



Historic England

Mr Richard Wright
Fareham Borough Council
Civic Offices
Civic Way
FAREHAM
Hampshire
PO16 7PU

Direct Dial: 0207 973 3749

Our ref: P01129814

12 December 2019

Dear Mr Wright

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

**LAND EAST OF POSBROOK LANE, TITCHFIELD , FAREHAM
Application No. P/19/1193/OA**

Thank you for your letter of 15 November 2019 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.

Background to the proposals

As has been presented, these proposals have been developed in response to the recent planning application (P/17/0681/OA) for 150 units on a wider extent of this site, which wrapped around the north and east boundaries of the above mentioned heritage assets. Historic England raised concerns regarding those proposals in our letter dated 7 December 2017, which contributed to the planning application being subsequently refused by Fareham Borough Council. That decision was upheld at appeal (Appeal Ref: APP/A1720/W/18/3199119). Historic England have since provided pre-application comments, which appear to have been incorporated into the development of this application.

Significance of the historic environment

Great Posbrook Farm forms a cluster of buildings on Posbrook Lane to the south of the village of Titchfield. The farmstead is surrounded by an open rural landscape. This is a very historic site, associated with Titchfield Abbey, and contains two important listed buildings. Great Posbrook House dates from the 16th century and the substantial aisled barn (South Barn) is late Medieval. Both are listed grade II* because of their high levels of architectural and historic interest putting them in the top 5-6% of all listed buildings. The significance and understanding of the group is enhanced by the survival of other historic buildings in the former farmstead (store shed, small barn, cart shed and pig sties) which are of local interest.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





The appreciation of the historic buildings as a former farm group is enhanced by the rural setting. The buildings sit within the fields with which they had an historic functional relationship and in this sense the rural setting of the farmstead contributes to the significance of the listed buildings

The Proposals

The current proposal is for outline planning permission for the development of up to 57 residential dwellings (approx. 4ha) on the site. The proposals lie within undeveloped land to the immediate south of the current urban boundary of the village of Titchfield. The proposed application site boundary abuts Great Posbrook Farm and therefore has the potential to impact the setting of the Grade II* listed buildings within. An open landscape buffer is proposed to be retained between the new development and the historic farmstead's northern boundary to maintain a distinguishable degree of separation between the urban settlement of Titchfield and historic farmstead complex.

Historic England's Advice

Historic England's statutory remit on these proposals, relates to the potential impact the proposed development may have on the setting of two Grade II* listed buildings situated to the south of the application site, which form part of a historic farmstead, known as Great Posbrook Farm.

As noted at pre-application stage Historic England welcomes the positive steps that have been taken to try and address the impacts and concerns relating to the historic environment raised during the previous planning application and subsequent appeal. The development would see the urban edge of Titchfield encroach closer to the boundary of this historic farmstead, but to a much reduced extent. In our view this will change the setting of the farmstead. Most notably the medium distance views of the northern boundary of the farmstead when travelling south out from Titchfield will be lost, visually altering the setting of the farmstead by reducing the rural context it sits within.

As Historic England's setting guidance and the NPPG make clear, the historic connection between places, the kinetic experience of approaching a place and factors such as noise and illumination can often contribute to the impact on the setting of a listed asset. This development would bring the suburbs closer to the farmstead, closing the gap to the north, and will be both partly visible and appreciable (for example, through noise) on the approach road and paths around the farmstead.

As stated in the Supporting Planning Statement, the proposed building heights will conform to existing dwellings in the vicinity (p.25). To help mitigate against any wider effects of the development, areas proposed for accommodating the greatest density/height should be positioned furthest away from the heritage assets. Additionally a lighting strategy should be produced to limit and manage the light spill from the proposed development, and any potential impact this could have on the



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





nearby designated heritage assets.

We support the overarching approach to the landscaping (subject to details), with the introduction of tree screening along the southern edge of the development to act as mitigation in softening the development's impact in wider views. Additionally, we welcome the retention of a buffer of open land between the southern boundary of the proposed development and northern boundary of Great Posbrook Farm, which would be kept free from any development. This further assists in mitigating the development's potential impact, allowing the farmstead to continue to be read as a distinct and separate feature, whilst maintaining a greater degree of its agricultural and rural context.

Taking the above considerations into account, in our view the proposals would cause a minor degree of harm to the setting of the listed buildings, which in terms of the NPPF would fall well within the less than substantial level of harm. We would note that any further encroachment on the historic farmstead's rural setting would likely warrant a greater degree of harm than has been currently identified. NPPF paragraph 196 advises 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.

Heritage assets are an irreplaceable resource and the approach set out in the NPPF (para 190) requires local planning authorities to take account of the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting) to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. When considering the impact of a proposal the local planning authority should give great weight to the assets' conservation and the more important the asset the greater the weight should be (NPPF para 193). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (NPPF para 194).

Recommendation

Historic England has no objection to the application on heritage grounds.

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 listed buildings or their setting or any features of special architectural or historic interest which they possess. Additionally section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

Yours sincerely

Andrew Scott

Assistant Inspector of Historic Buildings and Areas

E-mail: Andrew.Scott@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.