⁹ Historic England (2019) Historic England Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance> Accessed May 2025

¹⁰ Historic England (2019) Historic England Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance> Accessed May 2025

¹¹ Historic England 2022 Planning and Archaeology: Historic England Advice Note 17 (HEAN 17). Swindon. Historic England. <https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/heag314-planning-archaeology/> Accessed May 2025

¹² Chartered Institute for Archaeologists (CIfA) (2020) Standard and Guidance for Historic Environment Desk-based Assessment. Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf Accessed May 2025

- 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

10.3.2 Methodology

For the purposes of this ES Chapter, standard EIA terminology has been used in place of the NPPF terminology. The term 'heritage receptor' is therefore used in lieu of 'heritage asset' and 'sensitivity' in lieu of 'significance'

The application of the EIA methodology relies on professional judgement to establish the sensitivity/value of a receptor and the magnitude of impact.

This section sets out the proposed approach and methodology for undertaking an assessment of the likely significant effects of the Development on known or potential below ground heritage receptors (archaeological remains) and above ground heritage receptors (buildings, structures, and landscapes of heritage value).

The thresholds for 'significant effects' on heritage receptors are determined by considering the sensitivity / value of receptors alongside the magnitude of impact that will be experienced. Effects that are graded as being substantial or moderate are considered significant with respect to the EIA Regulations. Effects that are graded as minor, negligible or constitute effects that are not considered significant (along with 'no change' effects).

The sensitivity / value of a heritage receptor is determined by its designated status and desk-based research to inform a professional judgement in relation to its heritage interest, accounting for the likely nature, date, extent, survival, condition, rarity, and group value along with an assessment of the contribution its setting makes to this value.

The assessment of setting has been undertaken with reference to the assessment steps set out in Historic England's guidance document GPAP3 'The Setting of Heritage Assets'.

The following sources of information have been consulted to inform this ES Chapter:

- The HEDBA for the Site (*Appendix 10.1*);
- Local Historic Environment Record (*Appendix 10.1*);
- Historic England's National Heritage List for England ('NHLE') ;
- Regional, borough, district or local landscape character assessments and relevant supplementary design or planning guidance (SPD or SPG);
- Relevant Conservation Area appraisals;
- NPPF;
- Google Earth Pro for aerial photography; and
- www.magic.defra.gov.uk for an initial review of statutory and non-statutory designations.

The scope of this assessment includes the following designated and non-designated heritage receptors:

- **Designated heritage receptors:**

- World Heritage Sites;
- Scheduled monuments;
- Listed buildings (listed as grades I, II and II*);
- Registered Parks and Gardens; and
- Conservation areas.

- **Non-designated heritage receptors may include:**

- Locally listed buildings, buildings of local merit;
- Monuments listed in the HER; and
- Potential Below Ground Heritage Receptors (Archaeological Remains).

There are no published guidelines offering a general methodology for the preparation of the assessment of likely significant effects on cultural heritage from development under the EIA Regulations. The International Council on Monuments and Sites (ICOMOS) issued guidance on Heritage Impact Assessments for Cultural World Heritage Properties in 2011. Although specifically addressing World Heritage Sites and development impacts on their Outstanding Universal Value, the document provides a useful approach to the assessment and evaluation of impacts. This guidance was updated in 2022, and it no longer provides a matrix for assessment.

As such it is proposed that the methodology that will be adopted in the ES Chapter for assessing predicted impacts and effects upon the heritage receptors will follow the guidance provided in the Highways Agency's (DfT 2007) Design Manual for Roads and Bridges (DMRB). This methodology was designed for the assessment of impacts and effects resulting from road construction, but it is also a useful approach to the assessment of other development schemes. The original DMRB methodology was developed in consultation with the key historic environment stakeholders in the UK, including English Heritage (now Historic England), Historic Scotland (now Historic Environment Scotland), Cadw, The Environment and Heritage Service of Northern Ireland, and the Institute for Archaeologists (now the CIfA).

