

# Oakcroft Lane, Stubbington Hampshire

## *Settings Assessment*

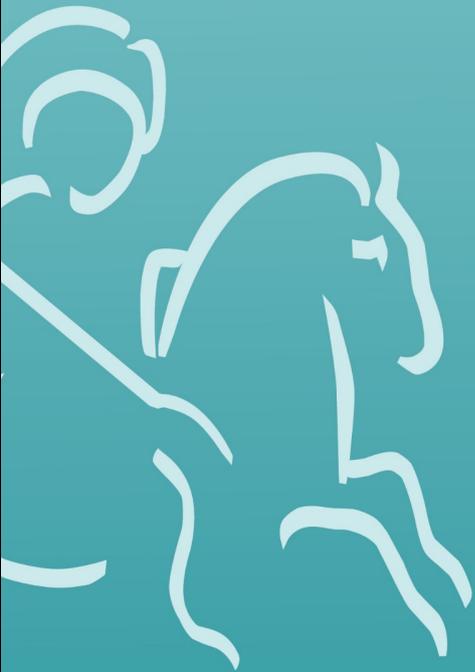


*Report prepared for:*  
Persimmon Homes (South Coast)

CA Project: AN0339

CA Report: AN0339\_1

May 2021



# Oakcroft Lane, Stubbington Hampshire

## Settings Assessment

CA Project: AN0339

CA Report: AN0339\_1

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date	May 2021
issue	1

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## CONTENTS

1.	INTRODUCTION.....	4
2.	METHODOLOGY.....	8
3.	THE SETTING OF HERITAGE ASSETS: STEP 1 .....	12
4.	STEPS 2 – 3: ASSESSMENT OF SETTING AND POTENTIAL EFFECTS OF THE DEVELOPMENT .....	14
5.	CONCLUSIONS.....	27
6.	REFERENCES.....	29

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## ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Designated heritage assets
- Fig. 3 Extract from the 1837-38 Titchfield Tithe Map
- Fig. 4 Extract from the 1975 Ordnance Survey map

## PHOTOGRAPHS

- Photo 1 Grade II\* Listed Crofton Old Church, viewed from the east from within the churchyard
- Photo 2 Grade II\* Listed Crofton Old Church and Grade II Crofton Manor Hotel, viewed from the south-east along Lychgate Green
- Photo 3 Grade II\* Listed Crofton Old Church, viewed from the north from within the churchyard with modern development visible
- Photo 4 Glimpsed view of the Grade II\* Listed Crofton Old Church from within the south-west of the Site
- Photo 5 Glimpsed view of the Site from within the churchyard to the west
- Photo 6 Grade II Crofton Manor Farm, viewed from the south-west along Lychgate Green

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## SUMMARY

**Project Name:** Oakcroft Lane, Stubbington

**Location:** Stubbington, Hampshire

**NGR:** 455396 104467

Cotswold Archaeology was commissioned in April 2021 by Persimmon Homes to carry out a settings assessment in relation to a proposed residential development on land at Oakcroft Lane, Stubbington, Hampshire.

In accordance with industry standard guidance, this assessment has considered the potential impacts of the development upon the significance of designated heritage assets, through the alteration of their settings. The heritage assets identified for assessment comprise two Listed Buildings: the Grade II\* Crofton Old Church and the Grade II Crofton Manor Hotel.

It has been identified that the key contributing aspect of the setting of Crofton Old Church is its immediate surroundings formed by its associated churchyard. The Site lies within the wider rural setting of the church, but is physically and visually separated from it by the intervening modern cemetery and a dense vegetation belt. Intervisibility between the church and the Site is limited to partial and glimpsed views which are not considered to be of relevance to the understanding or experience of the church. The most important contributors to the asset's significance, inherent within its physical fabric, would be preserved, as would the crucial elements of its setting. Consequently, it is considered that the alteration of this part of the asset's wider rural setting, as resulting from the proposed development, would not harm the significance of the Grade II\* Listed Crofton Old Church.

With regard to the Grade II Listed Crofton Manor Hotel, the assessment concludes the Site does not make any meaningful contribution to the significance of this asset. Intervening vegetation prevents any clear visual relationship between the asset and the Site, and while a former historical link has been identified, with the Site and manor having been in the same ownership, this association is no longer evident. The key contributors to the Crofton Manor Hotel's significance, including the principal aspects of its setting, would be preserved, and no harm would occur in relation to this asset.

The development proposals are therefore in accordance with the requirements of the 1990 Planning (Listed Buildings and Conservation Areas) Act, the National Planning Policy Framework, and Policy DSP 5 of the Fareham Borough Local Plan.

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## 1. INTRODUCTION

1.1. In April 2021, Cotswold Archaeology (CA) was commissioned by Persimmon Homes (South Coast) to undertake Settings Assessment in respect of land at Oakcroft Lane, Stubbington, Hampshire (hereafter referred to as 'the Site'). Presently in use as agricultural land, the Site (c. 19.4ha in size) is located north of Stubbington and is bisected by Oakcroft Lane (NGR: 455396 104467; Figure 1). It is bordered to the north by part of an agricultural field, to the east by modern housing alongside Peak Lane, to the south by a tree belt with further modern housing beyond, and to the west by the modern Crofton Cemetery as well as agricultural land.

1.2. The proposal consists of a residential development of 206 dwellings within the land south of Oakcroft Lane and a public open space within the land to the north. The southern extent of the south plot would be public open space retaining the existing tree line and path with an attenuation basin immediately north. Access would be attained via Peak Lane, maintaining a link to Oakcroft Lane.

### *Planning history and scope*

1.3. A planning application for the development of 261 dwellings within the Site was submitted to Fareham Borough Council in March 2019 (ref. P/19/0301/FP). This application was refused on a number of grounds, including the impact of the proposals upon the setting of Grade II\* Listed Crofton Old Church. A consultation response issued by Historic England in relation to the proposal identified a low level of harm to the asset resulting from the proposals, but did not object to the application.

1.4. Following a revision of the development design, a second planning application was submitted in June 2020 (ref. P/20/0522/FP). This was again refused, although heritage impact was not cited as a reason. Historic England's response to the revised design concluded that the 'harm accruing from the proposed scheme to the setting of the listed church would be low', but stated that it would not object to the scheme. Comments received from the council's Conservation Planner stated that the revised scheme would 'result in **no** harm to the significance or setting' of the Grade II\* Crofton Old Church or the Grade II Crofton Manor Hotel (emphasis added).

1.5. This setting assessment has been undertaken to ensure that the potential effects of the proposal on the surrounding designated heritage assets have been sufficiently considered. It will be submitted as part of an appeal for the above refused scheme. The initial application was accompanied by an Archaeological Desk-Based

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Assessment (Cotswold Archaeology 2019), with Hampshire County Council's archaeological advisor recommending a programme of archaeological investigation as a condition of any planning consent. A written scheme of investigation (WSI) for an archaeological evaluation was submitted (Cotswold Archaeology 2020), and approved by the archaeological advisor.

- 1.6. Further detail on the planning background of the Site, including the consultee responses, is contained in the Heritage Appeal Statement prepared by Cotswold Archaeology.

