



REPORTS 4 PLANNING
A DIVISION OF BROWN FISHER ENVIRONMENTAL LLP



**The Dairy, Roads Hill,
Catherington, Waterlooville, Hampshire –
Heritage Statement**

Reports4Planning

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January 2021


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Report to: **Reports4Planning**

Report Title: **The Dairy, Roads Hill,
Catherington, Waterlooville, Hampshire –
Heritage Statement**

Version: **V3.0**
Issue Date: **January 2021**
Report Ref: **15991**

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Version	Author	Description	Date
V0.1	ELT	First Draft	16.11.2020
V0.2	AKC	QA1	17.11.2020
V0.3	ELT	Update post QA1	18.11.2020
V1.0	PAW	Approve and issue	19.11.2020
V2.0	ELT	Updated following Client Review V2 issued	06.01.2021
V3.0	ELT	Updated following Client Review V3 issued	13.01.2021

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Executive Summary

Ecus Ltd working with Reports4Planning were commissioned in November 2020 to prepare a Heritage Statement to inform a planning application for redevelopment at The Dairy, Roads Hill in Catherington, Waterlooville, Hampshire.

The Site currently comprises two areas of land situated on the periphery of Catherington Conservation Area. The planning application is for the construction of nine residential units and one industrial unit in the north, and a community plot in the south west, with associated services, landscaping and car parking.

Although the proposed scheme would introduce a change within the Site, it provides an opportunity to enhance, benefit and positively contribute to the Conservation Area. The majority of development within the Site would be limited to an area which is currently considered to be of negative value and, as such, the proposals will not only have a beneficial impact on the landscape in terms of amenity value but also improve both the contribution the Site has to this area and streetscape of Catherington Lane.

There will be alterations to a significant viewpoint identified by the Catherington Conservation Area Appraisal as a result of the proposals. This assessment has concluded that the contribution of such viewpoint is low and any views from Catherington Lane to the north east currently encompass elements within the Site which negatively detract from the surrounding environment. As such, the changes posed to this viewpoint need to be considered in light of its current contribution and the positive benefits the introduction of planting along the Site boundaries will have, improving the streetscape and thus the experience along Catherington Lane.

This assessment has concluded that whilst there will be a loss of undeveloped land for the development of the community plot, such loss would be limited and localised and this area has the capacity to accommodate such change without impacting upon the surrounding environment. Given its location and the addition of proposed landscaping and planting, it would be screened from view.

The change posed in the Site would not result in harm to designated heritage assets or buildings of local importance located within Catherington Conservation Area. The heritage interests would continue to be experienced and appreciated and the introduction of new development, which utilises a palette respectful and complimentary to the area, would not affect the overall character and appearance of the Conservation Area.

Consequently, the proposal would not lead to either substantial or less than substantial harm to designated heritage assets, as specified in the National Planning Policy Framework, and would be consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and local planning policies relating to the protection of the historic environment. These include Policy CP30 of the Joint Core Strategy (2014) and the following saved policies of the East Hampshire District Local Plan: Second Review (2006): HE 8, HE 12 and HE 13.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd working with Reports4Planning were commissioned in November 2020 to prepare a Heritage Statement to inform a planning application for The Dairy on Roads Hill in Catherington, Waterlooville, Hampshire. The Dairy is centred on National Grid Co-ordinate 469349, 114126. Figure 1 illustrates the location of The Dairy, including the freehold land edged in blue with the areas proposed for redevelopment highlighted in red (hereafter referred to as the 'Site').
- 1.1.2 The north-eastern corner of the Site is proposed for residential development, with the area to the south west proposed for the creation of a community plot, most likely comprising a community building shared by several youth organisations. The remainder of the freehold land is proposed for equestrian use, split into individual plots.
- 1.1.3 The freehold land extends to c. 1.77 ha in extent, with the areas for proposed development (including the community plot) measuring 0.73 ha in extent. This comprises 0.59 ha for the area proposed for residential development and 0.14 ha for the community plot.
- 1.1.4 A separate Archaeological Desk-Based Assessment was produced for the Site by Ecus Ltd in January 2021 (report ref. 15827). It is recommended that both reports should be read in conjunction with each other.

