



Mr Steven Brown  
Woolf Bond Planning  
The Mitfords  
Basingstoke Road, Three Mile Cross  
Reading  
Berkshire  
RG7 1AT

Direct Dial: 0207 973 3749

Our ref: PA01007003

21 August 2019

Dear Mr Brown

### **Pre-application Advice**

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

Thank you for engaging Historic England in pre-application discussions regarding a reduced residential development in open land south of the village of Titchfield, Hampshire.

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.

#### **Background to the proposals**

As has been presented to us, 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 Advice**

The proposals now seek a much reduced residential development of approximately 60 residential dwellings (3.3ha) on the site, which will be restricted to the immediate south of the current urban boundary of the village of Titchfield. The urban development will no longer wrap around the eastern extent of Great Posbrook Farm, or bound the farmstead's northern edge as previously proposed. Instead a landscape buffer consisting of woodland trees is proposed between the new development and historic farmstead on this northern boundary to maintain a distinguishable degree of separation between the urban settlement and historic farmstead complex.



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Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to give special regard to the desirability of preserving a listed building or its setting. The National Planning Policy Framework (NPPF) sets out guidance on the application of these duties, and makes clear that any harm to a designated asset, including through development in its setting, must be clearly and convincingly justified and weighed against public benefits (para.194 & 196).

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 scheme now proposed presents a marked improvement than the previous application. Whilst it does continue to draw the urban settlement closer to the listed buildings, the extent is much reduced, better preserving the rural setting of the farmstead. This is particularly notably in key views from the south of the heritage assets looking north, where the development has been omitted, and therefore would introduce no change to these views.

The additional tree screening to the boundary of the proposed housing development would improve the appearance of the harsh urban edge currently created by the Bellfield estate, which is a detracting feature. Such boundary treatment would be an enhancement on the wider setting of the heritage assets.

We would however question the need for extending the woodland landscaping up to the northern boundary of Great Posbrook Farm. In doing so the open views across the rural fields and the Meon Valley beyond, which are currently clearly perceptible as one enters and leaves Titchfield would no longer be legible. This would erode the farmstead's open rural context and historic connection with this adjoining land on this approach. In our view, this would impact upon the character of the area and setting of the historic farmstead and its listed buildings.

We would recommend further consideration is given to this landscaping to reduce this impact. Reducing the proposed woodland between the development and Great Posbrook Farm to retain more of the existing open rural landscape surrounding the farmstead would in our view help achieve this. This would allow the farmstead to continue to be read from this approach as a distinct and separate feature, as well as maintaining a greater degree of its agricultural and rural context. This is a key aspect of the setting of the listed buildings, which at present can still be appreciated.

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. To



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help mitigate against these wider effects of the development 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 nearby designated heritage assets.

### Next Steps

Overall we welcome the positive steps taken in developing this application. Providing the issues set out in this letter are addressed, it is not necessary to involve Historic England in further pre-application discussions. You can, however, seek our further involvement through our Extended Pre-application service, details of which can be found on our website at [www.HistoricEngland.org.uk/EAS](http://www.HistoricEngland.org.uk/EAS) <<http://www.HistoricEngland.org.uk/EAS>>. If you would like to discuss this option further, please do contact me.

Yours sincerely

Andrew Scott

Assistant Inspector of Historic Buildings and Areas

E-mail: [Andrew.Scott@HistoricEngland.org.uk](mailto:Andrew.Scott@HistoricEngland.org.uk)

### LAND EAST OF POSBROOK LANE, TITCHFIELD, FAREHAM, HAMPSHIRE Pre-application Advice

#### List of information on which the above advice is based

16.092.01G\_Location Plan.pdf

16.092.02H\_Illustrative Site Plan.pdf

2019.07.18 - Gt Posbrook Pre-app Heritage cover letter.pdf

Appendices.pdf



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