10.3.3 Study Area

An initial Study Area comprising the land within the Site and a 1km (Study Area) buffer from the Site boundary will be used to assess the potential impact for non-designated heritage receptors (consisting of receptors of archaeological interest and locally listed buildings). This is considered an appropriate and proportionate Study Area in response to the scale and nature of the proposed development, the Site, and its surroundings and the local interest of such receptors, as is consistent with best practice guidance set out within Historic England Advice Note 3: The Setting of Heritage Assets (2017) (HEAN3).

Potential Below Ground Heritage Receptors (Archaeological Remains)' will only be affected where they exist within the Site itself rather than within the wider Study Area.

10.3.4 Site Visit

The Site and surrounding area were visited in 2022 and again in 2024 to undertake the historic environment assessment, and to collect the photographic record of the baseline (further site visits have been undertaken by the landscape consultants).

10.3.5 Criteria for Establishing Sensitivity / Value of Heritage Receptors

The methodology for appraising sensitivity / value is an exercise of professional judgement informed by the guidance detailed in previous sections and evidence base comprising desk-top research of primary and secondary source material together with the visit to the Site and the surrounding area.

Heritage receptors can include above and below ground archaeological remains, historic buildings / built environment, and / or historic landscapes, and useful criteria are provided in the DMRB for establishing a 'value' for each of these receptors. It is acknowledged that this guidance is from 2007 but nevertheless provides a useful framework to assess heritage receptors. Each heritage receptor is ascribed a value in accordance with a four-point scale as shown in *Table 10.1* below.

Table 10.1 - Framework for Establishing sensitivity/value of Heritage Receptors	
Sensitivity / Value	Receptor Categories
High	Remains of inscribed international value, such as world heritage sites; Grade I and grade II* listed buildings; Grade I and grade II* registered parks and gardens; Scheduled monuments; Registered battlefields; Conservation areas containing important buildings; and Undesignated archaeological receptors of clear national or international value.
Medium	Grade II listed buildings; Conservation areas; Grade II registered parks and gardens; Undesignated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the designation criteria; and Designated or undesignated archaeological remains or sites that have regional interest.
Low	Locally listed buildings as recorded on a local authority list; Non-designated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the local listing criteria; and Archaeological remains of limited value but with a potential to have interest at a local level.
Very low	Buildings, monuments, sites, or landscapes identified as being of negligible or no historic, evidential, aesthetic, or communal interest; and Archaeological resources that have little or no surviving archaeological interest.

10.3.6 Criteria for Establishing Magnitude of Impact

An impact can be characterised in terms of timing, scale, duration, and reversibility. These can be described as short, medium, or long-term, permanent, or temporary and can be adverse or beneficial.

A direct impact on a heritage receptor is likely to result from changes to the physical fabric of the receptor. An indirect impact is likely to result from changes to the receptor's setting. In considering the potential magnitude of an impact, a professional judgement has been made about the receptor's susceptibility to change as a result of the Development. *Table 10.2* below sets out criteria that has been used to determine the magnitude of an impact, which can vary from 'major' to 'no change'.

Table 10.2 - Criteria for Establishing Magnitude of Impact	
Magnitude of Impact	Criteria for Assessing Impact
Major	Change such that the value of the receptors is totally altered or destroyed; Changes to most or all key archaeological elements, such that the resource is totally altered; and Comprehensive changes to setting (where this affects the value of the receptors).
Moderate	Changes to many key archaeological elements, such that the resource is clearly modified; Change to the fabric of the receptors, such that it is significantly modified; and Change to the setting such that it is significantly modified.
Minor	Change to the receptors, such that the receptors are slightly different; Slight changes to setting (where this affects the value of the receptors); and Changes to key archaeological elements, such that the receptor is slightly altered.
Negligible	Little change to the fabric or setting that would materially harm value, approximating to a 'no change' situation; and Very minor changes to elements or setting (where this affects the value of the receptor).
No Change	No change

10.3.7 Criteria for Determining the Significance of Effect

The assessment to determine the significance of the effect uses a matrix that considers the sensitivity / value of the receptor against the magnitude of impact from the proposed development. The significance of effect is determined by the interaction of the receptor's sensitivity to change and the magnitude of impact (change) (see *Table 10.3*). Effects that are graded as major or moderate are considered 'significant' with respect to the EIA. The direction of the effects can either be **adverse** or **beneficial**. Therefore, the possible effect significance can be one of the following.

