

Heritage Statement

Land East of Posbrook Lane, Titchfield

On behalf of: Foreman Homes

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Written by: Ignus Froneman B.Arch.Stud ACiFA IHBC

Cogent Heritage Ref: 0014



Cogent Heritage
The Office, Gridiron Building
One St Pancras Square
London
N1C 4AG
www.cogent-heritage.uk

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PART I: Introduction

1. This Heritage Statement has been prepared by Ignus Froneman of Cogent Heritage, on behalf of Foreman Homes and in consultation with Woolf Bond Planning and SLR Consulting. The report assesses the potential effects of the proposed development of land east of Posbrook Lane, at the southern end of the settlement of Titchfield, on heritage assets. The proposed development comprises an outline application for 57 dwellings, with associated landscaping etc.
2. The Heritage Statement should be read alongside the application drawings and all other submitted information.

Heritage assets

3. Listed buildings: The only relevant listed buildings are the grade II* listed buildings at the former farmstead of Great Posbrook Farm: the former farmhouse (Great Posbrook), now converted to three dwellings; and the southern barn. The locations of these are shown as blue triangles on the satellite image below, from Historic England's National Heritage List (**Figure 1**).



Figure 1: Satellite image extract from Historic England's National Heritage List, showing the listed buildings (blue triangles) in the vicinity of the application site (the approximate location of which is highlighted red).

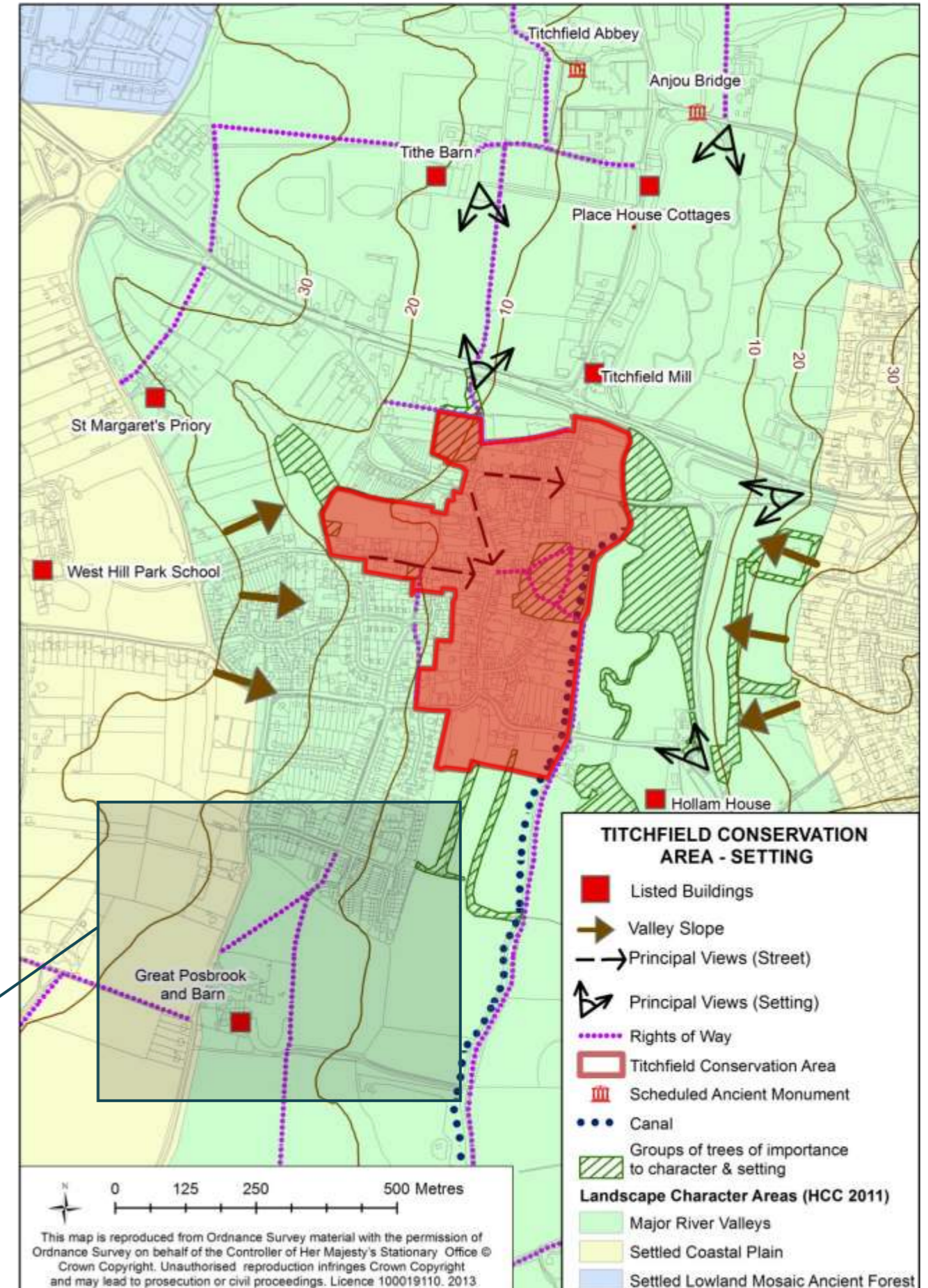


Figure 2: The boundary of the Titchfield Conservation Area (red outline), in its setting, from p.12 of the Titchfield Conservation Area Appraisal & Management Strategy January 2013.

PART I: Introduction

4. Conservation area: The closest conservation area is the Titchfield Conservation Area, the boundary of which can be seen on the map at **Figure 2** on the previous page. The same map also shows the 'principal views' that are identified in the Conservation Area Appraisal & Management Strategy (January 2013) and the relationship of the conservation area with the application site.
5. There are no identified 'principal views' towards, across or taking in the application site. The application site is bordered on the north by a post-war urban development, which separates the historic village core from the countryside, and there is nothing in the views into Titchfield from the south and south-east that can be said to reveal the special character/appearance of the historic village core. Given this intervening suburban development, and the absence of identified principal views taking in the application site, the setting of the conservation area would not be affected by the proposed development. That has been confirmed in a recent appeal relating to a proposed development on a larger parcel of land that overlaps the application site (see below). The conservation area has therefore not been brought forward for detailed assessment in accordance with Step 1 of the assessment process described in Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (GPA 3).
6. Locally listed buildings: The retained unlisted farm buildings at Great Posbrook Farm are locally listed. However, they are not separately assessed here; the assessment is undertaken on the basis that, if the proposed development avoids impacts on the listed buildings, the setting of the locally listed building would equally be preserved.

Purpose, scope and structure of the statement

7. The purpose of this document is essentially twofold. It firstly provides Fareham Borough Council with information about the significance of the listed buildings, and the contribution of the application site to their significance, to accord with paragraph 190 of the National Planning Policy Framework (NPPF). It secondly provides the Council with an assessment of the effects of the proposed development on the significance of these heritage assets, to allow determination of the application, also in accordance with NPPF paragraph 190. The assessment is undertaken to a proportionate degree of detail to enable an understanding of the potential impacts, in accordance with the NPPF.
8. The assessment was informed by work undertaken by the author as evidence presented at a recent public inquiry. Detailed evidence on the listed buildings was prepared and during which their significance and the role of their setting was considered in detail.
9. The remainder of this report is structured into four parts, starting with an overview of the historic background to the farm and the listed buildings at Great Posbrook. The next section then deals with the significance of the listed buildings and the contribution of the application site to their significance. That is followed by an assessment of the potential impacts of the proposed development, and finally a summary of the key conclusions. The relevant legislation and policy is set out at **Appendix 1**.

The recent appeal and the pre-application feedback from Historic England

10. A different scheme, that involved a development that would have wrapped around two sides (north and east) of Great Posbrook was refused, in part because of impacts on the listed buildings at Great Posbrook, and the refusal was appealed (Appeal Ref: APP/A1720/W/18/3199119). The Inspector dismissed the appeal, based on harm to the listed buildings at Great Posbrook (amongst other things). The following points from the Inspector's decision letter are highlighted:
 - i. The wider setting of the farm, within a rural landscape, assists in understanding the scale and status of the land holding, sets the farmstead in an appropriate open rural agricultural setting and separates it from the close by settlement of Titchfield. This contributes to the overall significance of these assets (para 36).
 - ii. The proximity of the settlement of Titchfield and the exposed urban edge already have a negative impact on the wider setting of the heritage assets bringing suburban development close to the farmstead and reducing the wider rural hinterland (para 37).
 - iii. The proposal would result in harm to the setting of the listed buildings by virtue of built development being closer to the buildings and reducing the rural setting of the buildings. It would bring the settlement of Titchfield up to the cluster of buildings and in effect subsume that once separate element into the broader extent of the settlement. This would reduce the connection of the existing farmstead and listed buildings to the rural hinterland and obscure the separation from the nearby settlement. (para 40).
 - iv. The dislocation of the listed buildings at Great Posbrook from the existing built up area is an important and fundamental component of their setting (para 41).
11. The extent of the present application site, and the layout of the present scheme, have been informed by, and developed on the basis of, the Inspector's conclusions; the following points are highlighted:
 - i. The key views of the farmstead are from the south, in which the barn and part of the farmhouse can be seen juxtaposed with the open farmland to the east. The proposed layout would preserve that.
 - ii. The suburban development along the southern edge of Titchfield is visible in these views. There is no landscaping and it presents as harsh edge. It is proposed to create a generous and effective landscape buffer that would replace this harsh edge with landscaping.
 - iii. The proposed development would in effect extend the settlement of Titchfield closer to the listed buildings at Great Posbrook. However, the settlement would remain separated from Great Posbrook. The proposed intervening landscape buffer would avoid any sense of coalescence between the farmstead and the settlement. There would be no sense of the farmstead being incorporated in, or subsumed by the settlement.
 - iv. This ensures the dislocation of the listed buildings at Great Posbrook from the existing built up area, which the Inspector found to be an important and fundamental component of their setting.

