

LAND EAST OF POSBROOK LANE TITCHFIELD, FAREHAM HAMPSHIRE, PO14 4EY

PROOF OF EVIDENCE SECTION 78 APPEAL

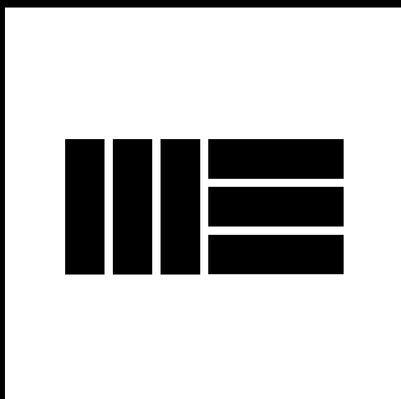
LPA REF: P/19/1193/OA

PINS REF: APP/A1720/W/20/3254389

LUCY MARKHAM MRTPI IHBC

RE. HERITAGE MATTERS

NOVEMBER 2021



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Background, Experience and Instruction

- 1.1 My main proof sets out my background, experience and qualifications. In summary, I am dual qualified as a town planner and am a member of the Institute of Historic Building Conservation (IHBC). I have almost seventeen years' experience providing specialist heritage advice in the planning process.
- 1.2 I am a Partner at Montagu Evans, a leading firm of chartered surveyors, in the Planning and Development Department of our London office. Our team is well-known for its expertise in historic environment matters.
- 1.3 I have considerable experience of advising on housing developments on the edge of existing settlements and of undertaking setting assessments.
- 1.4 In 2018 I acted as Fareham Borough Council (FBC)'s expert witness on heritage matters for the land to east of Posbrook Lane in Titchfield, for the proposed development of up to 150 dwellings, which was subject to a section 78 appeal (application reference P/17/0681/OA and appeal reference APP/A1720/W/18/3199119, "the First Appeal").
- 1.5 The First Appeal was dismissed and the Inspector's decision is core document CDJ.2.
- 1.6 FBC contacted me in January 2020 to ask whether I could prepare a consultation response on built heritage matters, in relation to a revised scheme for up to 57 dwellings on the same site; the application is now subject to the current appeal (application reference P/19/1193/OA and appeal reference APP/A1720/W/20/3254389).
- 1.7 In my response, dated 28 January 2020, I concluded that while the new scheme would reduce the degree of harm to the grade II* listed buildings at Great Posbrook, it would not remove it, and that there would be a low degree of less than substantial harm. This consultation response is CDB.7.
- 1.8 FBC then contacted me in August 2021 to ask whether I could act on their behalf as a heritage expert witness for this appeal, which I agreed to do.

Scope of Evidence

- 1.9 My evidence addresses the third putative reason for refusal, which identifies less than substantial harm to two grade II* listed buildings: a medieval late C16/early C17 aisled barn and an early C17 farmhouse at Great Posbrook. The location of these buildings is shown on the heritage asset plan in my Appendix 1.0.

- 1.10 I consider the significance of these listed buildings and what their setting contributes to their significance, or the appreciation of this significance. I then assess the effect of the proposed development on the significance of these listed buildings and the appreciation of their significance.

Summary of Relevant Law, Policy and Guidance

- 1.11 The statutory protection of listed buildings attaches great weight to their conservation. This has been clarified in recent case law. Paragraph 199 of the National Planning Policy Framework 2021 (“the NPPF” or “the Framework”) is also clear that great weight should be given to the conservation of heritage assets and the more important the asset, the greater the weight should be. In this case the two assets are grade II* listed (i.e. particularly important buildings of more than special interest which feature amongst the top 8% of listed buildings in the country). Paragraph 200 states that any harm to a designated heritage asset, including from development within its setting, such as here, would require clear and convincing justification. I recognise that it is possible for harmful development to be acceptable, should the public benefits outweigh this harm, as set out at paragraph 202 of the Framework.
- 1.12 Policy DSP5 is Fareham’s principal local policy on the historic environment, so is of most relevance to my evidence. Given the current absence of a five year supply of housing, policy DSP40(v) is also of key relevance.
- 1.13 Historic England’s guidance on setting (GPA3) is clear that setting has no intrinsic value in itself, but is important to the extent that it contributes to the significance of an asset or enables the appreciation of an asset’s significance. The revised GPA3 guidance has placed further emphasis on how proposed development affects one’s ability to appreciate an asset’s significance.