- Substantial (adverse or beneficial);
- Moderate (adverse or beneficial);
- Minor (adverse or beneficial); and
- Negligible (adverse or beneficial).

Certain effects will also result in '**no change**' and where relevant this will be stated. The table below has been adapted from the DMRB 'Significance of Effects' matrix to accord with the terminology described above. It is considered that 'significant' effects are those that are

scored as moderate or higher. This illustrates the interaction between impact magnitude and receptor sensitivity / value.

Table 10.3 - Effect Significance Matrix				
	Sensitivity / Importance			
Magnitude	High	Medium	Low	Very Low
Major	Substantial Adverse / Beneficial	Substantial Adverse / Beneficial	Moderate Adverse / Beneficial	Minor Adverse / Beneficial
Moderate	Substantial Adverse / Beneficial	Moderate Adverse / Beneficial	Minor Adverse / Beneficial	Negligible Adverse / Beneficial
Minor	Moderate Adverse / Beneficial	Minor Adverse / Beneficial	Negligible Adverse / Beneficial	Negligible Adverse / Beneficial
Negligible	Minor Adverse / Beneficial	Negligible Adverse / Beneficial	Negligible Adverse / Beneficial	Negligible Adverse / Beneficial
No Change	Neutral	Neutral	Neutral	Neutral

10.3.8 Limitations and Assumptions

The following assumptions and limitations apply to this assessment:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
- The baseline assessment relies on the accuracy of secondary source data. There is always some degree of uncertainty in relation to these sources; and
- During the visit to the Site and surrounding area, weather conditions, the time of day and seasonal factors influenced the visual assessment and photographic record of the environment.

Overall, the existing baseline information is deemed sufficient to enable a broad assessment of environmental impact to be made. It is considered to be sufficient because any surviving unknown below ground receptors are immobile in the environment. In the context of the previous land raising and clean capping, the existing data is considered sufficient for the purposes of EIA. The following section details the heritage receptors located within the Site as well as in the Study Area.

10.4 Baseline Conditions

The HEDBA (*Appendix 10.1*) provides a full baseline of known above ground heritage receptors (structures and landscapes of heritage interest) within the Site and the Study Area as well as the potential for receptors of archaeological interest. *Table 10.4* details the receptors scoped into the assessment.

10.4.1 Scoping

In accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3), built heritage assets, both designated and non-designated, within the wider environs of the Site have been through a scoping exercise. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the

nature, extent and scale of intervening-built form, vegetation and topography between asset and the Site.

The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated and non-designated above ground heritage assets identified within the Study Area which may include the proposed development area as part of their setting.

Buildings and structures included on the Local List are considered to be ‘non-designated heritage assets’ as defined in the PPG. Havant Council has a List of Buildings of Local Interest that includes non-designated heritage assets located within 1000m of the Site. An online search of the Hampshire Historic Environment Record (HER) also identified several entries within 1000m of the Site. Above ground entries with the potential to be impacted have been identified for assessment.

Following the site walkover, the built heritage assets in *Table 10.4*, have been scoped out of this report due to the existing vegetation and built form which surrounds the Site, including residential areas. In addition, no historical or functional connections have been identified between the Site and such assets. As such, it is considered that the land which constitutes the Site does not meaningfully contribute to the setting of these assets and therefore does not contribute to their heritage significance.

Table 10.4 - Designated and non-designated built heritage assets scoped out				
Built Heritage Asset	ID	Grade	Distance to Site	HEDBA reference
Warblington Lodge	1091614	Grade II	555m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
East Leigh House	1091643	Grade II	230m	Intervening landscaping and built form.
Barn (10 yards west of East Leigh farmhouse),	1340184	Grade II	335m	Intervening landscaping and built form.
Warblington lodge cottage with associated service buildings and enclosures,	1091615	Grade II	500m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
10 Southleigh Road	1092107	Grade II	470m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
Denvilles House	1340214	Grade II	780m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
Warblington Secondary School	1459138	Grade II	420m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.