PART I: Introduction

12. A very similar proposal (see **Figure 3**) was submitted to Historic England for pre-application advice. The response, dated 21 August 2019 (ref: PA01007003), was largely positive and the following points are noted:
- i. Compared with the appeal scheme, the revised proposals is a much reduced residential development of approximately 60 residential dwellings, which will be restricted to the immediate south of the current urban boundary of the village of Titchfield.
 - ii. The urban development will no longer wrap around the eastern extent of Great Posbrook Farm, or bound the farmstead's northern edge as previously proposed.
 - iii. Instead a landscape buffer consisting of woodland trees is proposed between the new development and historic farmstead on this northern boundary to maintain a distinguishable degree of separation between the urban settlement and historic farmstead complex.
 - iv. Historic England welcomed the positive steps that have been taken to try and address the impacts and concerns relating to the historic environment raised during the previous application and appeal.
 - v. The revised scheme presents a marked improvement. Whilst it does continue to draw the urban settlement closer to the listed buildings, the extent is much reduced, better preserving the rural setting of the farmstead.
 - vi. This is particularly notably in key views from the south of the heritage assets looking north, where the development has been omitted, and therefore would introduce no change to these views.
 - vii. The additional tree screening to the boundary of the proposed housing development would improve the appearance of the harsh urban edge currently created by the Bellfield estate, which is a detracting feature. Such boundary treatment would be an enhancement on the wider setting of the heritage assets.
 - viii. The need for extending the woodland landscaping up to the northern boundary of Great Posbrook Farm was questioned (this has now been reduced) as it was considered to interfere with open views across the rural fields and the Meon Valley beyond, on entering and leaving Titchfield.
 - ix. It was recommended that further consideration should be given to this landscaping to reduce the proposed woodland between the development and Great Posbrook Farm to retain more of the existing open rural landscape surrounding the farmstead.
13. The woodland landscaping that was proposed to the south of the proposed development, up to the northern boundary of Great Posbrook Farm, has now been reduced in accordance with Historic England's advice and the scheme has addressed this issue. As such the proposed development would preserve the setting of the listed buildings, and the landscaped edge would in some respects be an improvement when compared with the existing situation.



Figure 3: The revised scheme, submitted to Historic England for pre-application advice.

PART II: Historic background



PART II: Historic background

14. According to the Victoria County History of 1908¹, Posbrook (also Passebroc or Postbrook) is not mentioned in Domesday Book, and very little is known of its early history. It appears to have been held by members of the Passebroc family in the early part of the 13th century, and in 1243–4 it was acquired either by purchase or grant from a William de Setteville by Isaac, abbot of Titchfield. A grant of free warren in Posbrook was made to the abbey in the reign of Edward I, and the manor remained in the possession of the monastery until the Dissolution in 1538, when it was granted to Thomas Wriothesley as part of the abbey estates, and from this date the descent of the manor is the same as that of Titchfield.
15. The 'Manor of Posbrooke' is recorded in a Survey book, dated 1632, held at the Hampshire Record Office (Ref. No. 5M53/768). The Survey book records manorial rentals and valuations for the Hampshire manors of Titchfield (including Titchfield Place and demesne, St Margaret's, the Great Park and Whittiey Park), Posbrook (including Posbrooke Farm), amongst many others. The records include acreage, tenure, field names, a valuation and details of timber, but although the farm is listed the document does not provide useful details about the farm buildings or the land associated with 'Posbrooke Farm' at that time.
16. The 1838 Titchfield Tithe map shows the arrangement of buildings at Great Posbrook Farm at that time. The extract of the tithe map at **Figure 4** is orientated and scaled for ease of comparison with the Ordnance Survey maps. The tithe map indicates that the farmstead was approached from the south, off (what is now) Posbrook Lane. There was an access roughly opposite the present-day access to Great Posbrook Farm (i.e. the present-day farm to the west of Posbrook Lane). At the time of the tithe map the workers' cottages on the west side of Posbrook Lane did not exist. It is possible to make a distinction on the map between the farmhouse and its garden, and the working farmstead. That is also reflected on the land parcel numbering, and the descriptions of these in the apportionment, with parcel 1695 being "Great Posbrook Farm and House" and parcel 1696 being "Great Posbrook Farm Buildings and Yards".
17. The gardens, at this time, were located to the north, east and south of the house. The southern garden did not, however, extend all the way to the southern boundary of the farmstead, as it does today. There was a barn-like range, almost as long as the southern barn, in this area and also a pond, with the area connected to a track that extended eastwards. There was a courtyard to the north of the southern barn, which at this time had two midstreys, judging from the footprint on the tithe map. The farmyard was divided into different parcels, with a loose collection of outbuildings scattered to the west of the farmhouse.
18. An Indenture, dated 20 August 1857, between James Hewett the elder (yeoman) and Henry Peter Delmé and James Hewett the younger, relating to Great Posbrook Farm and held at the Hampshire Record Office, describes the farm as a 'messuage and tenement farm' consisting of a 'farmhouse; offices; stables; cowhouses; granaries; barns and other buildings' along with the 'several closes, pieces or parcels of arable meadow pasture and woodland'. This made up 540 acres, with two roods and seven perches.

19. A counterpart lease of the same date lists the fields (as numbered on the 1838 tithe map) that were at that time associated with Great Posbrook Farm. Another Indenture of 9 July 1860 describes the farm similarly.
20. The book *Titchfield: A History* Edited by George Watts and published by the Titchfield History Society (2008), notes the inscription on the tombstone slab of the Delmé family:
"Sacred to the memory of Mary, the wife of Henry Peter Delmé Esq of Cams Hall in this county. Also H P Delmé Lord of the Manors of Titchfield, Segensworth, Crofton, Newlands, Lee Marks, Lee Britten, Chark, Mirabel and Cams Oysell in the County of Hampshire and former High Sheriff of the county who died at Cams Hall at the age of 89 years, in 1883 also [...] Seymour Robert Delmé Lord of the Manors of [...] Died in March 1894."
21. The book also chronicles the history of the Delmé family, a summary of which is included here. Despite the Delmé family's seat having been Cams Hall in Fareham for many years (since c. 1780), the family had a connection with Titchfield, with Peter Delmé having purchased the manor of Titchfield in 1741, and it having remained in the family. The Henry Peter Delmé who is mentioned in the 1857 Indenture, inherited the family estate in 1815. Following his death in 1883, he was succeeded by his brother, Seymour Robert Delmé, the last of the male heirs of the Delmé family. Following his death, in 1894, the estate was divided according to his will.



Figure 4: An extract of the 1838 Titchfield Tithe map, rotated with north to the top.

1. 'Parishes: Titchfield', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), pp. 220-233. British History Online <http://www.british-history.ac.uk/vch/hants/vol3/pp220-233>

PART II: Historic background

22. The Hewett family, who leased Great Posbrook Farm from Henry Peter Delmé in the 1857 Indenture, also have a long history in Titchfield. According to the book *Titchfield: A Place in History* published by Countryside Books for the Titchfield History Society (1989), the Hewett family in Titchfield can probably be traced back to a Richard Huyht, who was recorded in a rental of 1377-8.
23. According to the book, in 1762 John Delmé, the Lord of the Manor, had leased Great Posbrook Farm to a John Hewett, yeoman. Upon John's death in 1766, his widow (Jane) left the contents of Posbrook to her son Robert Hewett; he had a son, also Robert Hewett, in 1782.
24. By the 1851 census, James Hewett, who is described as a grandson of John Hewett, was living at Posbrook with his children, including James Hewett the younger, who was 20 at the time, and six servants. James Hewett the elder at this time farmed 700 acres and employed 24 labourers and 7 boys. Whilst Great Posbrook was rented, the Hewetts also owned Little Posbrook and various other parcels of land.
25. It is therefore evident that Great Posbrook Farm was historically associated with the considerable estate of the Delmé family since the 18th century, and leased by the Hewett family as part of larger farm operation.

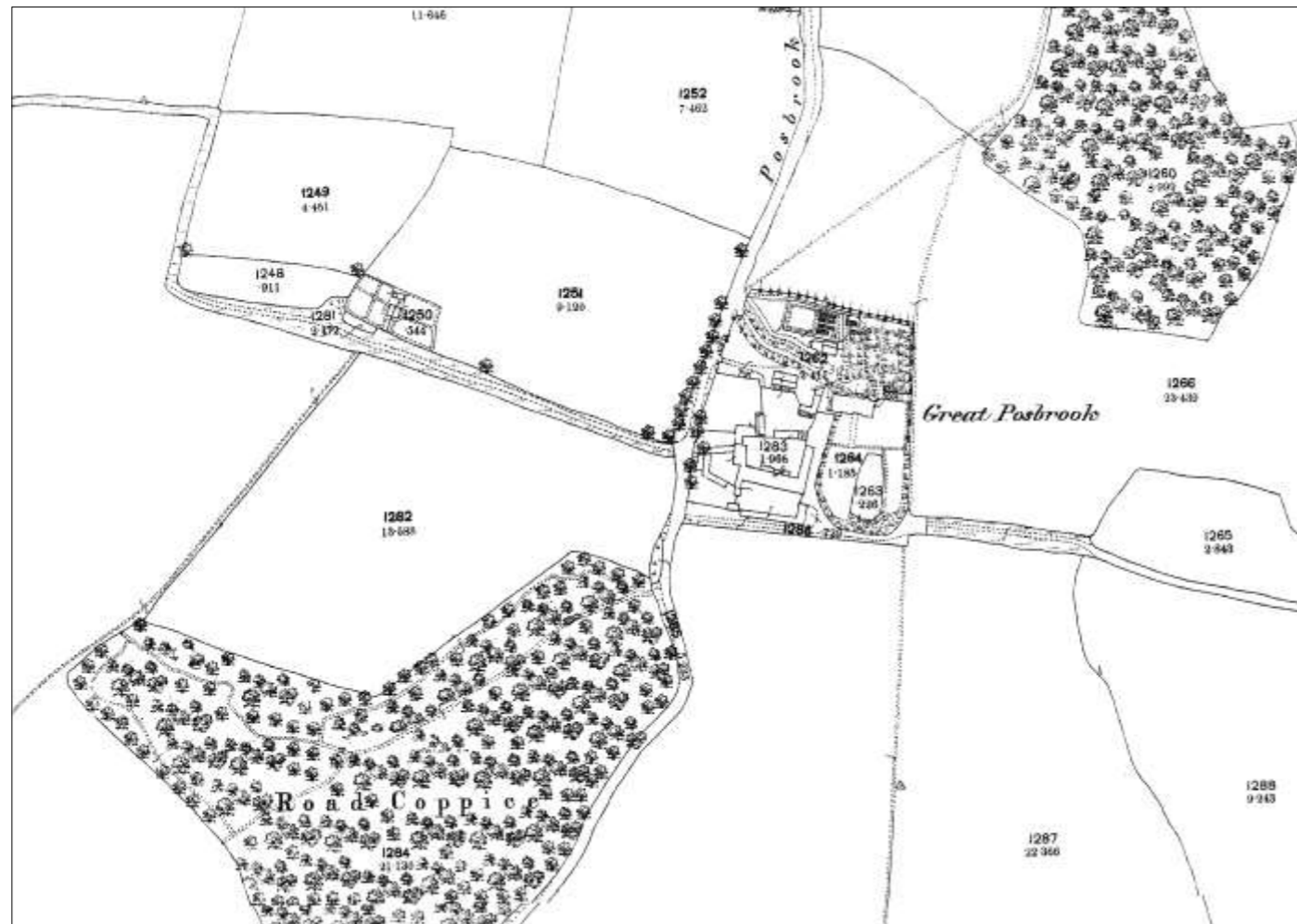


Figure 5: An extract of the 1881 Ordnance Survey map.

