

**Report to  
Strategic Planning and Environment Policy  
Development and Review Panel**

Date: **5 March 2013**

Report of: **Director of Planning and Environment**

Subject: **TITCHFIELD ABBEY CONSERVATION AREA CHARACTER  
APPRAISAL & MANAGEMENT STRATEGY- CONSULTATION**

**SUMMARY**

A draft Conservation Area Character Appraisal and Management Strategy has been prepared for Titchfield Abbey Conservation Area. It is proposed that the document is subject to public consultation in March /April.

**RECOMMENDATION**

The Panel are invited to consider and support the content of the draft document and the proposed arrangements for public consultation.

## **INTRODUCTION**

1. At its last meeting the Panel agreed the revised order for re-appraisal of the conservation area character assessments. In accordance with that timetable, a draft conservation area character appraisal and management strategy has now been prepared for Titchfield Abbey Conservation Area. The draft document is attached at appendix A.
2. In order to make informed decisions about development that affects the character of a conservation area it is essential to have a clear understanding of its heritage significance in an up to date character appraisal document. Following public consultation the document will be adopted as evidence in support of the saved policies of the Fareham Borough Local Plan Review and the emerging policies of the Fareham Local Plan and will be a material consideration in the determination of planning applications.

## **TITCHFIELD ABBEY CONSERVATION AREA**

3. Titchfield Abbey Conservation Area was designated in 1994. It comprises the section of the Meon Valley that lies between the A27 just north of Titchfield Village and the railway line from Fareham to Southampton. This stretch of the valley has considerable architectural and historic interest and its landscape provides a setting for a number of important scheduled ancient monuments and listed buildings.
4. The ruins of Titchfield Abbey (Place House) sit at the centre of the conservation area on the valley floor. The abbey, with its medieval fishponds, is a scheduled ancient monument and sits at the centre of a group of important pre- dissolution historic buildings. These include the grade 1 listed monastic barn at Fernhill Farm, Place House Cottage and Stony Bridge (also a scheduled ancient monument). The management strategy identifies the procedures that are in place to control development and manage change and also identifies a number of opportunities for enhancement which are set out in the document.

## **KEY CHANGES TO THE APPRAISAL DOCUMENT**

5. The conservation area character appraisal identifies the qualities of the Titchfield Abbey Conservation Area that give it heritage significance. It has been updated, in line with current English Heritage guidance, to include a management strategy that sets out the Council's approach to the area's conservation.
6. Other changes include;
  - updates of historic building detail to reflect recent dendrochronology and scheduling alteration
  - update of references to current policy and national planning guidance
  - more detailed assessment of landscape and views
  - updated maps with greater detail
  - additional suggestions for opportunities for enhancement
  - current status of buildings at risk

## **PUBLIC CONSULTATION**

7. Public consultation is proposed for 4 weeks from late March into April. This will comprise;
  - (a) A notification letter, setting out how to obtain a copy of the draft document and how to respond, sent to properties within the conservation area boundary and to local amenity societies, statutory undertakers and other relevant bodies including English Heritage and Hampshire County Council.
  - (b) Site notices will also be placed on roads and footpaths in the conservation area.
  - (c) Details of the consultation will be put on the Council's website including the ability to download the draft document and to submit comments electronically.
  - (d) A display will be located in a local venue where documents and comment sheets will be available to take away. It is anticipated that this will be located in the Titchfield Community Centre and be periodically manned by an officer of the Council for a number of advertised morning, afternoon and evening sessions to help with enquiries.
8. Following consultation the responses received will be analysed and a report prepared for the Council's Executive. The report will set out the comments received, recommend any changes to the draft document that are considered appropriate and also its adoption.

## **RISK ASSESSMENT**

9. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

10. The Panel are invited to consider and support the content of the draft document and the proposed arrangements for public consultation.

**Appendix A:** [Draft Titchfield Abbey Conservation Area Character Appraisal and Management Strategy](#)

**Background Papers:** Titchfield Abbey Conservation Area Character Assessment (2003)

**Reference Papers:** None

### **Enquiries:**

For further information on this report please contact Mike Franklin, Conservation Officer.  
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