The First Appeal Decision

- 1.14 The First Appeal Decision (CDJ.2) related to a larger scheme on the same site, where built form would have essentially filled the gap between Titchfield and Great Posbrook and was also located to the east of the farmstead, as far south as the Barn.
- 1.15 In accordance with the principle of consistency, the findings of the Inspector in the First Appeal are relevant to the current Appeal. I summarise the key points of most relevance to my evidence as follows:
- 1) Great Posbrook comprises a historic farmstead which includes a grade II* listed house and barn, which are in the top 8% of listed buildings in the country and a significant and invaluable resource (paragraph 32);

- 2) There is a functional relationship between the listed buildings and the adjoining land which was likely farmed as part of the farm holding and reasonable evidence that there is an associative link with Titchfield Abbey, which adds to their significance (paragraph 36);
- 3) The more recent and modern infill development and recent housing within the farmstead and in the wider setting has had a negative impact on the listed buildings and detracts from their significance (paragraph 36);
- 4) The wider setting of the site within a rural landscape is a valued landscape (paragraph 28) which assists in understanding the scale and status of the landholding, and sets the farmstead in an appropriate open rural agricultural setting and separates it from the settlement of Titchfield. This contributes to the significance of the heritage assets (paragraph 36);
- 5) The proximity to Titchfield and the exposed urban edge have a negative impact on the wider setting of the heritage assets, bringing the suburban development close to the farmstead and reducing the wider rural hinterland (paragraph 37);
- 6) The proposals would bring the settlement of Titchfield up to the cluster of buildings at the former farmstead and in effect subsume that once separate element into the broader extent of the development (paragraph 41);
- 7) This would reduce the connection of the former farmstead and listed buildings to the rural hinterland and obscure the separation from Titchfield (paragraph 41);
- 8) The change would be perceived when travelling along Posbrook Lane when entering or leaving the village, and would be readily appreciated from Bellfield and from the settlement edge, and from the public footpaths running through the land, in both static and kinetic views (paragraph 41);
- 9) The change would be noticeable, harmful, significant and fundamental (paragraph 41);
- 10) The proposed development would intrude into views from the south and in the short to medium term would be readily distinguishable as suburban housing (paragraph 42);
- 11) In the longer term landscaping may reduce this negative effect; however, it would introduce a sense of enclosure around the farmstead and listed buildings, detach them from the rural hinterland and reduce the historic functional relationship with the adjoining open land;
- 12) The effect on views from footpaths to the east would be significant and harmful in the short to medium term. There may be some reduction in harm as the landscaping matures, but even with dense planting and the softening of the existing urban edge, it will be an undeniable fact that suburban development has been undertaken, and there is no separation between Titchfield and the historic farmstead (paragraph 43);
- 13) The urbanisation of the remaining area separating the farmstead and listed buildings from the settlement is significant. Whilst the rural hinterland would remain to the south and west, the dislocation from the existing built up area is an important and fundamental component of that setting that would be lost as a result of the development (paragraph 44);
- 14) There would be less than substantial harm to the listed buildings; this would not be at the lower end as contended by the appellant, but more in line with that suggested by the Council (in the middle of the range) (paragraph 44);

- 15) The proposals would therefore conflict with Policy DSP5 (paragraph 44); and
- 16) The NPPF advises that great weight should be given to the conservation of designated heritage assets and any harm requires clear and convincing justification. The courts have held that any harm to a listed building or its setting is to be given considerable importance and weight (paragraph 45).