Table 10.4 - Designated and non-designated built heritage assets scoped out				
Built Heritage Asset	ID	Grade	Distance to Site	HEDBA reference
Hollybank House	1249577	Grade II	920m	The early 19 th century house is enclosed by Hollybank Woods to the north and west. This dense woodland negates any intervisibility between the Site and the asset. There is no associative or functional relationship between the asset and the Site.
The Creamery in Grounds of Hollybank House	1092125	Grade II	960m	This garden building has group value with Hollybank House. Both assets are enclosed by Hollybank Woods to the north and west. This dense woodland negates any intervisibility between the Site and the asset. There is no associative or functional relationship between the asset and the Site.
501 Southleigh Road	List of Buildings of Local Interest	Non-designated heritage asset	30m	Flint 19 th century cottages addressing the junction with Horndean Road. The Site holds no associative or functional relationship with the asset. Dense intervening landscaping.
503 Southleigh Road	List of Buildings of Local Interest	Non-designated heritage asset	40m	Flint 19 th century cottages addressing the junction with Horndean Road. The Site holds no associative or functional relationship with the asset. Dense intervening landscaping.

As a result of this sifting process, there are several heritage assets whose significance could potentially be adversely impacted by development. The heritage assets listed below have been identified through desk-top research as having the potential to be affected by the proposed development. Details of the designation entries are provided in full at *Appendix 10.1*.

Table 10.5 - Cultural Heritage Receptors Scoped In			
Receptor	ID	Grade	Distance to Site
Nos. 1 and 2 Eastleigh Road	1091617	Grade II (medium sensitivity)	10m
Southleigh Park Lodge	1263632	Grade II (medium sensitivity)	100m (approx.)
Southleigh Park Clock Tower Building	1303673		
Southleigh Park House (excluding attached 1983 corridor and office building),	1340202		
Woodbine Cottage East Leigh Road	List of Buildings of Local Interest	Non-designated heritage asset (low sensitivity)	Shares a boundary with the Site.
Home Farm Barn	HER ref: 50632	Non-designated heritage asset (low sensitivity)	10m
Agricultural buildings Southleigh Farmstead	HER ref: 42601 HER ref: 42600 HER ref: 42598 HER ref: 42602	Non-designated heritage asset (low sensitivity)	On Site

There are no designated heritage assets within the Site. However, there are Listed Buildings and Locally Listed Buildings within the immediate surrounding area. The heritage receptors that have been scoped into this chapter are those that have been identified through the technical assessment as having potential to experience likely significant effects resulting from the proposed development.

10.4.2 Future Baseline

With regard to built heritage receptors, if the proposed development were not implemented then there would be no changes to the settings or sensitivity of the identified built heritage receptors. There would, however, likely be wider effects arising from local consented and forthcoming development sites. No changes to the sensitivity of archaeological receptors and historic landscape would occur if the proposed development were not implemented.

10.5 Embedded and Standard Mitigation Measures

10.5.1 Embedded Mitigation Measures

Embedded mitigation measures are part of an iterative EIA process and so the measures proposed will be developed through further consultation and review. Mitigation of adverse impacts and effects (primarily on the setting of heritage receptors) will include areas of green infrastructure, careful consideration of the positioning of land use areas and associated infrastructure in relation to topography and the existing built form, and the use of appropriate landscape screening. The embedded mitigation measures which are relevant to the occupation phase include:

- Retention of historic Southleigh Park to the south of Southleigh Park House, Lodge and Clock Tower
- Height parameters of the built form will be predominantly no greater than 3-storeys. 4-storey elements will only be present at key centres of activity within the Proposed Development.
- The relative visual enclosure of the local landscape will reduce the visual prominence of the proposed built form.
- The retention of the majority of existing hedgerow boundaries, woodland belts and small woodlands within the Site, will help to contain the proposed built form and assist its assimilation into the landscape as well as softening views of the Proposed Development (particularly in near views from adjacent roadways).
- The retained open space will provide open relief within the context of the development and a positive visual foreground to the proposed built form.