#### ***Objectives and professional standards***

- 1.7. This report has been prepared in accordance with guidance produced by the Chartered Institute for Archaeologists and by Historic England (HE) including *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (HE 2017a). Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

- 1.8. This assessment aims to address the potential effects upon the significance of designated heritage assets within the surroundings of the Site, in particular the Grade II\* Crofton Old Church and Grade II Crofton Manor Hotel, which may arise as a result of changes to their settings brought about by the development proposals. The key objectives of the assessment are summarised as follows:

- To identify designated heritage assets that may potentially be harmed by the proposed development;
- To identify those elements of the setting of the identified heritage assets which positively contribute to their significance; and
- To assess the level of harm upon the significance of these assets (if any) that may be caused by the proposed development.

#### ***Statute, policy and guidance context***

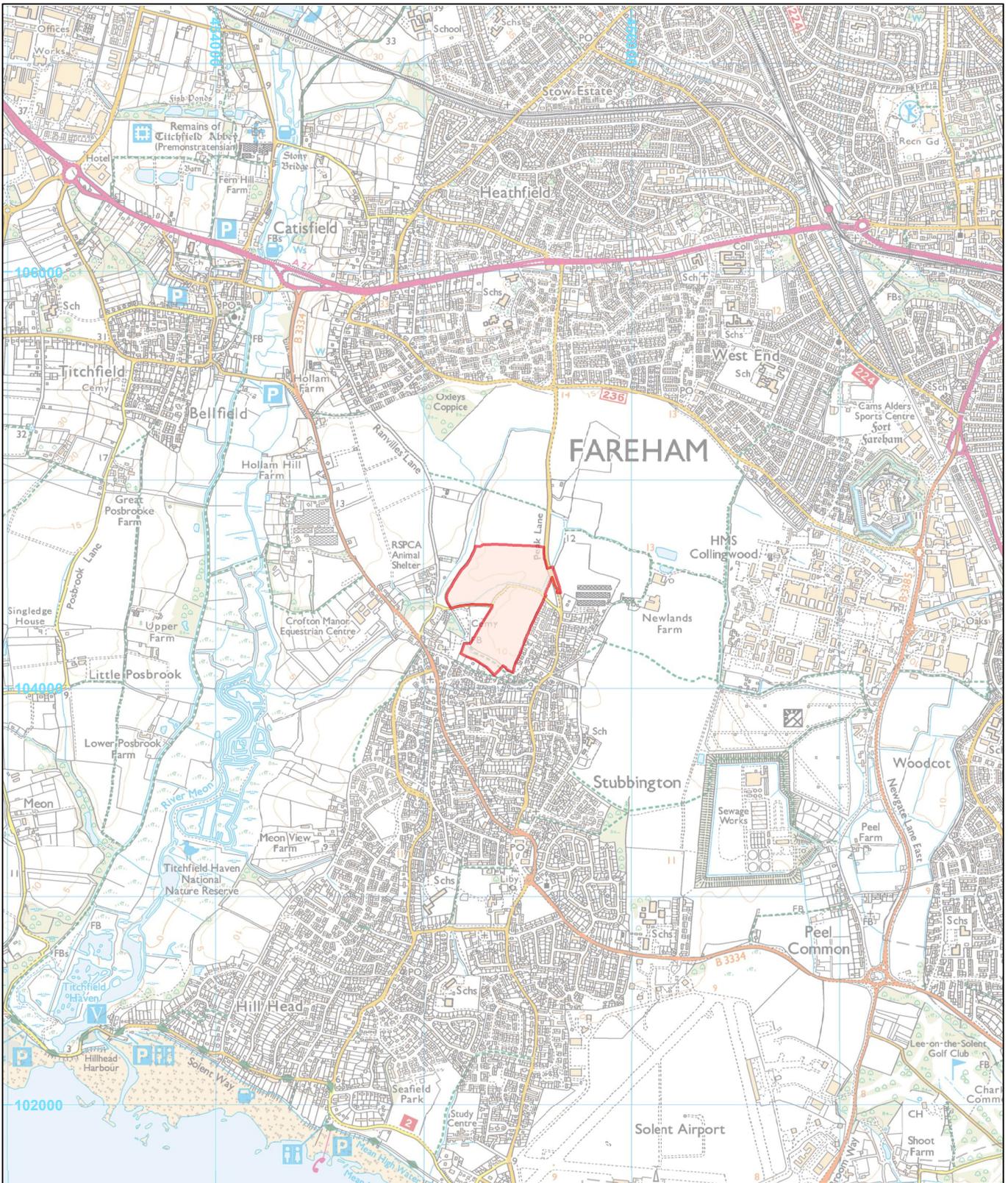
- 1.9. The Site is located within the administrative boundary of Fareham District Council. The adopted planning policy documents that are used to set out the strategy for the development within the District comprise the Local Plan, which is set into three parts, two of which are of relevance to the present application: the *Core Strategy* (2011) and *Development Sites and Policies* (2015). The Council has recently committed to

a review of its Local Plan, with the Publication Local Plan 2037 currently undergoing consultation.

- 1.10. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
<b>National Heritage Act 1983 (amended 2002)</b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2019)</b>	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Fareham Borough Local Plan, comprising Core Strategy (2011) and Development Sites &amp; Policies (2015)</b>	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).

Table 1.1 Key statute, policy and guidance



 Site boundary

N

0 1 km

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**PROJECT TITLE**  
 Oakcroft Lane, Stubbington, Hampshire

**FIGURE TITLE**  
 Site location plan

**DRAWN BY** RW **PROJECT NO.** AN0339 **FIGURE NO.**  
**CHECKED BY** JS **DATE** 04/05/2021 **1**  
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## 2. METHODOLOGY

### *Settings Assessment*

- 2.1. The purpose of this assessment is to assess if, how and to what extent the proposed development may affect the significance of designated heritage assets through changes to their settings. The settings assessment was undertaken in accordance with The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (HE 2017). A site visit and study area walkover was undertaken by on 26 April 2021 to assess how the settings of surrounding designated heritage assets contribute to their significance and their relationship with the Site. The historical background research, undertaken as part of the desk-based assessment (Cotswold Archaeology 2019), was also used to inform this report.
- 2.2. The assessment considers the potential effects of the proposed development in accordance with legislation, the National Planning Policy Framework and local planning policy.

### *Assessment of heritage significance*

- 2.3. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

### *Assessment of potential development effects (benefit and harm)*

- 2.4. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of

archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).

2.5. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.6. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset’s contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019).