26. The Ordnance Survey map of 1881 (**Figure 5**) records considerable change to the farmstead at Great Posbrook in comparison with the tithe map. There was a new approach to the farmhouse, from the north-west, where it still is today. It was planted with trees either side and it led to a forecourt to the north of the house; there were gardens to the north, planted with trees and with paths in between these laid out in a loose grid. The farmstead was well-defined by coniferous boundary trees to the north and trees to the east, and the south of the garden.
27. There were greenhouses immediately to the north-east of the house, and others further north, probably in what was then part of the working/kitchen garden. The garden to the east and south of the house was more open, and crossed by east-west and north-south paths. By now the garden extended nearly to the southern boundary of the farmstead, and included a large pond. The garden curved around the pond, where it was well-planted with boundary trees. A new house is shown to the north-west of the farmhouse, possibly a foreman or gardener's cottage; it had its own access track off Posbrook Lane, parallel with that of the main house, and there was a series of greenhouses to the north of it.
28. A path to the south of the farmstead connected Posbrook Lane with the track that extended eastwards from the farmstead. This would have been necessary, because the eastern part of the farmyard, as shown on the tithe map, had been subsumed in the domestic garden. The farmyard, to the west and south-west of the house, had evolved since the tithe map, with the removal of some structures and the addition of others. A secondary entrance to the farmyard, off Posbrook Lane, had also been created to the north

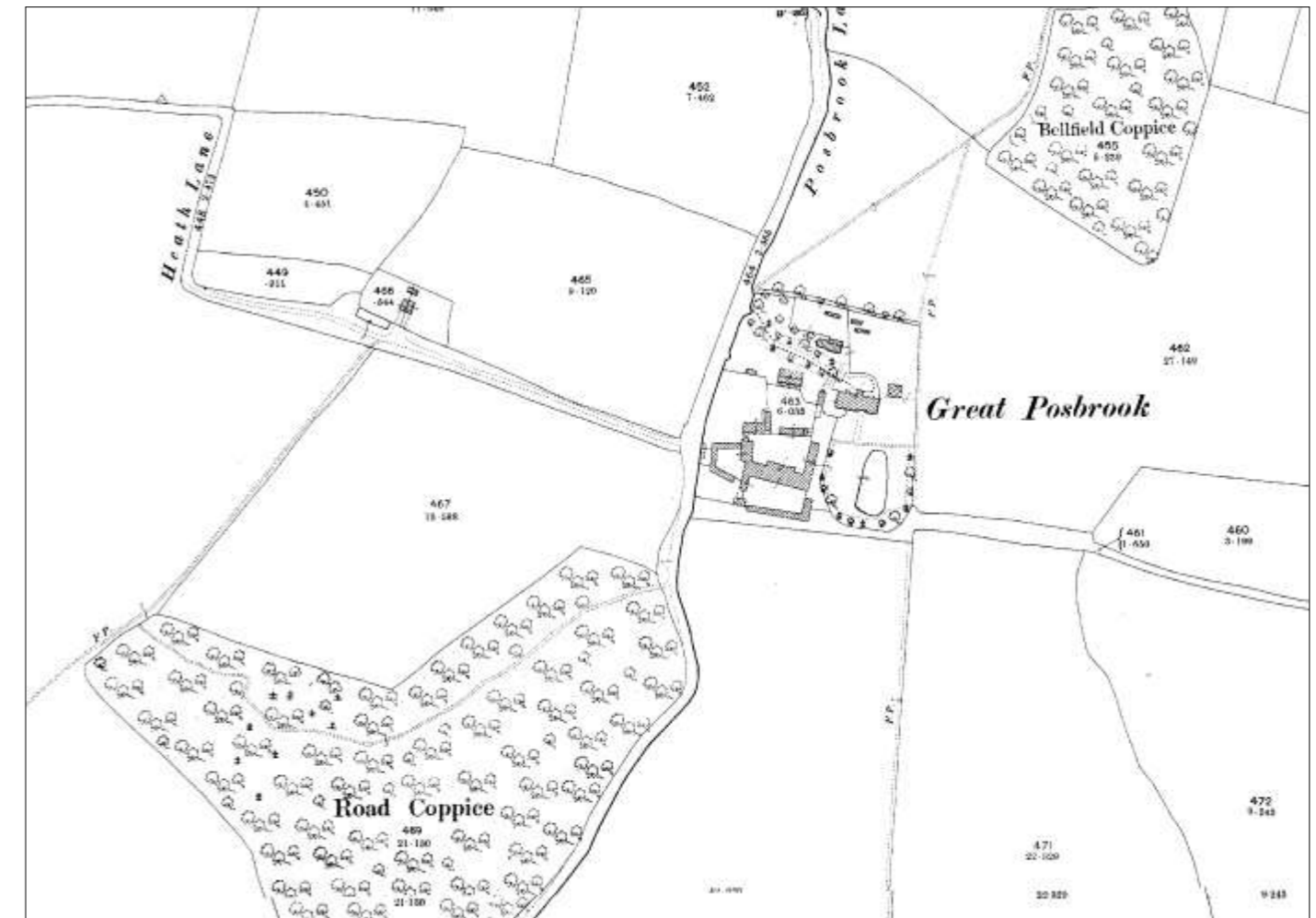


Figure 6: An extract of the 1897 Ordnance Survey map.

PART II: Historic background

of the one shown on the tithe map, which by this time is no longer shown as an access. The southern barn had been extended at both ends, and building ranges had been added to the north and south of it.

29. The 1897 Ordnance Survey map (**Figure 6**) shows a broadly similar configuration, though with less greenhouses and trees to the north/north-west of the farmhouse and with the secondary access off Posbrook Lane apparently now disused.
30. The development of three pairs of semi-detached houses to the west of Posbrook Lane occurred between the 1897 and 1909 Ordnance Survey maps (**Figures 6 & 7**), on land that was historically part of Great Posbrook Farm. A survey report of Great Posbrook, dated 1988 or 1991 (the report bears both dates) states that two of these were then occupied by farm workers; they were probably originally built as workers' cottages. The 1932 Ordnance Survey map (**Figure 8**) shows only very minor changes to the farmstead.
31. An aerial photo, taken on 7 October 1946 (**Figure 9**), shows the farmstead in some detail on that date. The southern barn appears to still have had two midstreys by this time. It is possible to see that the working farmyard was located in the area to the west and south-west of the farmhouse, criss-crossed by access tracks that connected to the track that extended eastwards of from the farmstead. A number of small buildings had been added to the farmyard.
32. The photo was taken on a sunny day and the shadows cast by the trees along the north of the farmstead show that they were relatively tall trees (approximately the height of a two

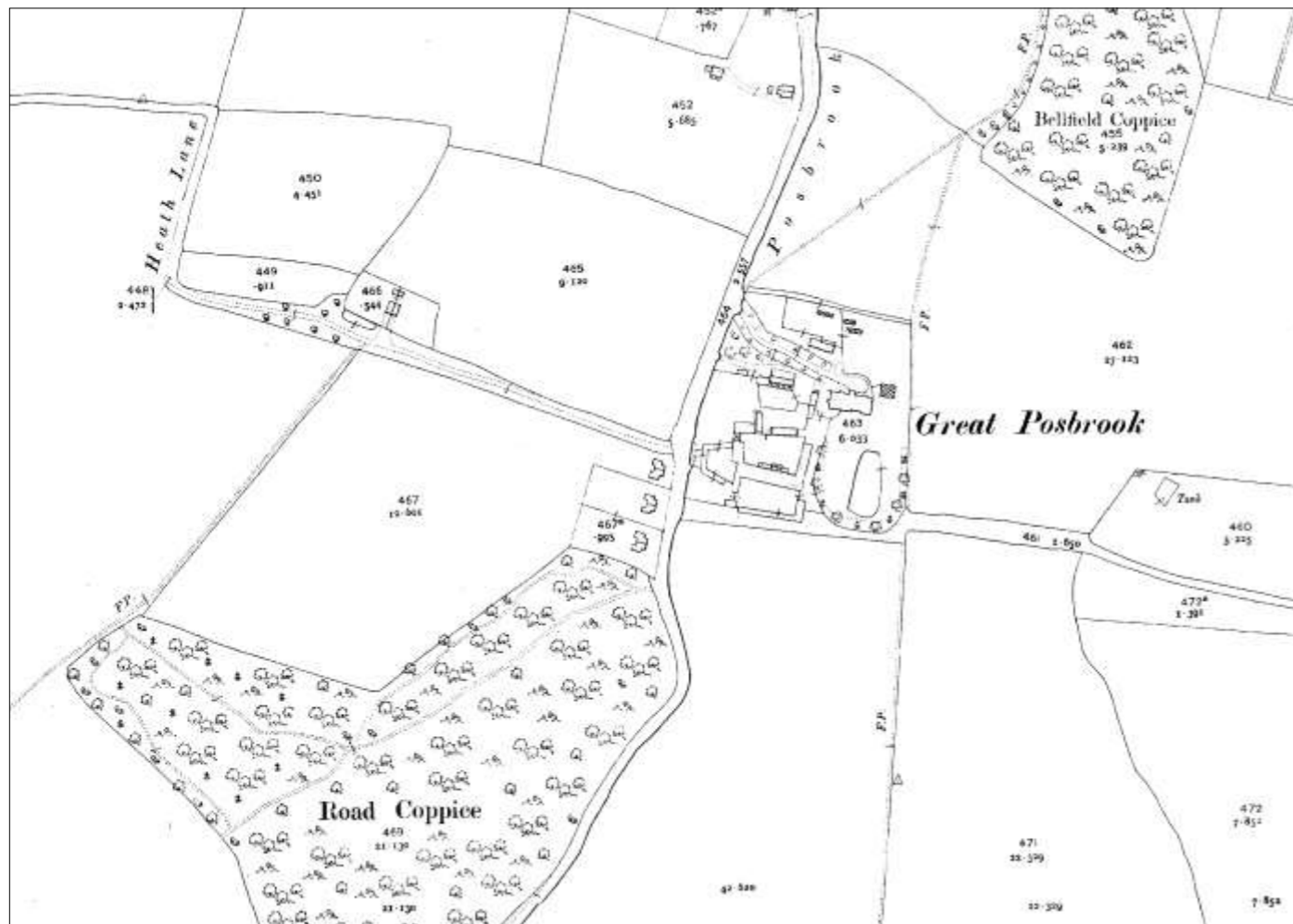


Figure 7: An extract of the 1909 Ordnance Survey map.

storey building). The density of the shadows also suggest that the trees were evergreen, but in any event their canopies were certainly dense. The boundary trees extended along the north and east of the farmstead, where at this time there were the kitchen and domestic gardens.

