

P/20/00522/FP

Land East of Oakcroft Cemetery, Stubbington

Development comprising 209 dwellings, access road from Peak Lane maintaining link to Oakcroft Lane, stopping up of a section of Oakcroft Lane (from Old Peak Lane to access road), with car parking, landscaping, substation, public open space and associated works.

Consultee Response

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Proposal

Development comprising 209 dwellings, access road from Peak Lane maintaining link to Oakcroft Lane, stopping up of a section of Oakcroft Lane (from Old Peak Lane to access road), with car parking, landscaping, substation, public open space and associated works.

Site Description

The site is located north of Stubbington, identified as agricultural land bisected by Oakcroft Lane. To the south of Oakcroft Lane, the site, is bound by residential development to the east and south with an existing cemetery to the west.

There are two listed buildings within the vicinity of the site, Old Crofton Church (Grade II*) and Crofton Manor Hotel (Grade II) located to the south west, beyond a well establish band of trees, that provides a natural boundary to the proposed site.

Assessment of Significance

Summary of significant of Old Crofton Church, listed Grade II *: 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. *Listing description*

Summary of significance of Crofton Manor Hotel, listed Grade II: 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. *Listing description*

Assessment of potential harm to the significance

The proposed development is sited north east of the heritage assets, both of which are modest in scale and sit comfortably within their sylvian environment. Which includes the existence of well establish vegetation within the immediate area and a substantial tree boundary to the identified site.

As a result of the existing character of the setting of the listed buildings, the location and scale of the individual units that will make up the proposed site of 206 dwellings, would not dominate the character or appearance of the immediate or wider setting of the listed buildings.

In summary, development of the site as proposed would result in no harm to the significance or setting of the identified listed buildings.

Having regard to the above, and applying the statutory tests required under Sections 66 and 72 of The Planning (Listed Building and Conservation Area) Act, 1990, it is considered that the proposed works would preserve the setting of Old Crofton Church (Grade II*) and Crofton Manor Hotel (Grade II).