

Havant Borough Council
Heritage Consultation Response

Date – 2/9/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00332

Site Address – Padnell Grange, Padnell Road, Waterlooville

Proposal

Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.

Heritage Assets Affected

The application site contains Padnell Grange and the associated nineteenth-century barn. Whilst neither asset is designated, both are considered to be non-designated heritage assets due to their historic association with the former farmstead and their contribution to the understanding of the site's historic development. The application proposes the demolition of both buildings as part of the comprehensive redevelopment of the site.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

National Planning Policy Framework (revised August 2026)

Relevant policy considerations also include Chapter 20 of the National Planning Policy Framework (2026), particularly policies HE4 (Securing the conservation of heritage assets), HE5 (Assessing effects on heritage assets) and HE7 (Decisions on non-designated heritage assets).

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan (2014))

Policies CS11.4 and CS16 of the Core Strategy and Policy DM20 of the Havant Borough Allocations Plan are relevant to this application.

Assessment

Significance

Padnell Grange originated as a mid-nineteenth century farmhouse which formed part of the wider Padnell farmstead. Although substantially altered during the twentieth century, including extensions and remodelling of the principal elevation, the building retains evidential value as part of the historic development of the site and contributes to the understanding of the former farmstead complex. Its heritage significance is, however, limited by the extent of alteration and loss of historic fabric.

The nineteenth-century barn is the most legible surviving agricultural building within the former farmstead. Despite its deteriorated condition and loss of some fabric, it retains evidential, historic and group value as a surviving component of the agricultural complex. The significance of the barn derives

principally from its historic timber frame and its contribution to the understanding of the historic evolution of the site.

Overall, whilst neither asset is of more than local significance, both are considered to possess sufficient heritage interest to be regarded as non-designated heritage assets.

Impact of the proposed development

The proposal would result in the complete demolition of Padnell Grange and the associated nineteenth-century barn and therefore harm through the total loss of these non-designated heritage assets. However, the submitted Design and Access Statement demonstrates that the historic character and evolution of the site have informed the design process. The existing site is characterised by a hierarchy comprising the principal Padnell Grange building set within an almost parkland landscape, together with a collection of former agricultural outbuildings to the south. The proposed layout seeks to respond to this arrangement through the retention of a focal building within a landscaped setting and the creation of distinct character areas which reference the former farmstead

The proposed focal building has been deliberately designed to draw influence from Padnell Grange. The Design and Access Statement identifies the key characteristics of the existing building as including its symmetrical composition, central emphasis, 'Georgian' proportions and formal architectural expression. These features have informed the design of the replacement apartment building, which occupies a prominent position within the development and is intended to act as a modern interpretation of the former principal dwelling. The layout also retains the concept of a building set within a parkland landscape, reflecting the historic relationship between Padnell Grange and its surrounding grounds.

In addition, the proposed character areas seek to reference the former hierarchy of the site. The focal building is distinguished through the use of buff brickwork and formal architectural detailing, whilst other areas of development incorporate weatherboarding, brickwork and building forms intended to reflect the agricultural character of the former outbuildings and farmyard complex. The arrangement of development around a central landscaped space, together with the retention of mature trees and a strong landscape framework, assists in maintaining a degree of legibility of the site's historic evolution.

Whilst redevelopment will inevitably result in the loss of the existing heritage assets and the erosion of elements of the site's historic character, it is considered that the scheme has made reasonable efforts to acknowledge and interpret the significance of the former farmstead through its layout, hierarchy, architecture and material palette.

Conclusion

In accordance with NPPF Policies HE4, HE5 and HE7, a balanced judgement has been applied having regard to the significance of the non-designated heritage assets and the scale of harm arising from their loss. The proposal would result in harm through the demolition of Padnell Grange and the nineteenth-century barn. However, the significance of the assets is relatively modest, the applicant has demonstrated that options for retention have been explored, and the submitted scheme has sought to incorporate and interpret key characteristics of the historic site within the proposed development. Therefore on balance, no objection is raised on heritage grounds.

Notwithstanding this conclusion, Padnell Grange and the associated nineteenth-century barn retain evidential and historic value as components of the former farmstead complex. It is therefore recommended that a programme of historic building recording, comprising Historic England Level 3 record of the nineteenth-century barn and a Historic England Level 2 record of Padnell Grange farmhouse, is secured by condition prior to demolition. The recording should be completed in accordance with an approved Written Scheme of Investigation, with the resulting record deposited with the Hampshire Historic Environment Record in order to preserve a permanent record of the site's historic development and significance.

NO OBJECTION subject to the following condition:

No demolition of Padnell Grange, nor the nineteenth-century barn hereby approved shall commence until a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority.

The recording shall be undertaken in accordance with a Written Scheme of Investigation and shall comprise, as a minimum, a Historic England Level 2 record of Padnell Grange and a Historic England Level 3 record of the nineteenth-century barn, unless otherwise agreed in writing by the Local Planning Authority.

The approved building recording shall be completed prior to demolition of the buildings, and copies of the final reports shall be submitted to the Local Planning Authority and deposited with the Hampshire Historic Environment Record.

Reason: To ensure that an appropriate record is made of the non-designated heritage assets prior to their demolition, thereby preserving and advancing understanding of the significance of the heritage assets and their contribution to the historic development of the site, in accordance with Policies HE4, HE5 and HE7 of the National Planning Policy Framework.