Consultation Responses

- 1.16 I prepared the consultation response on built heritage on behalf of the Council. I identified less than substantial harm to the grade II* listed barn and farmhouse, and that this would be at the lower end of the spectrum. I did not consider that the proposals would harm Titchfield Conservation Area, nor the locally listed buildings within Great Posbrook Farmhouse.
- 1.17 The Appellant wrongly alleges that it is inconsistent to identify harm to the grade II* listed buildings and not to the locally listed farm buildings within the farmstead, so I explain the differences in my assessment below.
- 1.18 I recognise that in the consultation response I made an error in the measurements of the existing and proposed gap between the southern edge of Titchfield and Great Posbrook, partly because the Illustrative Site Plan (drawing number 16.092.02) does not specify the size of paper that it needs to be printed at 1:500 scale, nor could the Appellant confirm this during discussions on the Statements of Common Ground. The Council and Appellant have now agreed the distances in the Landscape and Heritage Statements of Common Ground.
- 1.19 The measurement error does not change the fact that the gap between Titchfield and Great Posbrook would be reduced by more than half, and the remaining 56m of open space would be a relatively narrow gap, equivalent to some public spaces within Titchfield.
- 1.20 The Council's Urban Designer identified "a very minimal gap" of some 50m, and considered that the development would have a harmful effect on the grade II* listed buildings.
- 1.21 Historic England, the statutory consultee on the historic environment, identified less than substantial harm to the grade II* listed buildings.
- 1.22 The Appellant's SOC on heritage matters claims that in their final consultation response, HE have not taken into account the improvement to the southern edge of Titchfield, and that HE should have concluded that there was no harm to the listed buildings (paragraph 5.13).
- 1.23 This claim is disingenuous because HE did clearly identify the introduction of landscaping along the southern edge as an enhancement in their pre-application letter, and refer to it as "softening" the impact in their consultation response on the application, before reaching their conclusion that the proposals would result in less than substantial harm to the listed buildings.

- 1.24 The terms of HE's recommendation (in particular the reference to the section 66(1) duty) also indicate that HE's lack of objection was on the basis that they were content for the Council to weigh the less than substantial harm in the balance, not that they formed the view that there was no harm.
- 1.25 The Fareham Society and Titchfield Village Trust are local amenity societies who seek to preserve the built environment, and both have objected to the Appeal scheme in strong terms. 16 local people have specifically cited heritage in their objections.

Summary History of Great Posbrook

- 1.26 The Appeal Site surrounds an ancient manor complex to the north and east. Great Posbrook is an ancient farmstead. It was acquired by Titchfield Abbey in 1243-4, relatively soon after the establishment of the monastery. The historic connection with the Abbey continued until 1838 at least; the Tithe map indicates that Place House (the mansion created from the Abbey after the Dissolution of the Monasteries) and Great Posbrook manor were owned by the same family at this date, including the land at the Appeal Site. The First Appeal decision recognised that there is reasonable evidence of an associative link with Titchfield Abbey, and this is common ground with the Appellant.
- 1.27 The oldest buildings to survive at the farmstead are a substantial 10 bay aisled barn, which has been dated by dendrochronology to the late C16 or early C17, and an early C17 farmhouse, which originally had a very unusual T-shaped form. Both are grade II* listed so are in the top 8% of listed buildings in the country; they are highly graded assets. These two buildings are of a broadly similar date range and may have been constructed as part of an Estate renewal in the decades following the Dissolution. There are C19 additions to the farmhouse to the south and west, and evidence that the east end of barn may date from the C18.
- 1.28 There are a number of other historic farm buildings at Great Posbrook, which are locally listed, comprising a former stables, cartshed/piggery and small barn/granary. The farmstead originally had a loose courtyard plan.
- 1.29 I understand that the farmhouse was sold in the mid-1990s, and then subdivided into three dwellings. It is likely that Posbrook House, a detached house to the north of the drive, was also constructed in this period.
- 1.30 By 1995 the farm buildings were disused and became very dilapidated. By 2003 the barn was on English Heritage's At Risk Register.
- 1.31 An enabling scheme in 2005 (application reference P/05/1663/FP) secured consent to demolish the modern farm buildings, to convert the former stables and piggery into four dwellings, construct six new dwellings and convert the barn into a

garage/storage space for the residents. The enabling scheme was sensitively designed to respect the setting of the listed barn and farmhouse and won a local architectural award; it reinstated the courtyard plan and in many cases the new buildings were built broadly on the footprint of historic farm buildings. Because of the site's location in the Countryside and in a Strategic Gap, there was a policy presumption against development; however the Council considered the weighty heritage benefits meant the scheme was acceptable.