33. There was a dense cluster of trees along the south of the garden, which had the same rounded shape as on the 1932 Ordnance Survey map (**Figure 8**). The access track to the south of the farmstead still extended to the east, and there was a copse of trees immediately to the south-east of the farmstead. Judging by their shadows, these were reasonably tall, and they were deciduous.
34. In the wider context, the creation of the road layout for the Bellfield development along the south of Titchfield can be seen, though the plots had not been demarked and no development had taken place.
35. The aerial photo taken on 18 April 1951 (**Figure 10**) shows the farmstead with a similar layout, though this time with a few structures absent. It looks as though the southern barn still had two midstreys at this time. The photo was again taken on a sunny day but this time the shadows cast by the eastern boundary trees to the farmstead is the clearest. These again show that they were relatively tall trees, approximately the height of a two storey building, and they cast a solid shadow. The copse of trees immediately to the south-east of the farmstead can again be seen to be present, and they were clearly deciduous.

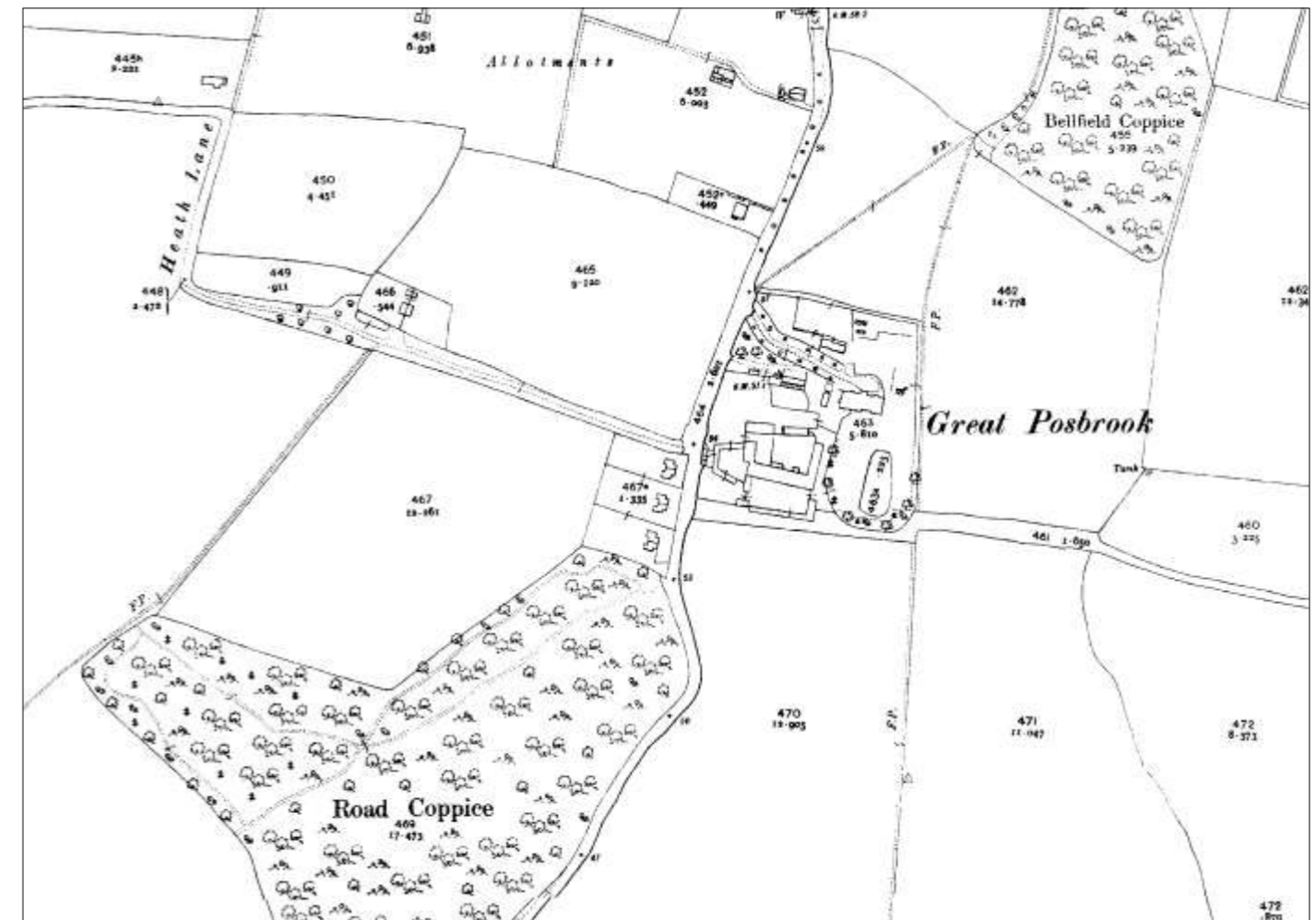


Figure 8: An extract of the 1932 Ordnance Survey map.

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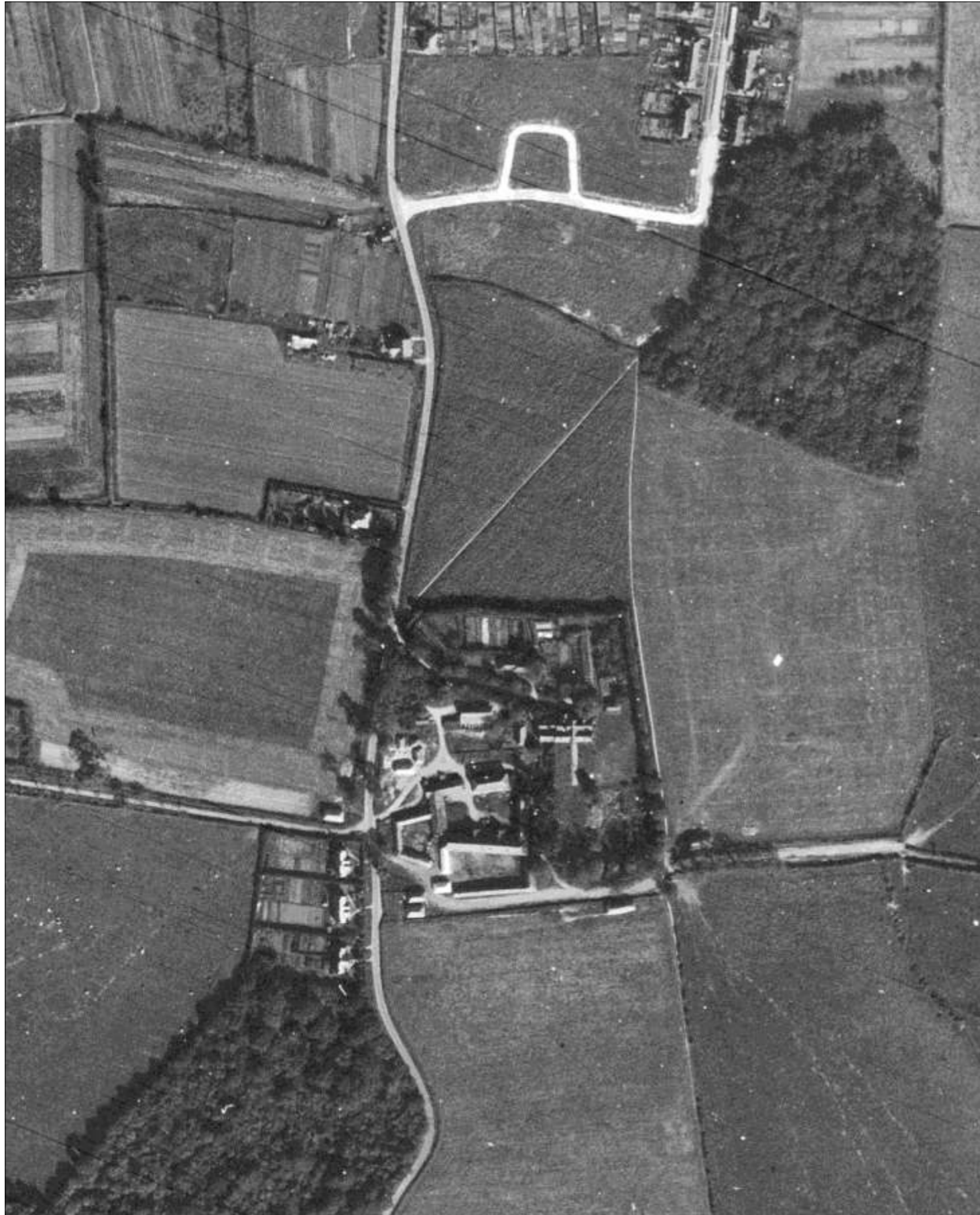


Figure 9: An extract of an aerial photo taken on 7 October 1946 (rotated with north approximately at the top). © Historic England NMR Ref.: RAF/CPE/UK/1768/RP/3026.