1.2 The Site

- 1.2.1 The Site lies within the village of Catherington, which is located north of the market town of Waterlooville in East Hampshire. Situated to the west of the A3, the village is relatively small with the Site comprising an area of land west of Catherington Lane and east and south of Roads Hill.
- 1.2.2 The Dairy lies immediately adjacent to the junction between the two roads and comprises an area of commercial and industrial activity, characterised by several workshops and storage units with areas of hard standing utilised as access roads and car parking. Enclosed by mature vegetation and hedgerow and screened from the roadside, the Dairy is surrounded to the south and west by pastoral land used for equestrian activity. Primary access is afforded into the Site off Roads Hill to the north, with a gated entrance on the north eastern corner at the junction between Roads Hill and Catherington Lane.
- 1.2.3 The Site lies within an undulating landscape, which forms the southern edge of the South Downs National Park; the Site is located outside of the National Park boundary. Situated on a southern facing slope, the Site lies between 105 to 110 m above Ordnance Datum (aOD).



Plate 1: View across the freehold land towards the north east



Plate 2: View across the Site towards the south

1.3 Aims and Objectives

- 1.3.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:
- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests;
 - An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;
 - Strategies to avoid harm or better reveal the significance of heritage assets, and their settings, if necessary; and
 - Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.
- 1.3.2 This report focuses solely upon assessing the potential impacts of the proposed redevelopment upon surrounding designated heritage assets, including Catherington Conservation Area. This report does not address any potential impacts upon the archaeological resource or comment on the potential for buried archaeological remains; this is provided within a separate report produced by Ecus Ltd in January 2021.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice in Planning Notes (2015a-b, 2017a);
- Historic England’s Understanding Place – Historic Area Assessments (2017b);
- Historic England’s Advice Notes (2016 and 2019a-b);
- Historic Environment (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists’ Code of Conduct (CIfA 2019); and
- The Chartered Institute for Archaeologists’ Standard and guidance for historic environment desk-based assessment (2020).

2.2 Scope of Assessment

2.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England’s The Setting of Heritage Assets (2017).

2.2.2 The spatial scope of the assessment was defined by a 1 km study area around the Site to inform for designated heritage assets.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), England’s Places, PastScape, Viewfinder, National Record for Historic Environment Excavation Index, Parks and Gardens UK;
- Historic manuscripts and maps available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP); and
- Additional relevant primary and secondary sources.

2.2.4 A site visit undertaken in October 2020 in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another.

2.2.5 The site visit was undertaken in wet weather conditions. Although this has impacted upon some of the photos included in this assessment, visibility was sufficient to be able to undertake a settings assessment and the overall quality of the photos is considered appropriate for this assessment.

2.2.6 A bibliography of documentary, archive, and cartographic sources consulted is

included in the References section of this report.

Assumptions and Limitations

- 2.2.7 This report is compiled using secondary information using secondary information derived from a variety of sources, only some have been directly examined.
- 2.2.8 A review of historic mapping available online was undertaken for this assessment. Whilst a search of Hampshire Archives and Local Studies online catalogue was undertaken, no new material was identified relevant to this assessment. In addition, access to the archive was restricted during the time of this assessment due to Covid-19. All Ordnance Survey mapping referred to throughout Section 3 is provided in Appendix 4 and was obtained from Emapsite.
- 2.2.9 Aerial photography held at Historic England's archives was not viewed as part of this assessment. At the time of this report access to the Historic England archives was unavailable due to Covid-19 restrictions. Where available online aerial photography was utilised to fully understand the historic development although no detailed imagery from the sources listed in paragraph 2.2.3 was afforded
- 2.2.10 A site visit was undertaken as part of this assessment to identify any potential archaeological remains. Sufficient access was afforded to the Site and the existing built form and surrounding landscape from Public Rights of Way. Due to location of the Listed Buildings in private properties, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 189).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or

- associative. Considers documentation, wider context, regional factors and group value of the site.
- 2.3.3 The heritage interest of an asset’s physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The heritage interest of an asset’s setting is assessed in accordance with Step 2 of Historic England’s The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset’s associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2).
- 2.3.5 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.6 The contribution of a given site or application area to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2. In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (July 2017) a historic area assessment was undertaken to determine the historical development of Catherington and to identify which heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are documented in Section 3.2 of this report.
- 3.1.2 National Heritage List for England entries are referenced by their NHLE entry number and depicted on Figures 2 and 3.

3.2 Historic Area Assessment

- 3.2.1 The following assessment has been undertaken in accordance with Historic England's Understanding Place – Historic Area Assessments (2017) – Level 1 Outline Assessment.