Significance of the Farmstead, Farmhouse, Barn and Farm Buildings

- 1.32 Great Posbrook is a medieval farmstead with a historic functional relationship with Titchfield Abbey. Not all the historic farm buildings of the ancient farmstead survive, and it contains a number of modern houses. However, the new development has been sympathetic to the historic form of the farmstead, and retains a number of important historic farm buildings, including a reliably dated late C16/early C17 substantial aisled barn. According to Historic England's criteria for assessing historic farmsteads, Great Posbrook is a farmstead of special significance.
- 1.33 The farmhouse is of historic interest as a manorial farmhouse and the focus of the ancient farmstead. It is likely to date from the early C17, so the original fabric is of considerable historic interest. Furthermore, the farmhouse originally had a very unusual T-shaped form, which is of particular architectural interest because of its rarity.
- 1.34 The barn is of considerable historic interest for the age of its fabric which has been reliably dated to between 1570 and 1622 by dendrochronology. The barn is post-Dissolution but its substantial scale and fine roof carpentry are reminiscent of earlier examples, such as Titchfield Abbey monastic barn nearby, which may explain why HE attributed it as late medieval in the list description. The wagon entrance and opposing door indicate it was used for threshing. The timber frame and roof structure are of architectural interest as an example of a very large aisled barn, with a Queen-Strut roof, in substantial members, with arched braces indicating its early date. The roof covering of corrugated steel is not of special interest but it is a light weight material commonly used on agricultural buildings.
- 1.35 The locally listed buildings comprise a former stables, cartshed/piggery and small barn/granary. The cartshed/ piggery is late C19, but the date of the other structures is less clear, either C18 or C19. The stables and cartshed/piggery were converted to residential use as part of the enabling scheme, which transformed the character of the buildings and diminished their interest as examples of vernacular farm buildings, albeit securing their long term future. The small barn/granary is ancillary to Old Barn Cottage (the western wing of the listed farmhouse), which at the time of my site visit was under conversion to a summer room, with the rest of the building remaining in use as a workshop and shed. The locally listed buildings are of historic and architectural interest as examples of vernacular farm buildings now converted to new uses. They have group value with the grade II* listed buildings. The locally listed buildings are smaller, more recent, and more altered structures than the farmhouse and barn, so are only of local interest, and are of low significance in comparison with the highly graded listed buildings.

The Setting of the Listed and Locally Listed Buildings

- 1.36 Both buildings are located in the west side of the Meon valley, which the First Appeal identified (and this is now common ground) as a valued landscape. The land slopes gently towards the canal and river to the east.
- 1.37 The land to the north, south and east of the farmhouse remains largely open, and the land to the south and east of the barn is open.
- 1.38 The farmhouse has been subdivided into three dwellings. The separate drives and harder boundaries to the north and development of a detached house (Posbrook House) to the north of the drive have created a more suburban character to the north. The soft boundaries and access between the gardens to the south mean it is possible to readily appreciate that the farmhouse was once a single dwelling.
- 1.39 Along the north and east boundary of the farmstead there are mature evergreen Holm Oaks, which enclose the garden of the eastern wing of the farmhouse (Great Posbrook), provide privacy and limit views both in and out, although there is a glimpsed view of the listed farmhouse from the PROW in the Appeal Site (my view 5).
- 1.40 The enabling scheme has changed the character of the setting of the barn, and to a lesser extent the farmhouse, so that it is more suburban. Nevertheless, it is still possible to appreciate that this was an historic farmstead because three other historic farm buildings survive and the modern development has been sensitively designed to reinforce the historic courtyard form, in the idiom of vernacular agricultural or domestic buildings.
- 1.41 The setting of farmhouse and barn in an historic farmstead makes an important contribution to the appreciation of their significance as a former manor house and agricultural building.
- 1.42 The barn is a substantial structure with a distinctive deeply sloping roof clearly indicating that this is a historic barn, even without its original roof covering.
- 1.43 The openness of the barn's setting to the south and east reinforce its visual prominence in views from the south.
- 1.44 The farmhouse and barn can be seen together as a group in views from the PROW and Posbrook Lane to the south.
- 1.45 The post-WWII council housing to the south of Titchfield adversely affects the experience of the listed farmhouse and barn because its proximity reduces the sense of the farmstead being in open countryside. This was recognised in the First Appeal decision and is common ground. I agree with Mr Croot that the southern edge of Titchfield has softened since the last Appeal, as the existing vegetation has matured.
- 1.46 It is common ground that the Appeal Site makes an important contribution to the openness of the setting of the listed buildings and to the appreciation of the significance of the farmhouse and barn as being part of an historic farmstead,