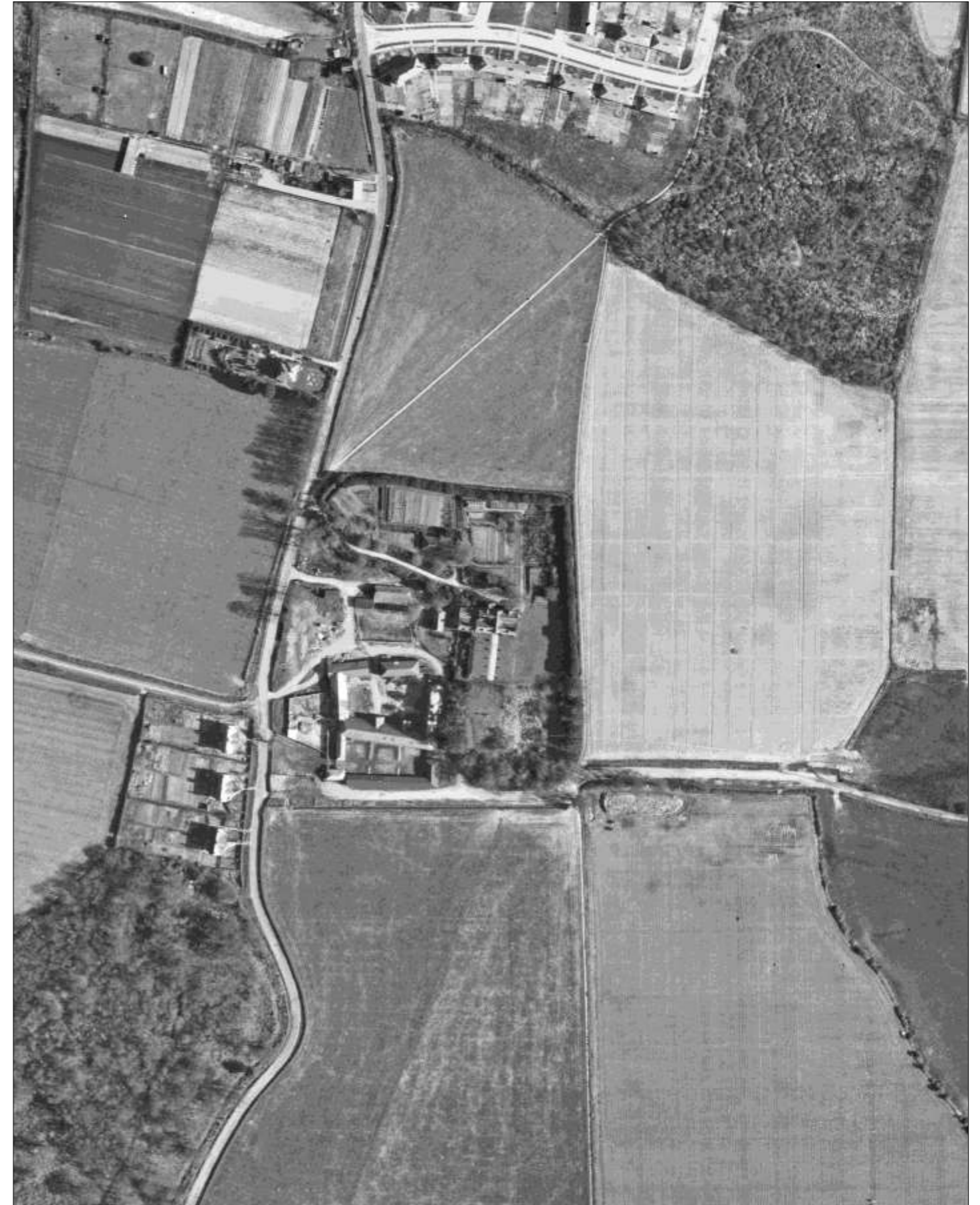


Figure 10: An extract of an aerial photo taken on 18 April 1951. © Historic England NMR Ref.: RAF/540/460/RPP1/3443.

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Figure 11: An extract of an aerial photo taken on 23 March 1959. © Historic England NMR Ref.: RAF_58_2743_F43_0240.

36. In the wider context, the Bellfield development can be seen, though the land to the east of it had not yet been developed and remained a block of woodland.
37. The aerial photo taken on 23 March 1959 (**Figure 11**) shows a similar layout to the farmstead, though it is grainy and less clearly detailed. It looks as though only the eastern of two the two midstreys to the southern barn had remained. The block of woodland to the east of Bellfield had been removed and the roads of the Ransome Close and Hewett Road development had been laid out.
38. The 1964-5 Ordnance Survey map (**Figure 12**) records the farmstead broadly the same as the aerial photo taken in 1959 (**Figure 11**). The post-war southern extension of Titchfield, at Bellfield, Ransome Close and Hewett Road, to the north-east of Great Posbrook Farm is recorded on the Ordnance Survey map.
39. The aerial photo taken on 16 July 1979 (**Figure 13**) shows the development of large sheds in the farmyard, with the remainder of the farmstead similar as before. Only the eastern midstreys to the southern barn is present. There are no clear shadows, but it is apparent that the farmstead was well-enclosed by trees along the north and east and part of the south. By this time the copse of trees immediately to the south-east of the farmstead appears to have been removed.



Figure 12: An extract of the 1964/65 Ordnance Survey map.

PART II: Historic background

40. The aforementioned survey report of Great Posbrook, dated 1988/1991, states that the barn had been damaged by a fire when the buildings on the east side of the yard were destroyed, and that the whole of the roof of the barn had been removed. The report contains a number of photos (not replicated here). One of these is annotated to state that the roof of the barn was gale damaged. The report states that the easterly set of doors in the north elevation was no longer covered (presumably this means to say that the midstrey had gone) and the roof had been re-clad in corrugated aluminium sheeting. The report states that the original, listed farmhouse had been converted to three dwellings and a new farmhouse had been built on the west side of Posbrook Lane.



Figure 13: An extract of an aerial photo taken on 16 July 1979. © Historic England NMR Ref.: OS/79072/V/146.

41. The aerial photo taken on 4 May 1998 (**Figure 14**) shows the addition of a large shed to the farmyard, but the other notable changes are:

- i. the new metal sheet roof of the barn;
- ii. the removal of the eastern range to the barn; and
- iii. the garden of the old farmhouse, which is now subdivided into three distinct sections, following subdivision of the house into three.



Figure 14: An extract of an aerial photo taken on 4 May 1998. © Historic England NMR Ref.: OS/98529/V/061.

PART II: Historic background



Figure 15: An extract of an aerial photo taken on 19 July 2002. © Historic England NMR Ref.: OS/02126/V/117.

42. Historic England's archives at the National Monuments Record holds a series of photos of the farmstead and buildings (not replicated here). These show the southern barn and other farmyard buildings derelict, and the farmyard is somewhat overgrown, indicating it had not been used as a working farmyard for some time.
43. The farmstead appears similar as before on the aerial photo taken on 19 July 2002 (**Figure 15**), although on close inspection the vegetation growth on the roofs of the buildings in the farmyard can be seen, as can vegetation in the cracks in the hardstanding etc., indicating the farmyard would have been out of use.
44. On 27th February 2006 the enabling residential development at Great Posbrook Farm was approved (LPA Ref.: P/05/1663/FP). This scheme has effectively ended any real semblance of the former farmstead as that of a working farm, although the older farm buildings were retained and incorporated in the development, which was evidently designed to avoid or minimise impacts on the listed buildings. There is only limited information on the online application documents. An oblique aerial photo, taken on 16 May 2014 (**Figure 16**) shows the enabling development in place.



Figure 16: A detailed extract of an aerial photo taken on 16 May 2014. © Historic England NMR Ref.: 29156/024.

PART III: Assessment of significance and contribution



PART III: Assessment of significance and contribution

The significance of Great Posbrook

45. Great Posbrook was listed on 18 October 1955. According to the list description, the entry has not been amended since then. The following points from the list entry are highlighted:
- Great Posbrook is a 16th century house, altered in the 19th century.
 - It consists of two parallel ranges (a northern and a southern range). The north range has exposed timber framing with herringbone brick nogging and very large external chimney stack.
 - The south facade has a symmetrical arrangement, with a central gable and projecting wings. The sash windows have late 19th century glazing.
 - The interior has panelling of 17th and 18th century date. The staircase is of 17th century date and there are exposed beams, as well as a massive wall post, also exposed inside.
 - Great Posbrook forms a group with the eastern (now demolished) barn and the southern barn (listed in its own right), the store shed and small barn and with the cartshed and pigsties at Great Posbrook Farm (which are of local interest only).
46. The significance of the farmhouse is described below in terms of the four strands of heritage significance as defined in Annex 2 of the NPPF. As a grade II* listed building, the farmhouse (and likewise the barn) fall within the top 5-6% of all listed buildings.
47. **Architectural interest:** The Pevsner guide² ascribes the farmhouse to the early 17th century; it is based on recent research and is likely to be reliable. Pevsner also identifies that the house originally had an unusual T-shaped form, with a four bay central range aligned north-south, gabled at the ends, with wings of equal height abutting. It was not a hall house because the central part had floors, although the rooms were not originally subdivided and it is not clear how the central rooms were used or heated. The house retains a 17th century stair, panelling and a chimneypiece. There were 19th century additions to the south, so the house now forms to parallel ranges, and 19th century extensions to the east.
48. As a house of 17th century origins, and with retained 17th century fabric, it is clear that Great Posbrook has considerable architectural interest as a good example of English vernacular architecture. The retained internal features and structure adds to its significance, and its architectural interest extends to include these internal features (e.g. chimneypieces, panelling, joinery and other decorative features, etc.), and the residual historic plan form, were it exists, as well as the exterior.
49. As is commonly the case with houses of this age, the building has undergone alterations over the centuries, but perhaps the greatest changes occurred when it was re-fronted, probably a late-Victorian intervention. It has of course also been subdivided into three residential units in more recent times.
50. Sometimes the history of alteration and adaptation of a building may in itself be of interest, or it may add to the interest of the building. In this case the Victorian southern addition to Great Posbrook can be regarded as part of the evolutionary narrative of the house and the way in which it was upgraded to suit changing fashions, and in that sense it may be said to be of some interest. From what is visible of it from the western part of the house (**Plate 5**) it seems to be of reasonably good quality, but not exceptional in the context of Victorian domestic and/or vernacular architecture. This respectable Victorian addition, with its strong order and symmetry, has eroded and diluted some of the character of the earlier house as a recognisably 17th century timber framed structure.
51. The north elevation of the house (from what could be inspected (e.g. **Plate 2**), and from the list description) is more authentic and informative, because the timber frame is still discernible here (though the brick nogging would have replaced wattle & daub panels, and there is evidence of ad hoc additions).
52. **Historic interest:** Great Posbrook is a building of considerable historic interest, with the early origins and surviving early fabric and features of the house indicating clear historic interest. The manor of Posbrook remained in the possession of the monastery until the Dissolution in 1538 and Posbrooke Farm is recorded in a Survey book, dated 1632. There is at the very least a broad historic association with Titchfield Abbey, and it has been said that Posbrook Farm was historically one of three farms established by Titchfield Abbey. Posbrook Farm was also associated with two prominent families: the Delmés and the Hewetts. There is therefore a specific association with Titchfield Abbey and a general association in with important local families.
53. Great Posbrook has illustrative historic interest as a representative example of a high status farmhouse that has been adapted over the years. Although there are remnants of the former farmstead, and of course the southern barn, today it stands in an immediate setting that has seen changes over the years, and in particular recent decades. As noted in the list description, the building at the time of listing derived a degree of group value from the surviving historic farm buildings, though at least one of these (the eastern barn) has been lost and replaced with a new structure, and the character of the farmstead has changed to that of a more manicured, domestic small-scale housing development that incorporates retained historic farm structures or outbuildings.
54. Despite having been subdivided, Great Posbrook is still recognisable as a historically significant, high status former farmhouse and it is capable of evoking the past and making strong connections between the medieval origins of the Titchfield area and the present-day. However, the sense of a farmstead/farmyard has been diminished. Also, the Victorian south elevation to the building has somewhat obscured the true age and structure of the house, with only the massive stacks indicating the age of the building (though these were sometimes also built in revivalist Victorian architecture).
55. **Archaeological Interest:** The fabric of Great Posbrook, although not inspected, will hold evidential value of the changes that have occurred over the centuries and will almost certainly contain valuable archaeological information about the building's use and adaptation over the centuries. Great Posbrook, in the wider sense, is a record of former agricultural farmsteads and the farming activities of the Titchfield area.
56. **Artistic Interest:** There may be internal features, such as carvings or medieval/post-medieval decorative/architectural features that could be regarded as having some artistic interest. Although the exterior of the building, especially the north elevation, has some aesthetic value, the significance of the building does not substantially derive from artistic interest or aesthetic value.