Level of effect	Description	Applicable statute & policy
<p><b>Less than substantial harm (upper end)</b></p>	<p>The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.</p>	<p>Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p> <p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>
<p><b>Substantial harm</b></p>	<p>The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.</p>	<p>Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

### **Limitations of the assessment**

- 2.7. This settings assessment is principally based upon observations made during the site visit, which has been supplemented by secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate.
- 2.8. The site visit was undertaken in favourable weather conditions. Access to the central section of the Site was not afforded, and designated heritage assets were visited only where possible from public rights of way. However, it is considered that the

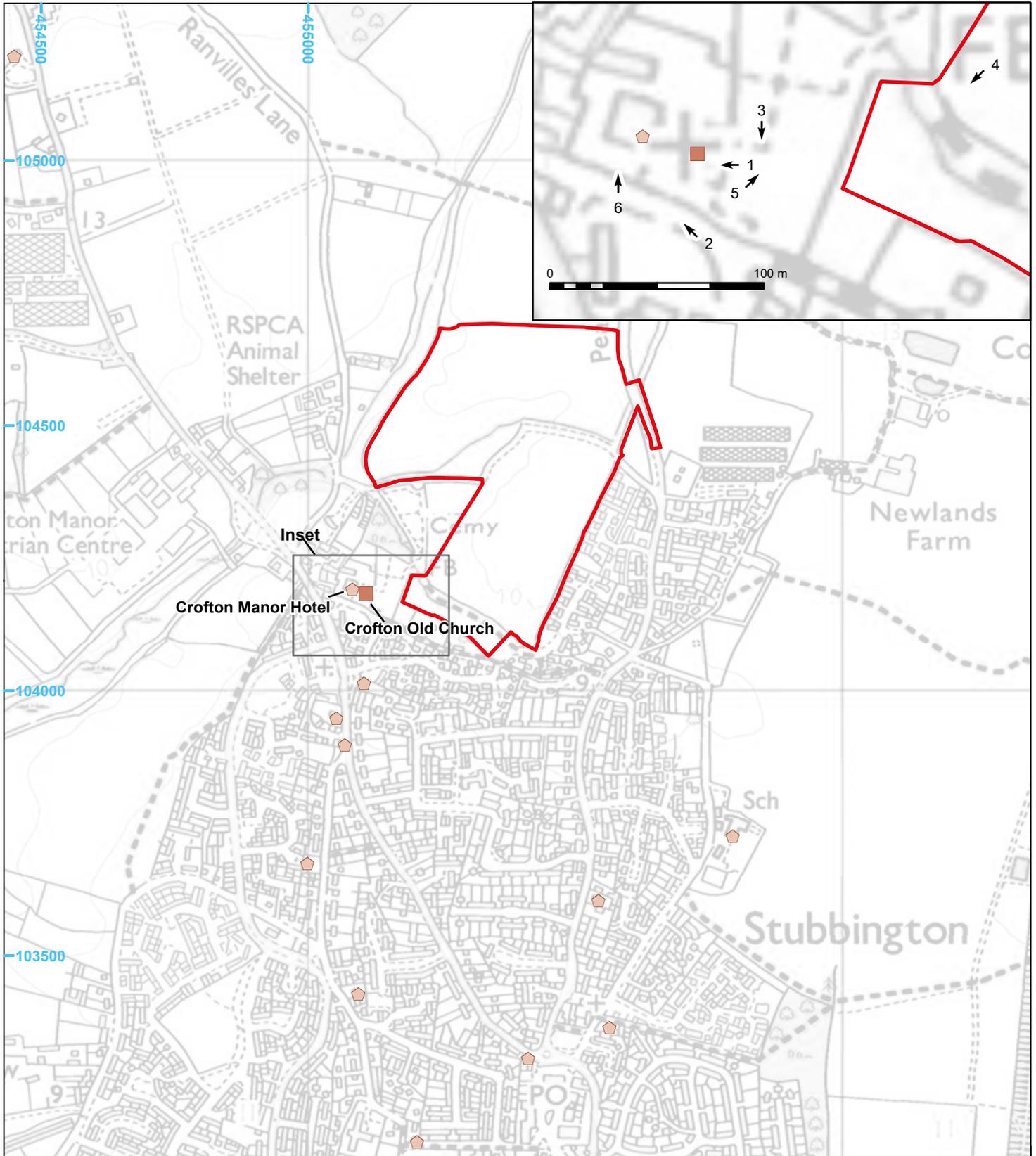
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observations made were nonetheless sufficient to provide an accurate and robust assessment of the likely impacts of the proposals.

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### 3. THE SETTING OF HERITAGE ASSETS: STEP 1

- 3.1. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 3.2. All designated heritage assets located within 1km of the Site boundary were considered as part of Step 1. These consisted of 13 Listed Buildings, as listed in Appendix 2 and illustrated on Figure 2. During the site visit it was determined that there would be no impact upon the significance of the majority of these assets as a result of changes to the use and/or appearance of the Site. Located predominantly within the built-up settlement of Stubbington, and at a sufficient distance from the Site to suggest that they have no historical or functional relationship with it, these assets are effectively screened by existing intervening built-form, vegetation, and the effects of the local topography. As the Site is not considered to form part of the setting of these designated heritage assets, and its development would not pose a threat to the significance of these assets, they have not been assessed in any further detail.
- 3.3. Designated assets identified by Step 1 as warranting further setting assessment, due to potential impact as a result of changes to their settings, comprise two Listed Buildings: the Grade II\* Crofton Old Church (List Entry 1233279), and Grade II Crofton Manor Hotel (List Entry 1233280). These assets were identified in the consultee comments from Historic England and Farnham Borough Council Conservation Planner in relation to the planning application, and as part of Step 1 of this assessment were subject to field examination which considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. These assets are considered in detail in steps 2 and 3 of the settings assessment, presented in the following section.



- ▭ Site
- Grade II\* Listed Buildings
- ⬠ Grade II Listed Buildings
- ↗ Photo directions



0 500m

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**PROJECT TITLE**

Oakcroft Lane, Stubbington, Hampshire

**FIGURE TITLE**

**Designated heritage assets**

DRAWN BY	<b>RW</b>	PROJECT NO	<b>AN0339</b>	FIGURE NO.	<b>2</b>
CHECKED BY	<b>JS</b>	DATE	<b>06/05/2021</b>		
APPROVED BY	<b>JS</b>	SCALE@A4	<b>1:10,000</b>		

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## 4. STEPS 2 – 3: ASSESSMENT OF SETTING AND POTENTIAL EFFECTS OF THE DEVELOPMENT

- 4.1. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

### *Crofton Old Church, Grade II\* Listed Building (List Entry 1233279)*

#### **Description of the asset**

- 4.2. The Grade II\* Listed Crofton Old Church (Photo 1) is situated c. 70m to the west of the Site at its closest point. The building is thought to date to the 14th century, although possible earlier elements have been identified within the building fabric, including re-used pre-Conquest window-heads incorporated in the north nave wall, a simple lancet window suggestive of a 13th century date in the chancel, and a half-arch of possible 13th century origin in the south chapel. Later alterations and restorations to the building were carried out in 18th and 19th centuries.
- 4.3. The building is constructed of ashlar rubble and brick, with a tiled roof, and has a cruciform plan with a square bell turret on the nave at the west, potentially dating to the early 18th century. Internally, the building retains a number of features and fixtures of interest, including an oak nave roof of queen post construction with substantial oak tie beams, an unusual chancel roof exhibiting a crown post and crown plate arrangement, a stone font of probable 15th century date, and an 18th century stained glass window in the north transept. Further details on the buildings form are provided in the Listing description in Appendix 3.