separate from Titchfield. It is also common ground that the Appeal Site comprises land that was farmed from Great Posbrook so there is also a historic functional relationship with the listed buildings.

- 1.47 The locally listed buildings are located in the centre of the historic farmstead. There is a spatial and historic functional relationship with the grade II* listed buildings and each other that contributes to the appreciation of their historic and architectural significance as farm buildings. The listed buildings are both substantial structures which have primacy in the farmstead both because of their size and historic use. The locally listed buildings are secondary features both because of their ancillary use and smaller size. There are very limited views of the locally listed buildings outside the farmstead, so their setting is therefore more contained and insular.
- 1.48 The rural setting of the former farmstead and historic functional relationship with the surrounding land, including the Appeal Site, contributes to the appreciation of the significance of the locally listed buildings as examples of adapted farm buildings. However, the contribution of the rural setting is more limited than to the listed buildings. The listed buildings are located on the edges of the farmstead, adjacent to open fields, and are seen in a rural setting in distant views, so have a more direct setting relationship with the surrounding open fields. Conversely the locally listed buildings are located in the centre of the farmstead, with no direct relationship with the open fields; so their setting within the farmstead and relationship with the listed buildings contributes more to the appreciation of their significance.

Assessment

- 1.49 The proposed development would be located 122m to the north of the farmhouse and 196.5m north of the listed barn, based on my measurements from an A1 copy using a scale ruler. The distance between the farmhouse and nearest proposed house is 135.6m, as agreed in the Agreed Dimensions plan appended to the Landscape SOCG. The distance between the proposed development and the boundary of Great Posbrook farmstead would be 56m at its narrowest point, and 78.8m at its widest; this is common ground (see paragraph 3.9 of the HSOCG).
- 1.50 There would therefore be a degree of separation between the historic farmstead and settlement of Titchfield, and the proposed development would not abut the farmstead to the north and east as previously proposed.
- 1.51 However, the proposed development would bring the boundary of Titchfield closer to Great Posbrook, reducing the minimum separation gap from 118m to 56m, a reduction of 62m, and more than half. It would therefore become more difficult to understand that Great Posbrook was a historic farmstead and this would diminish the appreciation of the significance of the listed farm buildings.
- 1.52 In their pre-application response Historic England identified that the planting of woodland in the gap between Great Posbrook and Titchfield would “erode the farmstead’s open rural context and historic connection with this adjoining land”

(my emphasis). The extent of woodland was therefore reduced in the submitted scheme to 20m to the south of the proposed development and 10m to the north of Great Posbrook.