2. *The Buildings of England Hampshire: South*, Charles O' Brien, Bruce Bailey, Nikolaus Pevsner, Yale: 2018

PART III: Assessment of significance and contribution



Plate 1: The view from the entrance drive to Great Posbrook, looking eastwards towards it.



Plate 3: The view from the entrance drive, looking eastwards.



Plate 2: Great Posbrook, from the entrance drive to the Middle House.



Plate 4: The view of the western end of Great Posbrook (Old Barn Cottage), with a retained farm outbuilding on the right.

PART III: Assessment of significance and contribution



Plate 5: Oblique view of the south façade of Great Posbrook from the south-west (the garden of Old Barn Cottage).



Plate 7: The view eastwards from the garden of Old Barn Cottage.



Plate 6: The view from the garden of Great Posbrook (Old Barn Cottage, with a retained farm outbuilding on the left), looking northwards.

The significance of the southern barn at Great Posbrook

57. The southern barn was listed on 22 October 1976. According to the list description, the entry has not been amended since then. The following points from the list entry are highlighted:
 - i. It is a late-medieval aisled barn.
 - ii. The barn features massive timbers with tie beams, Queen posts, collars and mostly arched braces, but with some straight ones.
 - iii. Great Posbrooke forms a group with the eastern (now demolished) barn and the southern barn, the store shed and small barn and with the cartshed and pigsties (these are of local interest only).
58. The Historic Environment Record entry for the barn (ID6204) states:

"A series of samples were taken for dendrochronological analysis and the results demonstrated that Arcade post 1 had a felling date range of 1579-1590 and post 2 had a felling date range of 1608-1622."
59. The dendrochronology does not therefore give a definitive date, but the earlier parts of the barn date from the late 16th century, with early 17th century additions, so it is not late medieval as is stated in the list description.

PART III: Assessment of significance and contribution

60. **Architectural interest:** Despite not being a late-medieval aisled barn, it is still an early structure with considerable vernacular architectural interest, as a good and relatively rare example of a high status English barn (in the national context) and also as a representative of its type and age in the regional context of Hampshire, and more locally in the context of Titchfield. Despite the loss of one of the midstreys, and the relatively recent utilitarian mineral compound sheet roof cladding (e.g. **Plate 8**), its architectural interest takes in its size (indicating its status, if not its age) and its form (typical of historic barns and a quintessential part of the English countryside) and the weatherboard cladding (though modern but nevertheless typical and characteristic of barns, and with the potential to gather a 'patina of age' over time).
61. However, in the case of the barn, the interior (i.e. the exposed structure and spatial volume) is where the true significance of the building lies. It is this structure and internal volume that truly reveals the age and significance of the barn, far more than anything that can be seen externally.
62. **Historic interest:** The southern barn has considerable historic interest; this derives from its age and early origins and surviving early fabric. As noted at Great Posbrook, the manor of Posbrook remained in the possession of the monastery until the Dissolution in 1538 and Posbrooke Farm is recorded in a Survey book, dated 1632. As before, there is at the very least a broad historic association with Titchfield Abbey, although Posbrook Farm is said to have historically been one of three farms in the locality established by Titchfield Abbey. Posbrook Farm was also associated with two prominent families: the Delmés and the Hewetts.
63. The southern barn has illustrative historic interest in the way in which it illustrates aspects of history – the perception of the historic barn as a link between the past and the present. The barn is capable of assisting and facilitating an interpretation of the 16th century through making connections with, and providing insights into, these past farming communities and their activities. It is possible to tell from the size of the barn that it was associated with a high status farm and probably an extensive associated landholding.
64. Although there are still some remnants of the former farmstead, and of course the former farmhouse (Great Posbrook), the barn today stands in an immediate setting that has changed over the years, and in particular recent decades. As noted in the list description, the southern barn at the time of listing derived a degree of group value from the surviving historic farm buildings (the eastern barn, which no longer exists; the store shed; the small barn; and the cartshed and pigsties). The character of the farmstead has since then changed to that of a more manicured, domestic small-scale housing development that incorporates retained historic farm structures or outbuildings, although the enabling development of c. 2006 has been carefully designed and the retained buildings still make a contribution to the semblance of a historic farmstead context and setting of the barn.
65. Despite the changes to the barn itself, as well as the former farmstead, the southern barn still recognisable as a historically significant, high status barn and it is capable of evoking the past and making strong connections between the medieval origins of the Titchfield area and the present-day.
66. **Archaeological Interest:** The fabric of the southern barn will hold evidential value of the changes that have occurred over the centuries and will almost certainly contain archaeological information about the building's construction (e.g. carpenter's marks or

setting-out marks), its use and adaptation over the centuries. The residual farmstead buildings at Great Posbrook, in the wider sense, is a record of former agricultural farmsteads and the farming activities of the Titchfield area.

67. **Artistic Interest:** Although the interior of the building has some aesthetic value, the significance of the building does not substantially derives from artistic interest or aesthetic value.



Plate 8: The southern barn, from the south-west photographed through the fence.



Plate 9: The southern barn, from the south-east photographed through the fence.

PART III: Assessment of significance and contribution

The contribution of setting to significance of the listed buildings at Great Posbrook

68. This section deals now with the setting of both listed buildings together, as part of the farmstead at Great Posbrook, rather than by considering the setting of each listed building separately. Where that is relevant or necessary, distinctions between the setting of the barn and the former farmhouse are drawn.
69. The list descriptions for both buildings highlight their group value, with each other, and also with the other unlisted farmstead buildings. One of these unlisted buildings, the east barn, has been lost since then (it has been replaced with a barn-like range as part of the c. 2006 development) but the other historic structures have been retained, albeit with some having been converted to storage or other uses. Obviously these buildings are no longer part of a working farmstead, and there have equally obviously been the addition of houses as part of the enabling development scheme (each with its own garden/curtilage and access).
70. However, the sense of a historic farmstead – albeit now somewhat diluted – and the presence of these retained farm buildings are important components in being able to appreciate the listed buildings as part of a former/historic farmstead. The group value and sense of place associated with the ensemble of former farm buildings reveal something about the former farmstead and add to the significance of both listed buildings.
71. Turning first to the immediate setting of Great Posbrook, its garden has now been subdivided (e.g. **Plates 3 & 7**), but much of the original garden to the east, north and south of the house remains in place. It is still possible to get a sense of an important, high status farmhouse set within a commensurately generous garden. This adds to the ability to appreciate the historic importance and status of the house. There are good views of the house from the gardens (e.g. **Plates 2; 4; & 5**); from here the fabric and structure and scale and detailing of the listed house is appreciable, and in these areas its significance is revealed.

72. Judging from the vegetation, and the type and positioning of the retained buildings, and the barn-like replacement of the east barn, it seems that a great deal of the sense of former openness around the house has been retained in the c. 2006 development. Most of the structures that are visible from the house or its garden are either retained structures, or new ones that have been sympathetically placed/designed. Despite some erosion of significance, mainly due to the subdivision of the garden and the loss of a farmyard, these immediate environs of the house still contribute a great deal to the significance of the house, and the ability to appreciate its significance.
73. Care was also likewise taken in the retention of existing structures, and the design of the new buildings, in relation to the southern barn. This includes the spaces around it, in which and from where it is experienced. Despite some erosion of significance due to the 'domestication' of the now well-maintained and somewhat domestically manicured immediate setting of the barn, these immediate environs still contribute a great deal to the significance of the barn.
74. Aside from the area to the south (e.g. **Plate 10**), the former farmstead at Great Posbrook Farm is generally well-defined and well-enclosed. In particular, it is very well-enclosed by a dense belt of evergreen boundary trees, behind a fence, to the north and (much of the) east. The setting of the southern barn is more open towards the south-west, south and south-east (**Plates 10-12**). It is more visible, from both Posbrook Lane and the open field to the south, which is crossed by a public footpath that connects Great Posbrook Farm and Little Posbrook Farm. In longer views from this southern area, the upper parts of Great Posbrook can also be seen, to varying degrees, depending on the distance and the angle.
75. In views from the footpath (e.g. **Plate 10**), Great Posbrook Farm does not stand in an unaltered setting of rural idyll, although the setting can be described as rural/semi-rural. The post-war housing of Titchfield is clearly visible as a harsh urban edge (e.g. **Plate 10**), seen across the eastern part of the application site, that detracts from the views.



Plate 10: General view of the former farmstead at Great Posbrook and the application site from the south (the footpath to Little Posbrook Farm).

PART III: Assessment of significance and contribution



Plate 11: The southern barn, seen in a long view from the south-west, on Posbrook Lane.



Plate 12: A zoomed-in version of the photo above.