#### *Historical context*

- 4.4. The manor of Crofton is recorded in the Domesday Survey of 1086 as a medium sized settlement held by Count Alan of Brittany, who replaced the pre-Conquest (1066) owner, Wulfard (Open Domesday 2021). The Survey attests to the existence of a church within the manor at this time, named as the Church of the Holy Rood. A later of mention the Chapel of St Edmund in relation to a grant of Crofton manor to the abbot and convent of Titchfield is thought to refer to the same church (Page 1908).

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The church likely functioned as a chapel of ease to the parish church of St Peter, Titchfield, serving the dispersed rural community of Crofton.

- 4.5. In 1871 Crofton became a separate parish, which included the expanding settlement of Stubbington. A new parish church, Holy Rood, was constructed within Stubbington in 1878, assuming its role from Crofton church, which was re-dedicated to St Edmund, having been recorded as Holy Rood in the 16th century.
- 4.6. A 1783 Manorial Map of Titchfield (reproduced in Cotswold Archaeology 2019) depicts the church alongside a cluster of buildings associated with Crofton Farm to its west. The surrounding landscape is illustrated as an expanse of agricultural fields. A similar, and slightly more detailed, depiction is provided on the Titchfield Tithe map of 1837-38 (Figure 3). This indicates that the church was situated within a small churchyard, with a separate plot immediately to its east (2369) named as a garden; this plot corresponds with the northern extent of the existing churchyard and is annotated as a grave yard on the First Edition Ordnance Survey map of 1870.
- 4.7. Subsequent Ordnance Survey maps (1898, 1910, 1933) continue to depict the church within its relatively isolated position, surrounded by a characteristically rural landscape, up until the later 20th century. Some northward expansion of Stubbington, to the south, is evident on the 1933 edition, however Crofton appears to have remained a distinct settlement until at least the 1960s, by which time modern settlement had encroached onto former agricultural land to the south and east of the church, immediately surrounding the Site.
- 4.8. The 1933 Ordnance Survey map indicates that the churchyard by this time had been extended to the north, into a plot previously recorded as arable land on the 1837-38 Tithe map. By the time of the 1964 Ordnance Survey map, a cemetery had been established on land to the north-east of the church, and was linked to the churchyard by a path with a footbridge passing over a drainage channel. This is seen again on the 1975 edition (Figure 4). The new Crofton Cemetery was extended eastwards in the 1990s, with its boundary abutting the western edge of the Site.
- 4.9. By the time of the 1983 Ordnance Survey map, modern residential development extended immediately south and south-west of the church, with Crofton now indistinguishable from the settlement of Stubbington.

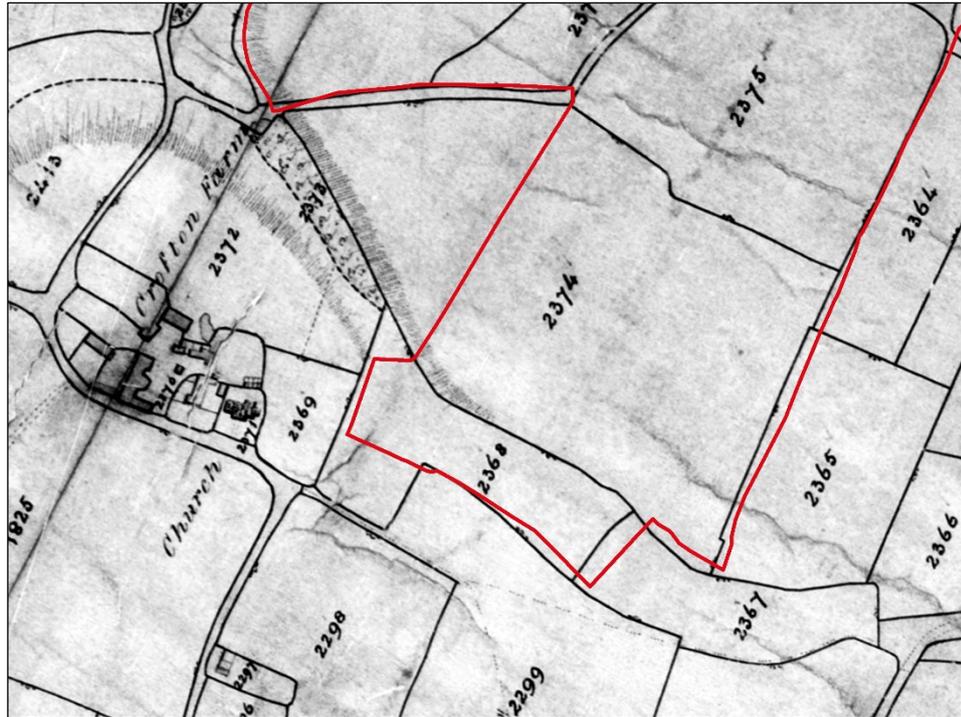


Figure 3 Extract from the 1837-38 Titchfield Tithe Map (Site boundary shown in red)

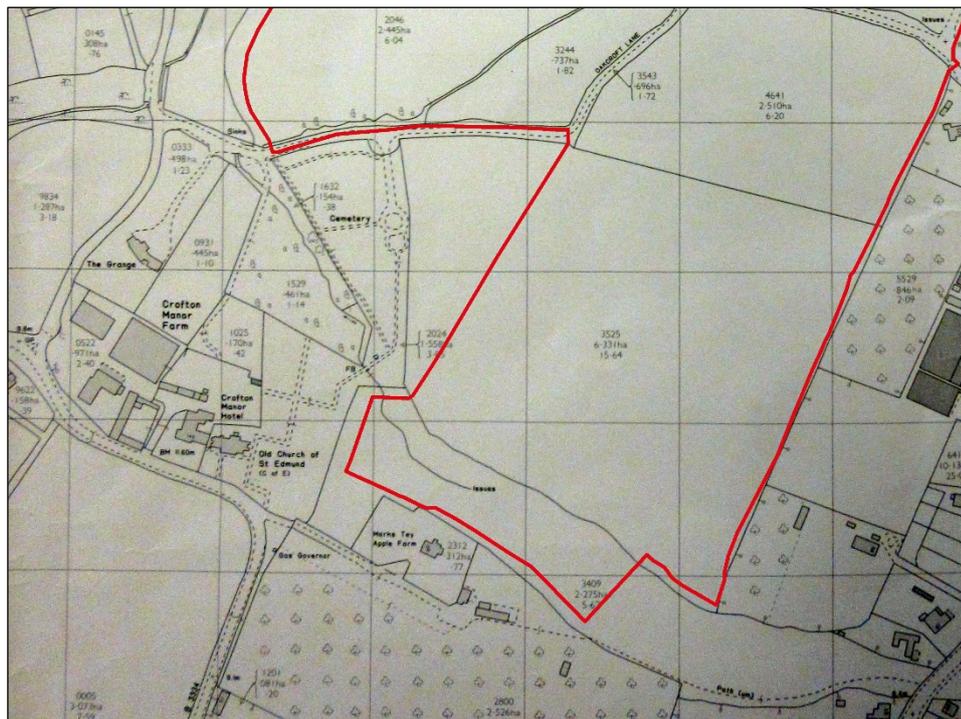


Figure 4 Extract from the 1975 Ordnance Survey map (Site boundary shown in red)

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### Significance

- 4.10. The significance of Crofton Old Church is derived from a combination of evidential, historical, aesthetic and communal heritage values, as defined in *Conservation Principles* (Historic England 2008).
- 4.11. The evidential value of the church's fabric and built form is considered to make the greatest contribution to its significance. The 14th and 15th century elements of the church, along with possible 13th century features, represent an important survival of medieval fabric, while subsequent post-medieval and 19th century alterations reflect its historic development. The evidential value is further enhanced by the potential within the churchyard for the presence of buried remains associated with the former early medieval church.
- 4.12. Historically, the church represents a key part of the history and development of the settlement of Crofton, with further historical value drawn from its association with Titchfield Abbey.
- 4.13. The key aesthetic value of the building lies in its distinctive bell tower and its position within a verdant churchyard. The southern and eastern façades, which can be seen when approaching the church from the adjacent Lychgate Green, allow for the various historic components of the Church to be fully appreciated. The interior of the Church also has considerable aesthetic value.
- 4.14. As a focal point and place of worship for the local community over many centuries, the church also holds a high degree of communal value.

