

## **LAND EAST OF POSBROOK LANE, TITCHFIELD**

### **HERITAGE STATEMENT OF COMMON GROUND**

**PINS Ref: APP/A1720/W/20/3254389**

#### **1 INTRODUCTION**

1.1 The purpose of this document is to set out areas of agreement and disagreement on heritage matters between Fareham Borough Council and Foreman Homes (the Appellant) in relation to the appeal for the development of land east of Posbrook Lane in Titchfield (appeal reference AAP/A1720/W/20/3253489).

#### **2 DIFFERENCES AND SIMILARITIES BETWEEN THESE APPEAL PROPOSALS FOR 57 HOMES AND THE PREVIOUS PROPOSALS FOR UP TO 150 HOMES**

2.1 It is common ground that there was a previous application for planning permission for part of the same land, which was dismissed at appeal (appeal reference (APP/A1720/W/18/3199119)).

2.2 The agreed differences between the Appeal and previous proposals, which were dismissed at appeal are summarised in the following table.

<b>Criteria</b>	<b>Existing</b>	<b>Previous scheme</b>	<b>Appeal scheme</b>
Number of dwellings	0	150	57
Development area (ha)	0	4.23	1.61
Minimum distance between northern boundary of Great Posbrook and boundary of proposed dwellings	118 metres (to existing dwellings)	10 metres	56 metres
Minimum distance between Great Posbrook House and nearest proposed dwellings	199 metres (to existing dwellings)	84.0 metres	135.6 metres
Depth of proposed woodland to south of proposed housing	0 metres (existing)	Not clear	20 metres

- 2.3 In the previous appeal scheme, the proposed new dwellings extended continuously along Posbrook Lane between Bellfield and Great Posbrook. In the current appeal scheme, a distance of approximately 78.8 metres along Posbrook Lane would be left free from built form.
- 2.4 In the previous appeal scheme, the proposed housing extended to the east of Great Posbrook. In the current appeal the proposed area of new homes would extend no further east than the south-east corner of existing properties at Bellfield. No development is proposed to the east of Great Posbrook in the present appeal.

### **3 AREAS OF AGREEMENT**

- 3.1 Part of the settlement of Titchfield is designated a conservation area. The appeal scheme would not harm the significance, character or appearance of the Titchfield Conservation Area.
- 3.2 The former farmstead at Great Posbrook contains two grade II\* listed buildings, the former farmhouse (now subdivided into three dwellings) and the barn.
- 3.3 The rural setting of the former farmstead contributes positively to the appreciation of the significance of the grade II\* listed buildings in the former farmstead at Great Posbrook.
- 3.4 There is a historic functional relationship between the listed farmhouse and barn and the Appeal Site, which formed part of the estate farmed from Great Posbrook. This was specifically recognised in the Council's response to the appeal scheme (Montagu Evans, dated 28 January 2020).
- 3.5 The Appeal Site forms part of the overall setting of the grade II\* listed buildings and makes a positive contribution to the appreciation of their significance because of the historic functional relationship, as part of a broader rural setting and in separating it from the nearby settlement of Titchfield.
- 3.6 The former farmstead has been redeveloped in the form of a small housing development that contains converted locally listed former buildings (non-designated heritage assets).
- 3.7 The appeal scheme would change part of the overall setting of the grade II\* listed buildings in the former farmstead at Great Posbrook.
- 3.8 The appeal scheme would reduce, but not remove, the area separating Great Posbrook and Titchfield.
- 3.9 The appeal scheme removed the previously proposed (pre-submission) belt of woodland between Great Posbrook and the proposed housing in response to Historic England's pre-application feedback. The distance between the boundaries of the appeal site and the former farmstead at Great Posbrook would be approximately 56 metres, at its narrowest point, and 78.8 metres at the widest point
- 3.10 The proposals would not cause substantial harm or total loss of the significance of any heritage assets.

- 3.11 The significance and setting of the locally listed buildings within the Great Posbrook farmstead would remain unaffected by the appeal scheme.
- 3.12 Once established the planting proposed along the existing southern settlement boundary would improve the experience of the former farmstead at Great Posbrook travelling north along the PROW from the south, and this would be an enhancement to the setting and appreciation of the significance of the grade II\* listed buildings.

## **4 AREAS OF DISAGREEMENT**

- 4.1 Whether the reduction in the distance between Great Posbrook and Titchfield as a result of the appeal scheme would maintain a clear sense of separation between the settlement of Titchfield and the historic farmstead, and whether this would harm the appreciation of the significance of the grade II\* listed buildings at Great Posbrook.
- 4.2 Whether the appeal scheme would urbanise part of the rural hinterland of the listed former farmhouse and the barn at Great Posbrook, and whether this would harm the appreciation of the significance of the grade II\* listed buildings at Great Posbrook.
- 4.3 Whether, as a result, it would be harder to understand that Great Posbrook was originally a separate farmstead, surrounded by open farmland.
- 4.4 Whether the appeal scheme would harm the appreciation of the significance of the listed farmhouse and barn as being part of an ancient farmstead.
- 4.5 Whether the beneficial effect of the landscaped buffer on the southern edge of the settlement would outweigh the harmful effect of reducing the distance separating Great Posbrook from Titchfield.
- 4.6 Whether the appeal scheme would cause harm (at the lower end of the 'less than substantial' spectrum as described in the NPPF) to the setting of the listed farmhouse and barn. The Council consider that the proposals would cause less than substantial harm at the lower end of the scale, while the Appellant considers the proposals would preserve the significance of the listed buildings.
- 4.7 The parties agree that the Council's response to the appeal scheme, dated 28 January 2020, identified harm at the lower end of less than substantial, but disagree on how that conclusion was reached:
  - 4.7.1 The Appellant considers that the Council's finding of harm was based on a minimum separation distance of 28.5 metres between the back fences of the proposed dwellings and the fence around the northern perimeter of Great Posbrook, a relatively narrow gap. The Appellant considers that this finding did not take into account any enhancement to the setting of heritage assets arising from the appeal scheme.
  - 4.7.2 The Council considers that the finding of harm was not based purely on the measurement of the separation distance, and did take into account the

enhancement to the listed buildings arising from the softening of the southern edge.

**AGREED BY**



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**Ignus Froneman**  
**(on behalf of Foreman Homes Limited)**



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**Lucy Markham**  
**(on behalf of Fareham Borough Council)**