



Historic England

LONDON

Mr Peter Kneen  
Fareham Borough Council  
Development Management  
Civic Offices  
Civic Way  
Fareham  
Hampshire  
PO16 7AZ

Direct Dial: 020 7973 3635

Our ref: K116

17<sup>th</sup> July 2020

Dear Mr Kneen

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND EAST OF CROFTON CEMETERY AND WEST OF PEAK LANE, FAREHAM,  
HAMPSHIRE**  
**Application No. P/20/0522/FP**

Thank you for your letter of 2<sup>nd</sup> July 2020 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The current application constitutes an amendment to the previous planning permission for the development of 261 two- to three-storey dwellings, with associated road infrastructure, open space and landscaping, which was refused on 22 August 2019 (P/19/0301/FP). We provided comments for that application on 25 April 2019 and on 16 May 2019.

The new scheme would see the formation of a green corridor around the edge of the settlement to create a landscape and ecology buffer to the surrounding countryside and the setting of Crofton Cemetery. The overall building density and scale would be reduced with provision of 209 two- to two-and-a-half-storey detached properties set in more spacious gardens with greater separation between dwellings.

These changes from previous proposals would result in limited reduction of adverse impact on the setting of the grade-II\* listed Crofton Old Church. In particular, the proposed setback of the development from the perimeter of the site and the



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decreased building scale would diminish its visibility from the church and its churchyard; visibility which is already restricted due to a dense screen of mature trees to the south and west boundary of the site.

However, a crucial aspect which is inherent to the previous and current schemes and, as such, has not changed, is the fact that the proposed development would expand Stubbington to the north towards Fareham, with the ensuing approximation of the suburbs to the church. This would implicate a negative impact on its immediate rural setting, which is a key element contributing to its significance. The current experience of the church through nearby approach roads and paths would be adversely affected by the partial visibility and appreciation of the development due to increase in road circulation and associated noises and street lighting. The consequence would be a diminution of the current ability to appreciate the original character of the listed building as a medieval rural church.

We consider that the harm accruing from the proposed scheme to the setting of the listed church would be low. However, the NPPF requires at paragraphs 194 that any harm to a designated asset, including through development in its setting, must be clearly and convincingly justified and limited.

### **Recommendation**

Historic England's position reflects that adopted for the previous application. We do not wish to object to the current scheme on heritage grounds, although we note the limited adverse impact to the setting of the listed building, as illustrated above. It is for your Council to weigh the perceived harm against the public benefits ensuing from the proposals, as set out at paragraph 196 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed buildings or its setting.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



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