PART III: Assessment of significance and contribution

76. The barn in these views is not immediately recognisable as a grade II* listed structure, especially with its re-clad roof, although its size and form are indicative of a high status historic barn. The Victorian south facade of Great Posbrook is largely filtered by intervening trees. Insofar as it can be seen, it looks like a Victorian building; its significance as a T-shaped 17th century house is not immediately evident.
77. Whilst the views from here, especially at longer distances, generally do not reveal the significance of the listed buildings, they give a sense of a broader rural context, though somewhat compromised by being juxtaposed with the unmitigated edge of Titchfield. However, there is still a strong sense of rurality in the way in which the barn (with the farmhouse seen behind it) is seen across the extensive foreground made up of an open agricultural field. The open fields to the east reinforce the sense of seeing the listed buildings from, in set within, an area of agricultural land or open countryside.
78. The fields to the south of Great Posbrook Farm also form an obvious and strongly rural component of the setting of the barn, and the former farmstead, when looking outwards from the area to the south of the farmstead.
79. The undeveloped nature of the application site adds to the general sense of open agricultural fields in the rural/semi-rural setting of the farm, although the post-war housing of Titchfield is clearly visible. In the longer views from Posbrook Lane to the south (**Plates 11 & 12**), more can be seen of Great Posbrook, though that depends on the exact location/angle of the viewpoint. In views from here, Great Posbrook Farm is seen set within a clump of trees, to the right side of which there are views over the land to the east. The application site is not visible. The views from here, especially at longer distances, generally do not reveal the significance of the listed buildings, although they give a sense of a rural context.



Plate 13: General view south towards Great Posbrook, across the application site from the parking area behind Bellfield Close.

80. In particular, there is strong sense of rurality in the way in which the barn (with the house seen behind it) is seen across an extensive foreground of open agricultural land, with a adjoining open fields. This strong sense of rurality in this part of the setting of the barn and former farmhouse is important; it makes a positive contribution to their appreciation as former farm buildings, and their significance as former farm buildings.
81. The dense belt of evergreen boundary trees that encloses the farmstead to the north and east provides a strong sense of separation between the listed buildings and the application site (**Plate 13**). The application site is not directly intervisible with the listed buildings, though it is possible that filtered views of the application site may be obtained from some of the upper windows of Great Posbrook House, or to a lesser extent in small gaps in the boundary trees. The listed buildings do not have a meaningful presence when seen from or across the application site (i.e. the significance of the buildings cannot be properly discerned). There is a localised area to the north-east in which there is gap in the canopies of the boundary trees in which Great Posbrook can be discerned (**Plate 14**).
82. There is very little by way of a shared visual experience between the former farm buildings and the application site. There are no views between the application site and the listed buildings that can be described as views “*which contribute more to understanding the significance of a heritage asset*” or in the terms of paragraphs 11-13 of Historic England’s setting guidance (GPA 3). The main contribution of the application site to the setting and significance of the listed buildings at Great Posbrook Farm is in the sense of the land being undeveloped (e.g. **Plates 15 & 16**). This is also seen from Posbrook Lane, where the application site and the land to the south provide something of a separation gap between the harsh southern edge of Titchfield and the former farmstead (**Plates 17-19**).



Plate 14: A view from the north towards Great Posbrook, showing a localised gap in the boundary trees. The position of the photo was chosen for maximum visibility of Great Posbrook.

PART III: Assessment of significance and contribution



Plate 15: A view north, towards Titchfield, from the application site, near Great Posbrook.



Plate 16: A view west across the application site, near the southern edge of Titchfield.

83. The Ordnance Survey map regression at shows that, historically, the farmstead was well-defined and enclosed, although this varies over the course of the map regression. The historic aerial photos record that the boundary planting was well-established and both tall and dense by 1946, and it was evergreen. Whilst it cannot be said with certainty that this would always have been the case historically, the 1881 Ordnance Survey map certainly shows a strong evergreen boundary treatment. It is possible that the boundaries would always have been enclosed to some extent, or it is possible that they may once have been more open. However, it can be said with a reasonable degree of certainty that the boundaries have been well-enclosed since at least 1881.
84. Aside from glimpses of the buildings at Great Posbrook, in between vegetation when seen from the land to the north and east (and *vice versa* glimpses when looking outward), the visual relationship between the listed buildings and this part of their setting, which includes the application site, is very limited. Whilst this land is part of the rural context of the former farmstead, it does not play a strong role in their setting or their appreciation. The overriding sense of this part of the farmstead's setting is that the listed buildings are well-enclosed and sheltered/isolated from the land to the north and east.
85. There are glimpsed views of Great Posbrook from Posbrook Lane, although in these views the significance of the listed house is not properly appreciable, and it is seen across and in between the new houses and buildings of what is obviously a small housing development. Efforts were made to give the small development a 'farmstead' character, although this is plainly not a farmstead, and it could not be mistaken for one. When approaching Titchfield from the south, there is a gap in which the separation between the farm and the settlement can be seen, in part looking across the application site (**Plate 17**). This is essentially the main role of the application site; application site i.e. a separation gap between the farmstead and the settlement (see also **Plates 18 & 19**).



Plate 17: A view northwards along Posbrook Lane just north of Great Posbrook.

PART III: Assessment of significance and contribution



Plate 18: A view eastwards along the northern boundary of Great Posbrook from Posbrook Lane.



Plate 19: A view eastwards, roughly along the southern boundary of the application site from Posbrook Lane.

PART IV: Impact assessment



PART IV: Impact assessment

86. The starting point for the proposed development and the guiding principles for the development have been to take into account the appeal decision and to prepare a scheme that would be acceptable, based on the principles. The drawings at **Figures 17 & 18** demonstrate the substantive differences between the proposed development and the appeal scheme. Only the northernmost part of the wider land is now taken forward for development and this allows:

- i. The removal of all development immediately to the east of Great Posbrook, and for the land here to stay as open countryside.
- ii. The urban development will no longer wrap around the eastern extent of Great Posbrook Farm, or bound its northern edge as previously proposed, or engulf the former farmstead.
- iii. The continued presence of a gap between the proposed development and Great Posbrook.
- iv. Maintaining a clear separation between the settlement of Titchfield and Great Posbrook.
- v. Maintaining an appropriate open rural agricultural setting to the former farmstead, separate from Titchfield.



Figure 17: The proposed illustrative masterplan.

- vi. The avoidance of encroaching development in key views from the south, in which the barn and part of the farmhouse can be seen juxtaposed with the open farmland to the east.



Figure 18: The illustrative masterplan for the appeal scheme.

PART IV: Impact assessment

- vii. Maintaining open views across the rural field to the north for the former farmstead and the Meon Valley beyond, on entering and leaving Titchfield.
 - viii. Additional tree screening to the boundary of the proposed housing development would improve the appearance of the harsh urban edge currently created by the Bellfield housing estate.
87. Overall, the principal role of the application site is that of maintaining a separation gap between Great Posbrook and Titchfield. At the recent appeal, the Inspector considered the 'dislocation' of the listed buildings at Great Posbrook from the existing built up area to be an 'important and fundamental component of their setting' (para 41). He also considered that the wider setting of the farm, within a rural landscape, assists in understanding the scale and status of the land holding, sets the farmstead in an appropriate open rural agricultural setting and separates it from the close by settlement of Titchfield. This contributes to the overall significance of these assets.
88. The proposed development therefore avoids a sense of the settlement of Titchfield subsuming Great Posbrook. It maintains a clear and substantive gap between Great Posbrook and Titchfield, and ensures the dislocation of the listed buildings at Great Posbrook from the existing built up area. The proposed development maintains a sense of the rural surroundings to the farm, and it continues to allow views eastwards from Posbrook Lane, and westwards across the land to the north of the former farmstead. It leaves the key views of the farmstead from the south, in which the barn and part of the farmhouse can be seen juxtaposed with the open farmland to the east, absent of encroaching development.
89. As Historic England's pre-application response recognises, the harsh urban edge currently created by the Bellfield estate is a detracting feature. The proposed development incorporates a substantial landscaped boundary to the south, which would to a large extent obscure the built form of the proposed development, and materially improve their setting, and the perceived character of the adjoining land. Historic England considered that such a boundary treatment would be an enhancement on the wider setting of the heritage assets.
90. Whilst there would be a change to the application site and small southern extension to Titchfield, this has been carefully considered, and will incorporate appropriate landscaping, so as to avoid effecting the significance of the former farm buildings, and the ability to make a connection between the listed buildings and the fields adjoining the farmstead. Important views will be preserved and enhanced.
91. Overall, the proposed development would preserve and enhance the setting of the listed buildings at Great Posbrook.

PART V: Summary and conclusions

PART V: Summary and conclusions

92. The assessment in this report has considered the significance and setting of the listed buildings at Great Posbrook in detail. It has also considered the findings of the Inspector at the recent appeal, and the comments from Historic England on a similar pre-application proposal as the present scheme.
93. The proposed development has been designed to address the concerns of the Inspector and avoid harm to the setting of the listed buildings. It has also taken into account Historic England's pre-application advice.
94. The proposed development avoids a sense of the settlement of Titchfield subsuming Great Posbrook. It maintains a clear and substantive gap between Great Posbrook and Titchfield, and ensures the separation between Great Posbrook and the existing built up area to the north. The proposed development maintains a sense of the rural surroundings to the farm, and it continues to allow views eastwards and westwards across the land to the north of the former farmstead. It leaves the key views of the farmstead from the south absent of encroaching development.
95. The scheme incorporates a substantial landscaped boundary to the south, which would to a large extent obscure the built form of the proposed development, and materially improve the setting of Great Posbrook, and the perceived character of the adjoining land. This would enhance the wider setting of the former farmstead.
96. Overall, the proposed development would preserve and enhance the setting of the listed buildings at Great Posbrook. No harm has been identified in relation any heritage asset.
97. Because there would be no harm, there are no policy conflicts with national or local policy, or the provisions of s.66 of the 1990 Act. In heritage terms there is no reason for the application to be refused.



Planning (Listed Buildings and Conservation Areas) Act 1990

CHAPTER 9

A Table showing the derivation of the provisions of this consolidation Act will be found at the end of the Act. The Table has no official status.

ARRANGEMENT OF SECTIONS

PART I

LISTED BUILDINGS

CHAPTER I

LISTING OF SPECIAL BUILDINGS

- Section
1. Listing of buildings of special architectural or historic interest.
 2. Publication of lists.
 3. Temporary listing: building preservation notices.
 4. Temporary listing in urgent cases.
 5. Provisions applicable on lapse of building preservation notice.
 6. Issue of certificate that building not intended to be listed.