### Physical Surrounds – 'What Matters and Why'

- 4.15. The surrounding churchyard forms an integral setting to the church, enabling the building to be appreciated within its distinctive historical and functional context. This is particularly true of the part closest to the church, which represents the historic churchyard prior to its expansion in the 20th century. Within the churchyard are numerous memorial and religious monuments which share important associative relationships with the church that contribute strongly towards its intelligibility, and thus historical value. As a quiet and intimate space, at the periphery of the modern settlement and bounded by trees, the churchyard also forms a tranquil and attractive surrounding to the church building, as befits its purpose as a place for religious worship and contemplation. These immediate physical surroundings therefore

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represent the aspect of setting which contributes most highly towards the significance of the asset.



**Photo 1 Grade II\* Listed Crofton Old Church, viewed from the east from within the churchyard**

- 4.16. Adjoining the churchyard to the north-east is the modern Crofton Cemetery. Although functionally linked to the church, the cemetery does not represent a part of its historic setting. While accessible from the churchyard via a footpath, the modern cemetery maintains its own principal entrance off Oakcroft Lane, to the north, and is physically and visually segregated from the historic churchyard by a dense tree belt. Consequently, the cemetery makes only a very minor contribution to the significance of the church, derived from its functional association.
- 4.17. Immediately west of the churchyard and separated from it by a brick boundary wall, is the Grade II Listed Crofton Manor Hotel, a 17th century building which represents the former manor house. This building has a strong contextual relationship with the church as a surviving and key element of the historic settlement of Crofton.
- 4.18. The surroundings of the churchyard to the south and west are characterised by residential development associated with the modern expansion of Stubbington. While not contemporary with the church, it is from this modern settlement that this church draws its congregation and within which it provides a focus for the community,

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thereby contributing to its communal value. The development of this housing has, however, consumed much of the formerly rural landscape surrounding the church.

- 4.19. More widely, agricultural land to the north and east of the church, incorporating the Site, can be seen to maintain the rural character of the church's historic setting, i.e. that within which it was originally constructed and functioned. The overall contribution of this wider setting to the significance of the asset is limited, with the establishment of the cemetery and the presence of an intervening tree belt placing it at a physical and visual remove from the church.

#### **Experience – 'What Matters and Why'**

- 4.20. The architectural and historic interest of the church is best appreciated from within the interior of the building, and at close proximity externally from within the surrounding churchyard. The churchyard contains a number of trees which serve to restrict clear views of the church from most parts of the churchyard, but which also afford a good sense of its secluded setting. Probably the most informative view from within the churchyard is that from the footpath to the east of the church (Photo 1), which enables an appreciation of the building against a foreground of low level tree cover and gravestones, with the roof and chimney stack of the Crofton Manor Hotel visible to its rear.
- 4.21. The churchyard is well enclosed by vegetation except on its south side, where it opens onto the adjacent street (Lychgate Green), lined by modern housing. From here the church can be seen alongside its immediate setting formed by the churchyard, with the historic Old Manor Hotel to its west (Photo 2). In offering a clear appreciation of the historic fabric and architectural detailing of the church, including its distinctive bell tower, as well as providing an understanding of its historical context as a key component of the settlement of Crofton, this experience adds to the significance of the asset. Due to the presence of the immediately adjacent modern housing however, the asset is clearly perceived as part of the modern settlement, rather than as a rural church (Photo 3).
- 4.22. The church has a relatively low form, with a squat bell tower, on account of which it is not visually prominent within the wider landscape. Glimpsed views of the church, heavily filtered by trees, are possible from within the adjacent modern cemetery, however the cemetery itself is quite clearly experienced as a separate entity to the church, maintaining an open feel which contrasts with the much more intimate

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experience of the historic churchyard. Within these views the church is not seen within a rural setting, instead appearing against a backdrop of modern development.



**Photo 2 Grade II\* Listed Crofton Old Church and Grade II Crofton Manor Hotel, viewed from the south-east along Lychgate Green**



**Photo 3 Grade II\* Listed Crofton Old Church, viewed from the north from within the churchyard with modern development visible**

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- 4.23. A single view of the church was observed from within the Site during the site visit, attained from the south-west corner of the southern field and looking across the intervening tree belt (Photo 4). From here a small section of the eastern elevation of the church can be just discerned through the trees, however the roof and bell tower remain screened. This view is not sufficient to offer any meaningful insight into the historical or architectural interest of the building.



**Photo 4 Glimpsed view of the Grade II\* Listed Crofton Old Church from within the south-west of the Site**

- 4.24. Outward views from the churchyard are largely restricted to those of the modern housing to the south, which do not contribute to the understanding or appreciation of the church. A very limited view of the south-west of the Site can be gained from within the east of the churchyard, including from immediately outside the church, but this is heavily filtered by trees (Photo 5). The small part of agricultural land currently present within this view can be said to be representative of the wider rural setting approximating to that within which the church was historically situated, however the view itself is so constrained as to be inconsequential to the understanding or appreciation of the church and its historical context. With the more available outward views being those towards the adjacent street to the south, it is the settlement which more closely defines the experience of the church than the agricultural land. Indeed, there is a perceptible disconnect between the church and its wider rural landscape, resulting from the physical separation caused by the cemetery and tree belt.



Photo 5 Glimpsed view of the Site from within the churchyard to the west

#### Summary of development effects

- 4.25. The proposed residential development of the Site would introduce a new modern built element within a part of the presently rural wider setting of the Grade II\* Listed Crofton Old Church. However, this would not appreciably alter the current experience of the church, which is primarily gained from within its immediate surroundings of the churchyard and the adjacent street. The intervisibility between the church and the Site is so limited as to not offer any clear understanding of the church or its historically rural setting, which now provides only a very minor contribution towards the building's significance. The church is more readily understood within its present context at the periphery of the modern settlement of Stubbington.
- 4.26. The proposed development would be set back from the edge of the current field, at a remove of c. 150m from the church, with the existing tree belt being retained along with an area of open space immediately to its north. The inclusion of this buffer will further restrict any visibility of the development within views of the church, while also ensuring that the existing glimpsed view of the building from the Site is maintained.
- 4.27. The proposed development would not affect any of the principal contributors to the significance of the church, namely the heritage values embodied within its physical fabric, and would preserve the key elements of its setting, comprising its surrounding churchyard and the important historical relationship with Crofton Manor Hotel. The

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very limited degree of anticipated change to the experience of the asset, as arising from development within its wider surroundings, would **not** result in any harm to its overall heritage significance.