- 1.53 While I do not consider the proposed woodland/ vegetation would detrimentally enclose the historic farmstead or listed buildings, it reduces the open land between the settlement and former farmstead to 26m. Mr Croot questions whether full height planting along the northern boundary of the farmstead is achievable because of a sewer in this location; nevertheless even planting at a lower height would reduce the extent of open land.
- 1.54 On any measure the reduction in the separation distance to a minimum of 56m (including woodland) or 26m of open land between the woodland/ vegetation bands is a relatively narrow gap. The Borough Urban Designer's independent assessment was that this was a "very minimal gap". It is not a "clear and substantive gap" as claimed by Mr Froneman.
- 1.55 In fact this separation gap is of similar dimensions to the playground to the south of Titchfield and public open spaces to the north of Bellfield and Hewetts Road in Titchfield, which are respectively up to 42m, 45m and 51m as illustrated in the annotated plan and photographs in my Appendix 1.0.
- 1.56 I recognise that the proposed "gap" is considerably longer than two of these open spaces; however, given its limited depth it will "read" as a public open space within a single settlement, rather than as agricultural land between a settlement and a farmstead. I recognise that strictly speaking public access would be restricted to the public footpath, nevertheless the narrow depth of the open space will affect the experience and perception of it as a public open space.
- 1.57 The proposed development would therefore obscure the separation between Titchfield and Great Posbrook as concluded in the First Appeal.
- 1.58 I note that, as explained at paragraph 8.2 of the Planning SOCG, the Appellant is only proposing a Local Equipped Area for Play (adjacent to the existing playground to the north of the Appeal Site), but that without prejudice to this it considers that additional public open space could be provided to the south of the proposed dwellings if the Inspector considered it necessary. This indicates that the Appellant has also considered the use of this space as a public open space. If the use was formalised as public open space, this would further reinforce the sense that that the open space was within a single settlement, rather than a gap separating a settlement from a historic farmstead.
- 1.59 Even if the Inspector considers that the "gap" would not read as a public open space within the same settlement, the degree of separation between the settlement and former farmstead would be considerably reduced, and this would reduce the connection between the farmstead and its rural hinterland, as identified in the First Appeal.

- 1.60 As identified by HE, this change would be perceived when travelling south from Titchfield on the road, and particularly on the footpath, as well as north in the opposite direction. The experience of the “gap” would be noticeably shorter in the kinetic sequence.
- 1.61 It is common ground that the Appeal Site has a historic functional relationship with the former farmstead and the grade II* listed buildings. Constructing up to 57 houses on this agricultural land, changing its character from open to developed, from landscape to urban form, would therefore reduce the appreciation of this historic functional relationship and urbanise the setting of the listed buildings in the farmstead. This would harm the appreciation of the significance of the listed buildings.
- 1.62 I appreciate that the landscape planting along the southern boundary of the proposed development would reduce the urbanising effect, by screening the proposed houses from view in the long term. However, one would still be aware of the new housing when travelling along the road and footpath beyond the woodland, and this would urbanise the setting of the listed buildings.
- 1.63 As HE identifies there would also be setting effects from lighting and noise from the proposed housing, which would reinforce the urbanising effect of the development. I note that HE requested a lighting scheme to seek to mitigate the night time effect of the development, which the Appellant has not provided. A lighting scheme could be required via a planning condition but is unlikely to remove all harmful lighting effects. Movement of people and vehicles into and out of the new cul de sac would also be noticeable in the setting of the listed buildings, another urbanising effect.
- 1.64 In the consultation response on built heritage I prepared for the Council, I identified the potential for the landscape screening to improve distant views along the southern edge of Titchfield, which can be seen in conjunction with the listed farmhouse and barn from the footpath to the south. This was identified as a potential enhancement in my letter of 28 January 2020, which was factored into my overall conclusion of less than substantial harm. The Council’s conclusion on less than substantial harm was based on my expert advice.
- 1.65 I have also explained that HE also took the softening of the southern edge of Titchfield into account in their finding of less than substantial harm.
- 1.66 When I returned to site in September 2021, the buildings on the southern edge of Titchfield were less visible from the footpath to the south of Great Posbrook than they were in 2018 (see views 1 and 2, 2021 in Appendix 1); nevertheless I recognise that these views may still exist when the trees are not in leaf. The urban edge of Titchfield is certainly visible as one walks along the footpath parallel to and north of Great Posbrook, although I agree with Mr Croot that it has softened since the First Appeal as the vegetation has matured.