10.5.2 Standard Mitigation Measures

Construction Phase

A Construction Environmental Management Plan (CEMP) will be implemented and this will include measures during the construction phase to avoid or reduce impacts on the setting of the heritage receptors. A Framework CEMP is included in *Appendix 4.1*, which includes proposed mitigation measures to be implemented during the construction phase.

Occupation Phase

The use of landscaping as visual screening, and the sensitive design and positioning of elements of the proposed development at reserved matters stage are potential mitigation measures that would reduce the magnitude of impact on the receptor.

10.6 Assessment of Environmental Impacts

The assessment of likely significant effects has been carried out by assessing the parameters outlined in *Chapter 4*, as well as assessing maximum flexibility for development components that are set out in the Parameter Plans

All effects arising from the proposed development on the identified heritage receptors will be acknowledged within the HEDBA (*Appendix 10.1*). The HEDBA established the heritage sensitivity/value of the receptors, as well as any contribution made by their setting. The following section provides a summary of the potential significant effects (in EIA terms) and impacts on the heritage receptors at this stage of the assessment process.

The proposed development has the potential to have significant effects on the identified heritage receptors. However, the proposed development would not result in any physical impact or change to the identified designated heritage receptors and therefore, there would be no direct physical impacts during the operational phase. Any impacts would be indirect, arising through a change to the landscape setting of the receptors identified.

Therefore, the proposed development has the potential to indirectly impact upon the setting of the heritage receptors within the wider study area. Due to the landscape character of the

study area, combined with topography, intervening vegetation, existing landscape features, and in some instances the distance from the Site, the majority of the designated heritage receptors are unlikely to experience any change to their value as a result of the proposed development (and have therefore been scoped out).

Within the study area, those heritage receptors identified as being sensitive to change within their setting and with the greatest potential to be affected by the Proposed Development are considered in turn below, together with the specific design objectives that will be important in mitigating the potential for significant adverse effects.

10.6.1 Construction Phase

This section describes the likely construction phase effects of the proposed development against the baseline position, prior to the implementation of additional mitigation measures.

Nos. 1 and 2 Eastleigh Road (Grade II Listed)

The receptor is to be retained and there will be no direct impact on the fabric of the listed building. There is potential for indirect impact through noise, dust and the location of construction machinery within proximity of the listed building (i.e. its setting). This would give rise to a moderate magnitude of impact to a receptor of medium sensitivity which equates to a **moderate adverse** significance of effect. This is due to the change in its wider rural landscape setting.

Southleigh Park House, Lodge and Clock Tower (Grade II Listed)

The receptor is to be retained. There is potential for indirect impact through noise, dust and the location of construction machinery within proximity of the listed building. This would give rise to a negligible magnitude of impact to a receptor of medium sensitivity which equates to a **negligible adverse** significance of effect.

Woodbine Cottage East Leigh Road (Locally Listed)

The receptor is to be retained and there will be no direct impact on the fabric of the listed building. There is potential for indirect impact through noise, dust and the location of construction machinery within proximity of the building (i.e. its setting). This would give rise to a moderate magnitude of impact to a receptor of low sensitivity which equates to a **minor adverse** significance of effect. This is due to the change in its wider rural landscape setting.

Home Farm Barn (HER Evidence)

The receptor is to be retained and there will be no direct impact on the fabric of the listed building. There is potential for indirect impact through noise, dust and the location of construction machinery within proximity of the building (i.e. its setting). This would give rise to a minor magnitude of impact to a receptor of low sensitivity which equates to a **negligible adverse** significance of effect. This is due to the change in its wider rural landscape setting.

Southleigh Farmstead

The receptor is to be retained and converted. There is potential for indirect impact through noise, dust and the location of construction machinery within proximity if the farmstead buildings. This would give rise to a moderate magnitude of impact to a receptor of low sensitivity which equates to a **negligible adverse** significance of effect.

Archaeological Resource (Below Ground Receptors)

There is potential for these receptors to be impacted during the construction of the Development (where they survive). Construction effects have been identified using professional judgement and considering the type and likely scale and duration of construction activity likely to affect the setting of heritage receptors.

Works during the construction phase of the proposed development with the potential to impact upon below ground archaeological remains include the following:

- The creation of site compounds, temporary access roads, the installation of temporary services;
- Land-forming / excavation associated with the proposed development;
- The cutting of other related foundations and services, and
- The cutting of services.