### ***Crofton Manor Hotel, Grade II Listed Building (List Entry 1233280)***

#### **Description of the asset**

- 4.28. The Grade II Listed Crofton Manor Hotel, situated c. 90m to the west of the Site, is a substantial two storey house dating from at least the 17th century with later additions. The earliest element is the north wing, constructed in red brick, with grey headers and a tile-covered, steeply pitched roof with a hipped gable and cruciform chimney stack. The east-west wing of the building is of 19th century date. Internally, the building exhibits exposed timber framing.

#### ***Historic context***

- 4.29. Crofton Manor Hotel is thought to represent the site of the medieval manor house for Crofton, recorded in the 1086 Domesday Survey. The building is depicted on the 1753 map of the Manor of Titchfield within the south-east of an enclosed complex of gardens and ancillary buildings, to the west of the church. The 1837-38 Titchfield Tithe map provides a similar depiction, showing barns and outbuildings to the north and west of the house (Figure 3). The accompanying Tithe apportionment names the house and farm as Crofton Manor Farm, which is recorded as being under the ownership of Henry Peter Delme Esquire, also the sole landowner within the Site.
- 4.30. Ordnance Survey maps illustrate some minor reconfigurations to the outbuildings associated with Crofton Manor Farm, including the addition of an east-west aligned barn immediately north of the house (depicted on the 1897 map). Relatively little change is recorded within the farm complex until the 1975 Ordnance Survey edition (Figure 4), which annotates the house as Crofton Manor Hotel with the farm buildings, now including what appears to be a large barn to the north of the house, recorded as Crofton Manor Farm and depicted as apparently separate to the house within an adjoining plot.
- 4.31. By the time of the 1983 Ordnance Survey map, a number of the farm buildings had been removed following the expansion of modern settlement immediately to the south of the house and the realignment of Titchfield Road. The majority of the remaining farm buildings were demolished to make way for modern housing in the late 1990s. The east-west aligned barn just to the north of the house, first depicted on late 19th

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century mapping, is thought to be the only extant element of the former farmstead associated with the house.

### *Significance*

- 4.32. The significance of Crofton Manor Hotel derives primarily from its physical fabric, which retains evidential value relating its construction, development and use, as well as 17th century and later vernacular architectural styles. Some additional evidential value relates to the potential for archaeological remains associated with the earlier medieval manor. The building also holds historical value as a surviving element of the local post-medieval landscape, illustrative of the rural economy in this period.

### **Physical Surrounds – ‘What Matters and Why’**

- 4.33. Crofton Manor Hotel is situated within enclosed grounds, which are accessed via a gated entrance from Lychgate Green, to the south. To the west of the house is a driveway and small courtyard which is bounded to the north by the east-west aligned former barn depicted on 19th century mapping. Enclosed gardens are located to the north and north-east of the house. Although much reduced and altered following the segregation of the house from its associated farmstead, and the later removal of the former outbuildings, these grounds make a considerable contribution to the significance of the building, by way of reflecting its immediate historic context. The garden to the north and north-east of the house provides a tranquil and attractive setting which reinforces its status as a private dwelling.
- 4.34. Immediately to the east of the church, the Grade II\* Crofton Old Church has a strong associative relationship with the former manor house, with the two structures illustrating the historic settlement of Crofton and, more broadly, the close associations of religious and temporal authority in the medieval and post-medieval periods.
- 4.35. To the south and west of the house and its immediate grounds, much of the former agricultural landscape associated with the former manor house has been consumed by modern residential development. Remaining areas of agricultural land to the north and east, including that within the Site, can be considered to make some minor contribution towards its significance, through representing the historically rural landscape within which the former manor house once functioned; however this is physically separated from the house by the intervening churchyard and cemetery and a substantial tree belt beyond. While a historical relationship has been identified to exist between the former manor house and the Site, with the two having been under

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the same ownership at the time of the 1837-38 Tithe map, this is no longer in evidence except through historical sources.

### Experience – ‘What Matters and Why’

- 4.36. Due to its relative seclusion, set-back from the road and within private, enclosed grounds, Crofton Manor Hotel is best experienced from within its immediate surroundings. From within these associated grounds, the historic fabric and architectural detailing of the building can be appreciated, and its historical status and context understood. The western façade of the building can also be appreciated from the adjacent Lychgate Green (Photo 6), from where it can be seen alongside the outbuilding to the north with the driveway, courtyard and a grassed area in the foreground. This experience of the building, viewed within its immediate historical and functional context, allows for it to be understood as a private dwelling of some local status.



**Photo 6 Grade II Crofton Manor Farm, viewed from the south-west along Lychgate Green**

- 4.37. From further east along Lychgate Green, the building’s southern elevation can be partially seen alongside the adjacent Crofton Old Church (Photo 2). This juxtaposition of the two structures provides an understanding of the building as a surviving element of the historic settlement of Crofton. The roof and chimney stacks on the rear of the building can also be seen in the background of west-facing views of the church from

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within the churchyard (Photo 1). While conveying the close historical and contextual association between the church and the house, this view is too limited to offer any meaningful appreciation of the asset's form.

- 4.38. The house cannot be readily seen from within the wider surrounding landscape, and no intervisibility between the building and the Site was identified during the site visit due to the presence of the dense intervening tree belt. Any visibility of the Site that might be possible is expected to be limited to partial or glimpsed views from upper storey windows on the rear elevation; such views would not be considered to contribute to the understanding of the building or its historical and functional context.

#### Summary of development effects

- 4.39. The proposed development would alter part of the wider rural setting to the Grade II Listed Crofton Manor Hotel. However, due to the presence of intervening vegetation and built form, the house is physically and visually segregated from the Site, and the Site does not feature within the current experience of the building. Any visibility of the development would be restricted to glimpsed, non-specific views from the rear elevations. The key appreciation of the building, from within its associated grounds and adjacent street, would be in no way affected, and nor would any of the principal contributors towards its significance, as embodied in its physical form. While a historical relationship is thought to have existed between the building and the Site, with the Site falling within the same ownership, this is no longer discernible. It is therefore considered that the proposed development would **not** result in any harm to the significance of the Grade II Listed Crofton Manor Hotel.