Outline Assessment

- 3.2.2 Catherington is first referenced in documentary sources in 1015 AD as *Caterinatum*, which means 'farm of Cateringas', and by the late eleventh century is likely to have formed part of the manor of Charlton (Palmer and Powell-Smith 2016). The Domesday Survey of 1086 highlight that the manor of Charlton comprised a relatively large settlement during this period with 104 households (Page 1908; Allen Archaeology 2015; Coates 1993; Williams and Martin 2002).
- 3.2.3 Although little is known about the medieval settlement layout in this area, it is suggested to have been focused around Catherington Lane. A second possible area of settlement has also been identified at Roads Hill, c. 90 m to the south west of the Site, with the name *Rodehelde* meaning 'clearing by the slope'. This second area has been identified from documentary sources and no archaeological evidence has been identified to support this. Within the wider landscape, the farmstead of *Fyfehydes*, c. 860 m south east of the Site, is also suggested to have been the location for a former medieval manor house (Ecus Ltd 2020).
- 3.2.4 Catherington is unlikely to have been subject to substantial alteration during the post-medieval period, and the area was characterised by three working farms situated in the centre of the village: Parsonage Farm, Randells and Kinches Farm, the latter of which was located immediately to the north of the Site. By 1828 two Georgian mansions were established in the village, with the gardens and associated plantations forming a key part of the landscape. The closest of these buildings to the Site comprises Catherington House, designated a Grade II Listed Building (NHLE: 1179074), located c. 90 m to the south east.
- 3.2.5 Today the centre of the village clusters around St Catherine's Estate and several of the former estate buildings have been converted into privately owned residential dwellings. The character and appearance of this area was firmly established by the early nineteenth century. Located on the periphery of a hill, the village is defined by its linear ribbon development, which is centred along Catherington Lane, and by the isolated dispersed built form situated along it. Agricultural and pastoral fields separate the buildings, with many of the secondary routes leading off Catherington Lane, including Roads Hill, forming important route ways from the village into the surrounding

agricultural landscape.

- 3.2.6 Later development in Catherington has had little impact on the overall character and layout of the area. Several new educational, recreational and leisure buildings were established in the nineteenth century, and building activity continued throughout the twentieth century extending along Catherington Lane southward to Crouch Lane. Although some of the former historic buildings have been remodelled or replaced, these newer structures tend to reuse the former boundary plot and the majority of later infill is dispersed amongst the earlier structures (East Hampshire District Council 2006).
- 3.2.7 The established built form in Catherington is characterised by loosely spaced buildings with associated grounds, separated by areas of open space. There are several Listed and Locally Listed Buildings within the village which contribute to the overall appearance of the area. Built form is typically two-storey in height, comprising pitched gables and hipped roofs constructed of clay or slate tiles. Constructed of orange or creamy yellow brick, flint with brock or stone dressings, or white painted brick, the majority of built form is detached or semi-detached. Chimneys are a common feature in the area, with decorative architectural elements comprising tile hanging to the first floor and timber barge boards, some of which are painted white. Built form is both set adjacent to and set back from the roadside and boundary treatments are a regular and reoccurring feature of the village, often comprising traditional semi-coursed flint and/or brick walls, with brick coping and piers. The separation between the built form and open spaces is defined by low timber post and rail fencing, often accompanied by vegetation (East Hampshire District Council 2006).

The Site

- 3.2.8 A detailed overview of the historical development of the Site from cartographic sources is provided in the accompanying ADBA produced by Ecus Ltd. The intention here is not to replicate that information, but provide a brief comment on how the Site fits into the surrounding historic area. It is therefore recommended that the following information be read in conjunction with the cartographic regression section (paragraph 3.4.19 to 3.4.25) in the accompanying ADBA (Ecus Ltd 2020).
- 3.2.9 The Dairy is currently characterised by a yard area, utilised for vehicle repairs, storage of materials and builders' materials, alongside equestrian buildings and structures. Open land to the south of this area is used as paddocks and with a manège in the north and lunge circle to the south west. The site visit also highlighted the presence of a static caravan, multiple shipping containers and areas of stockpiled waste.
- 3.2.10 The majority of the existing built form within the Site is constructed of corrugated metal, with hardstanding comprising tarmac and gravel (Plates 3 to 4). Exceptions to this include the static caravan, which is raised above the ground on supports, stables constructed of wood and the building utilised for vehicle repairs (Plates 5 to 6). This comprises a single-storey structure constructed of brick with a pitched corrugated sheet roof.
- 3.2.11 Although the existing built form and infrastructure within the northern part of the Site contributes to its continuing function and use, it does not comprise any architectural features or details of heritage significance. The built form is not considered to complement the surrounding landscape and the site visit did not highlight any features or buildings of architectural or historic merit to warrant consideration as a designated or non-designated heritage assets. Enclosed by vegetation, the Site cannot be fully appreciated from its surroundings and where views are afforded during breaks in the vegetation along Catherington Lane and Roads Hill, it appears as an area of or visual amenity which provides a negative contribution to its immediate surroundings.