All effects upon the buried archaeological resource will take place within the construction phase and comprises any intrusive groundworks associated with the proposed development.

All parts of the proposed development where new housing or infrastructure are proposed will require further archaeological assessment once the construction details of each part are fully understood. At this stage, it is only possible to assess the effects of the proposed development in broad terms. Without mitigation measures (such as archaeological excavation and dissemination of information), any element of the proposed development must be considered to remove or disturb the entirety of any archaeological remains within its footprint. As a result, this assessment presents a 'worst case scenario' regarding the likely significance of the effects as it assess all below ground receptors of archaeological interest are removed (i.e. recorded during the programme of archaeological fieldwork).

This would give rise to a major magnitude of impact to a receptor of very low to high sensitivity which equates to a **substantial adverse** significance of effect. These impacts would be permanent in nature.

10.6.2 Occupation Phase

This section describes the occupation phase effects of the proposed development against the baseline position, prior to the implementation of additional mitigation measures.

Nos. 1 and 2 Eastleigh Road (Grade II Listed)

The use of a mitigation screening, and the sensitive design and positioning of elements of the proposed development are potential mitigation measures that would reduce the magnitude of impact on the receptor. Due to the medium sensitivity/value of the receptor and

the potential for mitigation measures, the significance of effect is therefore likely to be a **moderate adverse** effect (due to the 'medium' sensitivity of the receptor and 'moderate' magnitude of impact). This is due to the change in its wider rural landscape setting.

Southleigh Park House, Lodge and Clock Tower (Grade II Listed)

Mitigation measures including the retention and enhancement within the Southleigh Park landscape setting (to the south of the receptor), would facilitate the visual separation of the receptor from the proposed development and provide heritage benefits in the management of the historic parkland. Therefore, this would give rise to a major magnitude of impact to a receptor of medium sensitivity which equates to a **substantial beneficial** significance of effect (due to the improvements to the setting of the receptors).

Woodbine Cottage East Leigh Road (Locally Listed)

The use of a mitigation screening, and the sensitive design and positioning of elements of the Proposed Development are potential mitigation measures that would reduce the magnitude of impact on the receptor. The receptor is to be retained and there will be no direct impact on the fabric of the building. This would give rise to a moderate magnitude of impact to a receptor of low sensitivity which equates to a **minor adverse** significance of effect. This is due to the change in its wider rural landscape setting.

Home Farm Barn (HER Evidence)

The use of a mitigation screening, and the sensitive design and positioning of elements of the Proposed Development are potential mitigation measures that would reduce the magnitude of impact on the receptor. Due to the low sensitivity/value of the receptor and the potential for mitigation measures, the significance of effect is therefore likely to be a **minor adverse effect** (due to the 'low' sensitivity of the receptor and 'moderate' magnitude of impact).

Southleigh Farmstead

The receptor is to be retained and converted. Due to the heritage benefits of enhancement of the farmstead and better revealing its importance through the detailed design process it is judged that the proposed development would give rise to a major of impact to a receptor of low sensitivity which equates to a **moderate beneficial** significance of effect.

Archaeological Resource (Below Ground Receptors)

There will be no operational effect on the archaeological resource (below ground receptors) where these are present, as these will have been recorded within the construction phase archaeological fieldwork. Therefore, there would be **neutral** significance of effect during the occupation phase.

10.7 Additional Mitigation Measures

This section identifies the additional measures required to mitigate the potentially significant effects of the proposed development but not those included in the design.

10.7.1 Construction Phase

Archaeological Resource (Below Ground Receptors)

The proposed development does not incorporate any mitigation by design in regard to below ground heritage receptors of archaeological interest.

It is proposed that a programme of staged archaeological mitigation will take place prior to development within any given part of the Site. 'Mitigation' in this case is used to cover potential Stage 1 archaeological evaluation investigation and any subsequent Stage 2 mitigation (i.e., the programme of archaeological fieldwork which comprises the mitigation measures of potential impacts to archaeological receptors includes preliminary Stage 1 evaluation of the nature and extent of the potential remains on the Site and potential further Stage 2 investigation (should archaeological receptors of interest be found)). The scope and extent of this work will be agreed in discussions with the LPA's Archaeological Advisor and set out in a WSI for each phased development area. Each phased development area may require several types of archaeological investigation depending on the type of development and the significance of the known archaeological resource (for example areas of the Site that have undergone past impacts will not require further work).