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## 5. CONCLUSIONS

- 5.1. This assessment has considered the potential impacts of the proposed residential and development upon the significance of designated heritage assets, through the alteration of their settings. The assessment was undertaken in accordance with the industry standard guidance for setting assessment, provided by Historic England (2017).
- 5.2. Based on consultee comments received in relation to a rejected planning application for the proposed development, and following an initial review of designated heritage assets within the Site's environs, supplemented by observations made during the site visit, two Listed Buildings were identified as being potentially susceptible to impact as a result of change within their settings. These comprised the Grade II\* Crofton Old Church and the adjacent Grade II Crofton Manor Hotel.
- 5.3. The significance of the Grade II\* Listed Crofton Old Church lies principally within its physical fabric, although it has been identified that an important contribution is made by its immediate surrounds formed by its associated churchyard. Due to the creation of the modern cemetery to the north and east of the church, as well the presence of a dense vegetation belt, the church is physically and visually separated from its wider rural surroundings to the east, including the Site, and is instead more clearly perceived alongside the modern development within Stubbington. Intervisibility between the church and the Site is extremely limited, and the partial and glimpsed views available are not considered to be relevant to the understanding of the church or its historical context.
- 5.4. This assessment has identified that while the proposals would alter the wider agricultural surroundings of the church, the most important elements of the assets setting would be preserved. Any slight visibility of the development from within the churchyard would not result in any harm to the significance of the Grade II\* Listed church.
- 5.5. With regard to the Grade II Listed Crofton Manor Hotel, the assessment concludes the Site does not make any meaningful contribution to the significance of this asset. Intervening vegetation prevents any clear visual relationship between the asset and the Site, and while a former historical link has been identified, with the Site and manor having been in the same ownership, this association is no longer evident. The key aspects of setting which contribute to the significance of the asset, comprising its

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immediate surrounds represented by gardens and associated outbuildings, would be preserved. As such, no harm to the significance of the Grade II Listed Crofton Manor Hotel would occur in relation to the proposed development.

- 5.6. The development proposals are in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act, requiring decision makers to have 'special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'. In the context of the NPPF, the proposals would not result in harm to designated heritage assets and Paragraph 196, stating that harm should be weighed against the public benefits of the proposal including, therefore does not apply. As no harm has been identified, the proposals are also in compliance with Policy DSP 5 of the Fareham Local Plan.

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## 6. REFERENCES

- Chartered Institute for Archaeologists 2020 *Standard and Guidance for Historic Environment Desk-Based Assessment*
- Clark, K. 2019 *Historic England's response to Application No. P/19/0301 /FP - Land East of Crofton Cemetery/ and West of Peak Lane , Fareham, Hampshire*, dated 25 April 2019
- Cotswold Archaeology 2019 *Oakcroft Lane, Stubbington, Hampshire: Archaeological Desk-Based Assessment*. Report ref. 18465
- Cotswold Archaeology 2020 *Oakcroft Lane, Stubbington, Hampshire: Written Scheme of Investigation for An Archaeological Evaluation*. Report ref. AN0223
- Fareham Borough Council 2015 *Local Plan Part 2: Development Sites and Policies*, adopted June 2015
- Gallo, L. 2020 *Historic England's response to Application No. P/20/0522/FP - Land East of Crofton Cemetery/ and West of Peak Lane , Fareham, Hampshire*, dated 17 July 2020
- Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*
- Historic England 2017 *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition)*
- Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*
- Leete-Groves, S. 2020 *Fareham Borough Council Conservation Planner's response to Application No. P/20/00522/FP - Land East of Oakcroft Cemetery, Stubbington*, dated 21 July 2020
- Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework (NPPF)*; published February 2019
- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

### **Cartographic sources (viewed at Hampshire Record Office)**

1753	Manorial map of Titchfield parish
1837	Titchfield Tithe map
1870	First Edition Ordnance Survey map

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Additional Ordnance Survey maps viewed at: [www.promap.co.uk](http://www.promap.co.uk) and [www.maps.nls.uk/geo/find/](http://www.maps.nls.uk/geo/find/)

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act '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 feature of special architectural or historic interest which it possesses'.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on 'Listed Buildings and Curtilage: Historic England Advice Note 10' (Historic England 2018).

### ***National heritage policy: the National Planning Policy Framework***

#### **Heritage assets and heritage significance**

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its

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heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2019), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

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Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

### Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant 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’.

### Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 193 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 194 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

Paragraph 196 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

### Development Plan

The relevant policy contained within the *Fareham Local Plan Part 2: Development and Policies* document (adopted June 2015) comprises Policy DSP 5: Protecting and Enhancing the Historic Environment. This states that:

*Designated and non-designated heritage assets are irreplaceable resource that will be conserved in a manner appropriate to their significance, to be enjoyed for their contribution to the quality of life of this and future generations. The wider social,*

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*cultural, economic and environmental benefits of their conservation will also be taken into account in decision making.*

*Development affecting all heritage assets should have regard to relevant guidance, including (but not limited to) the Design Supplementary Planning Document.*

*Proposals that provide viable future uses for heritage assets, that are consistent with their conservation, will be supported.*

*In considering the impact of proposals that affect the Borough's designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.*

*Listed Buildings will be conserved by:*

*a) supporting proposals that sustain and where appropriate enhance their heritage significance;*

*b) 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*

*c) ensuring that development does not harm, and if desirable, enhances their settings.*

*[...]*

*That Council will conserve Scheduled Monuments, and archaeological sites that are demonstrably of national significance, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.*

*Non-designated heritage assets including locally listed building, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their Architectural and historic interest, and/or setting taking account of their significance.*

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do

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they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly ‘GPA2 – Managing Significance in Decision-Taking in the Historic Environment’ and ‘GPA3 – The Setting of Heritage Assets’.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its

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setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

### *Heritage significance*

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises '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'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This

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includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

#### **Effects upon non-designated heritage assets**

The NPPF (2019) paragraph 197 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

## APPENDIX 2: LISTED BUILDINGS INCLUDED IN STEP 1

Name	Grade	NGR	HE ref.
CROFTON OLD CHURCH	II*	SU 55108 04183	1233279
CROFTON MANOR HOTEL	II	SU 55082 04191	1233280
1-5, BURNT HOUSE LANE	II	SU 55563 03364	1093513
BURLEY COTTAGE	II	SU 54998 03674	1093539
OLD STREET FARMHOUSE	II	SU 55094 03428	1094297
MEONCROSS GIRLS SCHOOL	II	SU 55794 03725	1229142
OLD PARK HOUSE	II	SU 55204 03148	1232876
ANKER COTTAGE	II	SU 55104 04013	1233278
5, TITCHFIELD ROAD	II	SU 55412 03305	1233282
123, TITCHFIELD ROAD	II	SU 55053 03948	1233283
HOLLAM HOUSE	II	SU 54450 05196	1233285
117, TITCHFIELD ROAD	II	SU 55068 03897	1276696
THATCHED COTTAGE	II	SU 55543 03604	1338888

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## APPENDIX 3: LISTING DESCRIPTIONS: CROFTON OLD CHURCH AND CROFTON MANOR HOTEL

Name: Crofton Old Church  
Heritage Category: Listed Building  
Grade: II\*  
List Entry Number: 1233279  
Date first listed: 18-Oct-1955  
Date of most recent amendment: 22-Oct-1976  
Statutory Address: CROFTON OLD CHURCH, TITCHFIELD ROAD  
County: Hampshire  
District: Fareham (District Authority)  
National Grid Reference: SU 55108 04183

### Details:

899/20/312 TITCHFIELD ROAD 18-OCT-55 CROFTON (East side) CROFTON OLD CHURCH (Formerly listed as: TITCHFIELD ROAD CROFTON HOLY ROOD CHURCH)

II\*

Also Known As: ST EDMUND, KING AND MARTYR, TITCHFIELD ROAD, CROFTON Old Church (St Edmund the Martyr)

Chancel and S Chapel possibly C13 origins. C14 N transept; C15 nave; early C18 S transept rebuilt in mid C19; Victorian vestry.