Plate 3: View of built form within the Site



Plate 4: View across the Site towards the east



Plate 5: View towards the static caravan



Plate 6: View towards the vehicle repairs building

3.2.12 Utilised for equestrian activity, the green appearance of the southern part of the Site forms part of the agricultural landscape and surroundings of the village of Catherington (Plate 2). When viewed from along Catherington Lane to the south east, it provides a positive contribution to this area.

3.3 Summary of Potential Heritage Constraints

3.3.1 Given that the northern part of the Site lies immediately adjacent to the boundary of Catherington Conservation Area, further assessment should be undertaken to determine how the proposed scheme would affect its significance. The Conservation Area encompasses a total of one Grade II* and seven Grade II Listed Buildings, of which those identified as requiring further detailed assessment include:

- Grade II Listed Catherington House (NHLE: 1179074)
- Grade II Listed The Farmhouse (NHLE: 1179073); and
- Grade II Listed Catherington Cottage (NHLE: 1094568).

3.3.2 In addition to the above there are a number of non-designated heritage constraints within the vicinity of the Site and located in Catherington Conservation Area including the following buildings of local importance:

- Farm Cottage; 284 Catherington Lane. This building is the former gardener's cottage belonging to Catherington House; and
- Kinches Farm. Although a farm has been in existence in this area since the post-medieval period, all that remains is a seventeenth century barn located to the north of Roads Hill.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above. In accordance with Step 2 of Historic England's Good Practice Advice Note 3 (July 2017) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.
- 4.1.2 The following assessment has been undertaken in accordance with relevant national and local planning policy¹, including Policy CP30 of the adopted Joint Core Strategy (2014) and the following saved policies of the East Hampshire District Local Plan: Second Review (2006):
- HE 8: Development affecting the setting of a Conservation Area;
 - HE12: Development affecting the setting of a Listed Building; and
 - HE13: Buildings of a Local Architectural, Historic or Townscape Interest.

4.2 Catherington Conservation Area

- 4.2.1 The northern part of the Site lies immediately adjacent to the boundary of the Catherington Conservation Area. A Conservation Area Appraisal was produced by East Hampshire District Council in November 2006. The document provides detailed information on the character and appearance of the area, and the characteristics of the area presented below are based on this information and observations made during the site visit.
- 4.2.2 The boundary of the Conservation Area is illustrated on Figures 2 and 3. During the site visit, a walkover survey of the Conservation Area was undertaken to determine any potential impacts as a result of the proposed scheme. It was concluded that the proposals would not impact on the majority of the Conservation Area, and no clear views were identified from the very northern and southern extent of the defined area, due to local topography, intervening built form and vegetation. As the Site lies outside of the designated area, this assessment will focus on the effects of the proposed scheme on the setting of the Catherington Conservation Area.

Significance

- 4.2.3 As stated in the Conservation Area Appraisal the character of Catherington is predominately residential and it therefore retains historic, aesthetic, artistic and archaeological interest which relate to the history and function of the settlement. In addition to this, its character is also defined by equestrian and agricultural activity, which contributed to its growth and continues to form a key element contributing to the '*open rural character*' which defines the village (East Hampshire District Council, 2006). Several surviving buildings associated with such activity in the Conservation Area have been identified as buildings of local importance, including Kinches Farm immediately to the north of the Site.
- 4.2.4 Key positive features which contribute to the character and appearance have been identified as:

¹ Outlined in Appendix 1.