This Stage 1 evaluation will involve a programme of site walkover (following site clearance) but may also include intrusive techniques (if deemed necessary). If intrusive evaluation is required, it will be defined by the detailed structural design (at reserved matters stage) and would aim to identify the nature and extent of archaeological remains within the development area to provide sufficient detail to inform the requirement of the second stage of mitigation (along with the scope and extent of the second stage of mitigation). The details of any Stage 2 work will be set out in a supplementary WSI prepared by the Archaeological Contractor and agreed in advance with the LPA's Archaeological Advisor.

All archaeological fieldwork will be monitored by the LPA's Archaeological Advisor to ensure that the works comply with the agreed WSI. The LPA's Archaeological Advisor will also review all reporting on the archaeological fieldwork.

10.7.2 Occupation Phase

No additional mitigation measures are proposed during the occupation phase.

10.8 Residual Effects

This section provides a description of effects following implementation of all mitigation measures.

10.8.1 Construction Phase

Nos. 1 and 2 Eastleigh Road (Grade II Listed)

Construction impacts would be short term and temporary in nature. Given the distance between the Site and the receptor, together with the intervening new built form any impacts of the construction activity would result in a **moderate adverse** temporary significance of effect, which is considered **significant**.

Southleigh Park House, Lodge and Clock Tower (Grade II Listed)

Construction impacts would be short term and temporary in nature. Given the distance between the Site and the receptor, together with the intervening new built form any impacts of the construction activity would result in a **negligible adverse** temporary significance of effect, which is considered **not significant**.

Woodbine Cottage East Leigh Road (Locally Listed)

Construction impacts would be short term and temporary in nature. Given the distance between the Site and the receptor, together with the intervening new built form any impacts of the construction activity would result in a **minor adverse** temporary significance of effect, which is considered **not significant**.

Home Farm Barn (HER Evidence)

Construction impacts would be short term and temporary in nature. Given the distance between the Site and the receptor, together with the intervening new built form any impacts of the construction activity would result in a **negligible adverse** temporary significance of effect, which is considered **not significant**.

Southleigh Farmstead

Construction impacts would be short term and temporary in nature. Given the distance between the Site and the receptor, together with the intervening new built form any impacts of the construction activity would result in a **negligible adverse** temporary significance of effect, which is considered **not significant**.

Archaeological Resource (Below Ground Receptors)

It is considered that the residual effect produced by the implementation of the proposed mitigation measures may vary from a permanent minor beneficial (not significant) to a permanent **substantial beneficial (significant)**, relating to potential finds of prehistoric to post medieval and modern date. This is dependent upon the results of the archaeological fieldwork and the input of the results of the works into relevant research strategies and objectives.

10.8.2 Occupation Phase

Nos. 1 and 2 Eastleigh Road (Grade II Listed)

Impacts will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the receptor. Taking this into account it is judged that this new built form will result in a distinct separation and visual change between the receptor and the Site. Given the distance between the Site and the receptor, together with the intervening new built form, impacts of the proposed development once built and occupied, would result in a **moderate adverse** permanent significance of effect, which is considered **significant**.

Southleigh Park House, Lodge and Clock Tower (Grade II Listed)

The operational impacts of the Development will arise from the presence of new built form, access, infrastructure, and landscaping. However, given the distance between the Site and the receptor, together with the retention and enhancement within the Southleigh Park, impacts of the proposed development once built and occupied, would result in a **substantial beneficial** permanent significance of effect, which is considered **significant**.

Woodbine Cottage East Leigh Road (Locally Listed)

The operational impacts of the Development will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the receptor. Taking this into account it is judged that this new built form will result in a distinct separation and visual change between the receptor and the Site. Given the distance between the Site and the receptor, together with the intervening new built form, impacts of the proposed development once built and occupied, would result in a **minor adverse** permanent significance of effect, which is considered **not significant**.