Materials: Ashlar, rubble and brick. Tiled roofs.

Plan: Cruciform plan. W nave with bell turret on ridge; E chancel with S chantry chapel; S porch, S and N transepts, the latter with vestry addition. NW early C21 toilet extension.

Exterior: S elevation: Nave tiled roof is half-hipped to W and pitched to E. Simple square boarded bellcote on ridge with pyramidal tile roof, the date of which is unknown but could be contemporary with the bell (i.e. 1710). It is shown on a mid-C19 illustration in this form, prior to the Victorian restoration. Stone rubble nave with ashlar quoins. Two-light square-headed window west of S porch in C15 style although restored late C20. Gabled S porch and S transept are rendered. The latter is wide and dominates the south elevation, with two three-light Gothic Revival windows. Somewhat awkward junction of nave, chancel and S chapel roofs. Further S side door. Chapel and chancel also stone rubble with ashlar quoins. Chapel E two-light window C14. Simple lancet to chancel suggests C13. E elevation: rendered with steeply pitched roof. Stepped brick buttresses either side of three-light E window which has had much of its stonework repaired in late C20. Ties to the gable.

N elevation: largely of rubble construction with traces of alteration to the west and centre. Also re-used small round window heads which stylistically may have come from the pre-Conquest

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church. N transept is rendered as is chancel N wall. Buttresses a brick and stone combination. Square-headed two-light nave windows as before, probably C15. Leper's squint with cusped head to W of door into N transept. Chancel N window and N transept E window are similar; simple flat-headed two-light windows of C14 date. Large three-light N window to N transept is curvilinear tracery of C14. Modern NE extension is not of special interest. W elevation: largely brick built of C18 date other than SW and NW corners (ashlar) and further stonework below the early C21W window.

Interior: Nave and chancel are not on the same axis. Chancel and S chapel arches simple C14. Unusual half-arch between chapel and nave of similar form but from C13 S springer suggesting chapel may be earlier in origin than it appears. Oak nave roof of Queen post construction with massive tie-beams. Interrupted wall-plate and form of roof to west suggests remodelling, probably to support the addition of the belfry turret. Wall-plate to E supported on wooden pier when S transept added resulting in half-timbered transept N wall. Chancel roof of unusual form with a Crown post and Crown plate arrangement. Four-centred arches to S door and porch with double panelled doors. Tiled floors with some memorial slabs.

Principal Fixtures: Simple stone font probably C15. Oak panelled pulpit of late C17 or early C18. Bell inscribed 'John Pafford Churchwarden Clement Tosear cast mee year 1710'. Oldest stained glass is the N transept E window which is a C18 pattern of stripes, fleur-de-lys and leaves in gold and red. Most other stained glass is C19 (some with WW2 blast damage) other than the round W window of 1988 symbolising the crown and martyrdom of St Edmund. Many pews replaced in 1970 using examples from Holy Rood Stubbington. Those made for this church in the mid C19 echo the form of the chancel panelling. Box pews in N transept probably early C18. Wall mounted decalogue either side of chancel E window painted 1815 by Robert Smith (signed). Small painted panel above E window, a rare tetragrammaton (a sacred word of four letters), appears of same date and style as decalogue: painted on a sunburst are the Hebrew letters for JHVH, signifying Jehovah. Enormous marble monument in the S transept in the form of a tapering wall mounted slab commemorating Thomas Minnis d. 1733. Bust of the deceased above pedimented tablet with inscription applied to fluted sarcophagus supporting urns. Monument topped by coat of arms. Naghten family memorials in N transept with crypt below. Other memorials to naval figures.

History: There was a church at Crofton in Anglo-Saxon times as it is mentioned in the Domesday Book of 1086 as Crofton Church of the Holy Rood. However, the fabric of the present building is essentially C14 or later except for some pre-Conquest re-used window-heads incorporated in the north nave wall and hints of a possible C13 origin to the chancel and chapel. The church became a possession of Titchfield Abbey from 1232 and a chapel-of-ease for the parish church of St Peter, Titchfield, continuing as the latter after the surrender of the abbey to Henry VIII in 1537 severed its monastic link. Crofton with Stubbington became a separate parish in 1871 and a new parish church, Holy Rood Stubbington was built in 1878 to the designs of T Goodchild: the population of Crofton village was in decline whereas Stubbington was expanding in the mid C19. The church was renovated in the late C20 following the establishment of The Friends of Crofton Old Church in the 1980s. The roof was repaired and restored in the early C21 with some rafters and tiles replaced.

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In a 1331 charter the church is recorded as St Edmund's but appears as Holy Rood in the Liber Regis of 1534. Its most recent rededication to St Edmund the Martyr took place in 1878 following the construction and dedication of Holy Rood Stubbington. Thomas Missing built the south transept in 1725 to accommodate his family pews and mausoleum. He was MP for Southampton and the merchant responsible for victualling Gibraltar. He was presumably responsible for the shaped gable and segmental windows to the south transept shown in a mid C19 illustration in the National Monuments Record. The transept now has a pitched roof with Gothic Revival windows, which must date to the major mid C19 restoration commemorated by the gift of the Lectern Bible in 1865.

Sources:

St Edmund's Stubbington (Crofton Old Church). Undated church guide

Pevsner, N & Lloyd, D, Buildings of England: Hampshire and the Isle of Wight (1967), p185-186

Friends of Crofton Old Church, history and description of the church and parish at <http://www.fococ.co.uk> [accessed 25 June 2010]

Reason for Designation: Crofton Old Church (St Edmund the Martyr) is listed at Grade II\* for the following principal reasons: \* Early date: much of the surviving fabric is C14 or C15 with hints of a possible C13 origin for the chancel and chapel and re-used pre-Conquest fabric in the N wall: it is essentially a medieval church, albeit with some later modifications; \* Fabric and plan: an unusual church plan with the nave and chancel on different axes. Also impressive and substantial medieval roofs; \* Intactness: a church which expresses its long history and development through its fabric and where modest Victorian restoration has not overwhelmed its earlier form.

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Name: Crofton Manor Hotel  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1233280  
Date first listed: 22-Oct-1976  
Statutory Address: CROFTON MANOR HOTEL, TITCHFIELD ROAD  
County: Hampshire  
District: Fareham (District Authority)  
National Grid Reference: SU 55082 04191

Details:

TITCHFIELD ROAD 1. 5231 (East Side) Crofton Manor Hotel SU 50 SE 20/313 II GV 2. Large house of various dates and irregular plan. Small courtyard faces south east. The north wing is C17 or earlier. Red brick with grey headers. Old tiled steeply pitched roof with hipped gable and cruciform chimneystack at junction with east-west wing. 2 storeys and 2 dormers. 5 windows including very small upper window, reproduction C17 casements. 1 window added between storeys at end. East west wing is C19. 2 1/2 storeys 4 windows (1 blank). Eastern 1 storey entrance section has 3 windows and a door. Some timber framing exposed inside. Holy Rood Church and Crofton Manor Hotel form a group.

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