CHAPTER II

AUTHORISATION OF WORKS AFFECTING LISTED BUILDINGS

Control of works in respect of listed buildings

7. Restriction on works affecting listed buildings.
8. Authorisation of works: listed building consent.
9. Offences.

Applications for listed building consent

10. Making of applications for listed building consent.
11. Certificates as to applicant's status etc.
12. Reference of certain applications to Secretary of State.
13. Duty to notify Secretary of State of applications.
14. Duty of London borough councils to notify Commission.
15. Directions concerning notification of applications etc.
16. Decision on application.

A



National Planning Policy Framework

APPENDIX 1: Legislation, Policy and Guidance

Legislation

1. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant consideration is Sections 66 of the 1990 Act. Section 66(1) of the Act states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

2. The Act does not require the preservation of listed buildings or conservation areas *per se*, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation *"does not in terms require that a development must perform a preserving or enhancing function."* Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the *Barnwell Manor* judgement) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the judgement in *Jones v Mordue & Others* [2015] EWCA Civ 1243).

The National Planning Policy Framework

3. The revised National Planning Policy Framework (the NPPF) was published in February 2019 and constitutes guidance for local planning authorities and decision makers. Applications for planning permission must be determined in accordance with the local development plan, unless it is silent or material considerations indicate otherwise. The NPPF is a material consideration.
4. Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 184 to 202. The NPPF places much emphasis on heritage 'significance', which it defines in Annex 2 as:
"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
5. Paragraph 184 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. It goes on to state that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
6. Paragraph 185 encourages local planning authorities to prepare local plans that should set out a positive strategy for the conservation and enjoyment of the historic environment,

including heritage assets most at risk through neglect, decay or other threats. One of the factors to be taken into account is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The positive contribution that new development can make is another of these factors to be taken into account.

7. According to paragraph 189, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
8. Paragraph 190 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
9. According to paragraph 192, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.
10. According to paragraph 193, which applies specifically to designated heritage assets, great weight should be given to a heritage asset's conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
11. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets.
12. Paragraph 195 continues on the subject of substantial harm and is not relevant to this application, which could not reasonably result in the magnitude of harm given the nature and significance of the listed buildings, and the potential effects of the proposals on its overall significance.
13. Paragraph 196, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal.
14. The National Planning Practice Guidance¹ (NPPG) describes public benefits as *"anything that delivers economic, social or environmental objectives"*.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/>

APPENDIX 1: Legislation, Policy and Guidance

15. According to paragraph 200, local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. Proposals that preserve those elements that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The Development Plan

16. The Development Plan relevant to this appeal comprises:
- Local Plan Part 1: Fareham Borough Core Strategy – Adopted 4th August 2011;
 - Local Plan Part 2: Development Sites and Policies – Adopted 8th June 2015;
 - Local Plan Part 3: The Welborne Plan – Adopted June 2015; and
 - Titchfield Neighbourhood Plan 2011 - 2036 (Referendum Version July 2019).
17. Core Strategy Policy CS17 “*High Quality Design*” requires new development to be designed to respond positively to, and be respectful of, the key characteristics of the area, including heritage assets.
18. Policy DSP5 of the Local Plan Part 2: Development Sites and Policies deals with “*Protecting and Enhancing the Historic Environment*”. The first part of the policy echoes the NPPF and refers to the Council’s Design Supplementary Planning Document, which is not relevant to the appeal scheme. The part of the policy dealing specifically with listed buildings is quoted below:
- “*Listed Buildings will be conserved by:*
- supporting proposals that sustain and where appropriate enhance their heritage significance;*
 - refusing to permit demolition, changes of use, or proposed additions and/or alterations that would unacceptably harm the building, its setting or any features of special architectural or historic interest which it possess; and*
 - ensuring that development does not harm, and if desirable, enhances their settings.*”
19. Titchfield Neighbourhood Plan Policy HT.1. is entitled “*Preserving Historic Environment*” and is quoted below:
- “*Development proposals that harm the historic environment of Parish and Heritage assets therein will not be permitted. The exception to this would be where harm cannot be avoided and there is clear and convincing justification for that harm, in the form of overriding public benefits from the development proposals that could not be delivered in any other way. This encompasses the special interest, character and appearance of the Titchfield Conservation Area, Titchfield Abbey Conservation Area, the Scheduled Monument of Titchfield Abbey and the listed buildings within the Parish.*”

Historic Environment Good Practice Advice in Planning Note 3 (GPA 3)

20. Historic England’s *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition), was published in December 2017 and replaced the first edition of March 2015. The purpose of GPA 3 is to provide information on good practice to assist in implementing historic environment policy in the NPPF and the related guidance given in the PPG, but it does not constitute a statement of Government policy itself and it does not seek to prescribe a single methodology or particular data sources.
21. The most pertinent aspects of GPA 3, and the way in which this guidance relates to the assessment, are set out below.
22. At paragraph 5, GPA 3 highlights that the consideration of the contribution of a heritage asset’s setting to its significance, and how it can enable that significance to be appreciated, will almost always include the consideration of views.
23. However, it makes a distinction, in paragraph 6, between those views that contribute to heritage significance and those views that are valued for other reasons. An example is given of views which may “*be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets.*” There are clearly cases where views of, from or in the vicinity of a heritage asset may have little or no association with the heritage asset. Landscape character and visual amenity are planning considerations and the assessment and management of views in the planning process may therefore be partly or wholly separate from the consideration of the significance of heritage assets.
24. Paragraph 9 makes it clear that setting is not itself a heritage asset, nor a heritage designation. Its importance lies only in the extent to which it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The key factor when considering the change to a particular view is therefore not the degree of change in a view or to an area. Rather, the key considerations are, firstly, the degree to which the view/area contributes to the significance of the heritage asset and, secondly, the degree to which the change in the view/area would affect to the significance of the heritage asset on the whole (and all that this encapsulates).
25. GPA 3 recognises that settings of heritage assets change over time (paragraph 10). Understanding this history of change will help to determine how further development within an asset’s setting is likely to affect the contribution made by its setting to its significance. Three examples are given:
- settings which have remained relatively unchanged;
 - settings which have changed but where the change itself adds to the significance of the asset; and
 - settings which have changed and where this change has been negative.

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26. The latter is picked up again under the heading 'cumulative change' which requires additional change to be assessed where harm has occurred in the past. The example given is that of severing the last link between a heritage asset and its original setting (and, conversely, restoring or reinstating lost aspects of a designed setting).
27. Paragraph 10 describes different types of views, such as static or dynamic views, long views, short views, or views of lateral spread. These can include a variety of views of, from, across, or including a heritage asset.
28. Paragraph 11 then describes views "*which contribute more to understanding the significance of a heritage asset*" and the examples listed are:
 - i. those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
 - ii. those where town- or village-scape reveals views with unplanned or unintended beauty;
 - iii. those with historical associations, including viewing points and the topography of battlefields;
 - iv. those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected; and
 - v. those where relationships between the asset and other heritage assets or natural features or phenomena, such as solar or lunar events, are particularly relevant.
29. None of these categories of views that is relevant to the role of the application site in relation to the listed buildings under consideration have been identified.
30. Paragraph 12 highlights the importance of views in which heritage assets were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons. In terms of landscapes, it highlights historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary. Again, no such views have been identified relevant to the role of the appeal site in relation to the listed buildings under consideration.
31. According to paragraph 18, conserving or enhancing heritage assets by taking their settings into account need not prevent change. It goes on to state that many places are within the setting of a heritage asset, and are subject to some degree of change over time.
32. The stepped approach to assessing potential effects on setting, as advocated in GPA 3, is set out at paragraph 19:

Step 1: Identify which heritage assets and their settings are affected. This step has already been done, through the determination of the previous appeal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. Again much of this has already been done, but it is set out again in this report.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it. This forms part of the assessment in this report.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm. This was undertaken as part of the design development and in response to Historic England's pre-application feedback.

Step 5: Make and document the decision and monitor outcomes. This final step of the staged approach is obviously not relevant to developers, or to the determination of a specific application.
33. Paragraph 25 highlights that heritage assets are sometimes best appreciated while moving, i.e. in kinetic views in designed landscapes.
34. Paragraph 26, which describes Step 2 of the assessment process, notes that it is necessary to assess:
 - i. whether the setting of an affected heritage asset makes a contribution to its significance; and
 - ii. the extent and/or nature of that contribution.
35. Views which form part of a setting may be assessed additionally "*for the degree to which they allow significance to be appreciated*".
36. Paragraph 27 identifies potential attributes of a setting that may need consideration and notes that it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the significance of the asset in the past, particularly when the asset was first built. Also, it is necessary to consider the implications of changes over time, and their contribution in the present.
37. The "*Assessment Step 2 Checklist*" on page 11, under the heading "*Experience of the asset*" notes (amongst others) the relevance of the 'surrounding landscape character'.
38. Paragraph 32 explains Step 3 of the assessment process. This step considers the effects of the proposed development on the significance of the heritage asset or on the ability to appreciate it. It is not an assessment of the degree of change to a particular view, or an assessment of the conspicuousness of the proposed development in a particular view, or the extent of change to a parcel of land. Rather, it is an assessment of how, and to what degree, the archaeological, artistic, architectural or historic interest of the heritage asset (i.e. its heritage significance) would be affected.
39. The Step 3 Checklist on page 13 lists, amongst others, the following things relevant to a proposed development:
 - i. proximity to asset;
 - ii. position in relation to relevant topography;
 - iii. position in relation to key views to, from and across the asset;
 - iv. prominence, dominance, or conspicuousness;
 - v. competition with or distraction from the asset;

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- vi. architectural and landscape style and/or design;
 - vii. diurnal or seasonal change;
 - viii. lighting effects and 'light spill';
 - ix. change to general character; and
 - x. changes to land use.
40. Paragraph 39 and onwards deal with Step 4, which is to explore ways to maximise enhancement and avoid or minimise harm. In this case the proposals include enhancement measures as part of the proposed housing development.
41. The guidance notes that options for reducing the harm arising from development may include the repositioning of a development or its elements, or changes to its design. However, it also recognises that for some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, or prominence of a development. In other cases, good design (and this may include masterplanning) may reduce or remove the harm, or provide enhancement. Here the design quality may be critical.
42. Paragraph 40 notes that screening may have a part to play in reducing harm, but it ought never to be regarded as a substitute for well-designed developments. Screening may have an intrusive an effect on setting, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration; ephemeral features are noted, on one hand, whilst on the other hand more permanent management measures, secured by legal agreements.