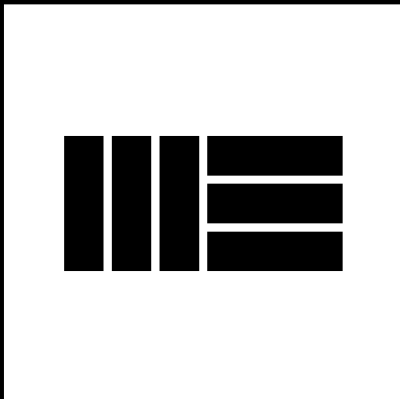
- 1.67 I consider that the introduction of landscape screening along the southern edge of the proposed development and in the south-east corner of the existing settlement boundary, will soften the urban edge of Titchfield and enhance the setting and appreciation of the significance of the listed buildings. This is common ground.
- 1.68 I have identified no other positive heritage effects from the development, and nor has the Appellant. For example there will be no changes to public access or use of the listed buildings, or their economic viability, because they are in private ownership and their long term use is secure.
- 1.69 This slight beneficial effect resulting from the landscape screening would be outweighed by the greater negative effect of the significant reduction in the 'gap' between Titchfield and Great Posbrook, which would bring development closer to the listed buildings, diminishing the appreciation of the historic functional relationship with the former farmland, reducing and urbanising its rural hinterland.
- 1.70 The diminution in the understanding that the barn and farmhouse were part of an historic farmstead would reduce the appreciation of the significant historic functional relationship with Titchfield Abbey. Great Posbrook was a monastic farmstead and if it becomes more difficult to understand that it was formerly a farm, the historic link with Titchfield Abbey would become more obscure. I do not place significant weight on this factor but it is material.
- 1.71 My conclusion is therefore that the proposed development would result in less than substantial harm to the grade II* listed buildings, at the lower end of the scale. The harm would be permanent and is of great weight in the planning balance. The weight increases because the effect is on highly graded assets.
- 1.72 My assessment is consistent with that of Historic England, the statutory consultee on the historic environment, as well as local amenity societies, including the Fareham Society and Titchfield Village Trust. This harm to highly graded assets is also a matter of public interest and has given cause for at least 16 different members to write in objection to the application.
- 1.73 Mr Froneman has claimed that my finding of harm to the listed buildings is inconsistent with my conclusion that the proposed development would not harm the locally listed former farm buildings. I disagree.
- 1.74 My assessment of the effect on the locally listed buildings differs because their setting is materially different to that of the listed buildings. The locally listed buildings are located in the centre of the farmstead and do not have a direct setting relationship with the surrounding agricultural land. Conversely the listed buildings are substantial buildings located on the edges of the farmstead, adjacent to the open land that contributes to the setting of the farmstead and listed building.
- 1.75 The proposed development will have no effect on the spatial and historic functional relationship between the locally listed buildings and grade II* listed buildings, nor the relationship the locally listed buildings have with one another. While the

proposed development will reduce the gap between Great Posbrook and Titchfield, and urbanise the setting of the farmstead and listed buildings, I consider the effect on the locally listed farm buildings would not be harmful because their setting is more contained and insular, and there is interposing modern development between them and the proposed development.

Policy Assessment

- 1.76 My evidence provides a detailed assessment of the significance of the listed Barn and Farmhouse at Great Posbrook, to fulfil the requirements of paragraph 195 of the NPPF.
- 1.77 I have concluded that the appeal proposals will harm the significance of the grade II* listed Barn and Farmhouse, with the harm being at the lower end of the less than substantial scale. Historic England, the Council's Urban Designer, the Fareham Society and the Titchfield Village Trust and I all agree that the proposals would cause less than substantial harm.
- 1.78 Listed buildings benefit from statutory protection. Case law has clarified that, pursuant to the duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, any harm is a matter of considerable importance and weight in the planning balance and gives rise to a statutory "strong presumption" against permission. Paragraph 199 of the NPPF also emphasises that "great weight" should be given to the conservation of designated heritage assets.
- 1.79 The NPPF (para 199) and case law on the section 66 duty (Barnwell) are also clear that harm to highly graded assets has more weight in the planning balance and increases the strength of the statutory presumption. In this case the assets are highly graded listed buildings (II* - of only 20 in the Borough).
- 1.80 I therefore consider that the overall heritage harm that I have identified should be accorded great weight.
- 1.81 I refer (and defer) to Mr Jupp's evidence on planning which balances the harm that I have identified against the public benefits pursuant to paragraph 202 of the NPPF, concluding that the harm is not outweighed by the public benefits. I also refer (and defer) to his view that the development breaches the Development Plan and emerging Local Plan policies on heritage outlined in section 4 of my main proof.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.