Home Farm Barn (HER Evidence)

The operational impacts of the Development will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the receptor. Taking this into account it is judged that this new built form will result in a distinct separation and visual change between the receptor and the Site. Given the distance between the Site and the receptor, together with the intervening new built form, impacts of the proposed development once built and occupied, would result in a **minor adverse** permanent significance of effect, which is considered **not significant**.

Southleigh Farmstead

The operational impacts of the Development will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the wider setting of the receptor. However, the receptor is to be retained and converted. Due to the heritage benefits of enhancement of the farmstead and better revealing its importance through the detailed design process, the impacts of the proposed development once built and occupied, would result in a **moderate beneficial** permanent significance of effect, which is considered **significant**.

Archaeological Resource (Below Ground Receptors)

There will be no effects on archaeology following construction as all remains will have been recorded through the staged programme of mitigation during the construction phase. Therefore, this would result in a **neutral** significance of effect, which is considered **not significant**.

10.9 Cumulative Impact Assessment

Cumulative schemes considered include the extent of the proposed allocation as well as the following relevant planning applications in the Site vicinity:

- APP/21/01451: Southleigh Park House - Outline Application- for the demolition of the 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works at Southleigh Park House, Eastleigh Road, Havant.

Reference has been made to the relevant masterplan drawings to broad principles.

The planning applications for the residential development of Southleigh Park House would comprise an appropriate reuse of the buildings and in conjunction with the retained historic parkland would continue to result in a beneficial effect.

10.10 Summary

As noted in the HEDBA, the Site comprises three parcels. The northeast parcel that contains the largely unaltered, designed 19th century landscape associated with the Grade II Listed Southleigh House (and associated buildings) forms the part of the Site that is most sensitive to change. As only one of several status country houses that retain its former parkland setting in the locality, the parkland within the northeast parcel is integral to the significance of Southleigh House. Views across the parkland from Southleigh House and the existing designed landscape, contribute to the significance of the assets.

The contribution of the parkland and surrounding landscaping to the significance of the asset was noted by the Havant Borough conservation officer in their response to planning application ref. APP/17/00863. The officer considered the following areas to be of historic significance for Southleigh House: *“The southern aspect from the main house is particularly significant as it allows for appreciation and outlook on what would have been the former Parkland. The house was also built on the elevated position for views south towards the sea”*; and *“Surrounding landscape and trees”*.

The improving of the parkland in the masterplan presents a noted heritage benefit, better revealing the character and historic associations of the parkland with the assets, contribution to the significance of the Grade II Listed Southleigh House (and associated buildings).

The other parcels to the south and northwest contribute to the rural setting of the heritage assets Nos. 1 and 2 Eastleigh Road (Grade II Listed) and the Southleigh Farm buildings. The significance of these assets is more closely related to their immediate settings and therefore the sensitivity of the adjoining parcels to change is much lower than the northeast parcel.

Southleigh Farm has been identified within the HER but is not included in List of Buildings of Local Interest. An initial assessment indicates that they have significance by way of their scale, traditional construction and as a coherent group that represents a traditional farmstead. The open parcel that lies between the Southleigh Farm assets and Southleigh Road enables the significance of the assets to be appreciated from Southleigh Road.

The upper elements of the Grade II Listed Nos. 1 and 2 Eastleigh Road can be seen across the open field parcel to the west. As the open fields contributes to the rural setting of the asset, an open space buffer has been provided to the west of the asset, so that its rural origins remain legible in the landscape. As this buffer to the north and west of the East Leigh settlement would also allow the identity of East Leigh as a small historic settlement to be retained and assist in reducing any potential impact on the setting of Woodbine Cottage. Some form of landscaping and setback of built form on the east side of Eastleigh Road, as

shown in the Masterplan also assists in retaining separation of built form and the identity of the settlement of East Leigh.

Regarding archaeological considerations, it is proposed that a geophysical survey is targeted in areas of higher archaeological potential once a design freeze has been agreed. Following this the local authority may require a preliminary archaeological trial trench evaluation of the site (in areas of identified archaeological potential).