- Its representation as a quiet residential village situated within a wider agricultural landscape;
 - Its overall layout characterised by linear development along Catherington Lane which cuts a meandering course through the landscape. The presence of mature trees, hedges and small gardens contributes to the aesthetic value and experience along this route;
 - Its architectural and historic interest reflects the historic development of this area. Buildings mainly comprise two-storey detached or semi-detached dwellings set both adjacent to and back from the roadside. Predominant building materials comprise orange or creamy yellow brick, flint with brick or stone dressing, with clay and slate tiles the main roof materials. Roofs are either hipped or comprise pitched gables and the majority of buildings have chimneys;
 - Its association with other elements of infrastructure (i.e. boundary treatments) and built form, including both designated and non-designated buildings. The road network also comprises a key feature, through their character and appearance as gently curving roads, the strong association with the built form located upon them, their connection with the surrounding landscape and the activity, noise and light generated by movement along them;
 - Areas of open green space. Notable areas comprise both fields and gardens situated between buildings in the village, and the wider agricultural setting which surrounds Catherington providing a rural backdrop;
 - Vegetation, typically comprising gardens of particular properties (i.e. St Catherines Estate and King Courts School) and hedgerows and trees along principal routes in the Conservation Area; and
 - Important views both from within the Conservation Area which allow for the interest in the fabric of built heritage to be experienced and appreciated, and outside illustrating its position within an agricultural hinterland. Located on high ground, long-distance views out from the Conservation Area encompass the surrounding green landscape.
- 4.2.5 Several buildings (designated and non-designated) have been identified as positively contributing to this area and those in close proximity to the Site have been discussed individually below. As highlighted above, Catherington Lane forms a key element of the Conservation Area due to its role in the historical development and continued growth reflected in the design, materials and scales of buildings present. It also forms an important route way, with the presence of boundary treatments, notably the wall opposite the Site to the east, and vegetation along this route, contributing to the character and appearance. Several important views are afforded from this route over the fields and areas of green space in the village. Whilst this assessment recognises the value and contribution Catherington Lane has to this area, it also notes that the growth in development during the nineteenth and twentieth centuries means that the experience of Catherington is not in the form of views which allow for the character and appearance of the historic core of the settlement to be appreciated as it was during the post-medieval period. Despite this, it is considered to make a positive contribution to the overall significance of the area.

Contribution of the Site to the Heritage Significance

- 4.2.6 Whilst the Site does not lie within the Conservation Area, it does form part of the setting with the southern part of the Site contributing to the equestrian character that defines both the village and its surrounding fields and rural landscape. The eastern boundary of the Site, currently demarcated by vegetation, is also considered to positively

contribute to the green appearance of Catherington Lane channelling views along this route.

- 4.2.7 In comparison, to the south, the existing character and appearance of the northern part of the Site is considered to negatively contribute to this area due to its poor visual amenity and lack of positive public realm. It is not considered to ‘preserve or enhance’ the special quality of the Conservation Area and this is perhaps reflected in its exclusion outside of the designation boundary. The existing built fabric is not of architectural or historic merit and its presence does not positively contribute to the streetscape or setting.
- 4.2.8 As illustrated on Figure 3, two significant viewpoints out of the Conservation Area have been identified as part of the Conservation Area Appraisal within the freehold land within which the Site lies. The viewpoint out from Catherington Lane across towards the southern part of the Site is considered to positively contribute towards the area by encompassing an area of undeveloped land utilised for equestrian activity (Plate 7). Due to the presence of intervening vegetation, clear views of the southern part of the Site are restricted and its contribution to this area cannot be fully appreciated.



Plate 7: View across the freehold land towards the west

- 4.2.9 The reasoning behind the inclusion of the viewpoint in the north east is unclear and not explained in the accompanying Conservation Area Appraisal. It is illustrated on the Conservation Area Appraisal Map 2 – Character Appraisal within the north eastern corner of the Site and extending outward to the south west. Its positioning would therefore suggest that the view is best afforded from within the north eastern corner of the Site, an area that is not publicly accessible. As illustrated in Plates 8 and 9, the view provides a limited contribution. If the view was included due to the level of visibility afforded from the gated entrance to this area on the junction between Catherington Lane and Roads Hill, it does not take into account the viewpoint from this area. As illustrated in Plates 10 and 11, the view is enclosed by vegetation and dominated by

the presence of shipping containers, waste and infrastructure with the field beyond associated with equestrian activity glimpsed and restricted. The contribution of the wider environment beyond this part of the Site cannot be fully appreciated nor its contribution to the character and setting of the area fully understood. The site visit also highlighted that the presence of the existing infrastructure within the Site also detracts attention from Catherington Lane. No further features were identified in the viewpoint during the site visit which would positively contribute to this area and as such it is considered to provide a very limited contribution.

- 4.2.10 During the site visit it was noted that during breaks in the vegetation along Catherington Lane, parts of the northern part of the Site could be experienced in the background beyond the areas of land utilised for equestrian activity. The presence of this area does not contribute to an appreciation of the landscape.



Plate 8: View towards the south



Plate 9: View towards the south west



Plate 10: Photo illustrating viewpoint from entrance on the north east



Plate 11: View towards the Site from the junction between Roads Hill and Catherington Lane

4.3 Catherington House

- 4.3.1 Catherington House (NHLE: 1179074) comprises a Grade II Listed Building located c. 90 m south east of the Site. Formerly known as Catherington Retreat House, the building was built in the mid-eighteenth and early nineteenth century with brick walls with blue headers and flush red dressings and a hipped tile roof (Plate 12). The principal (southern) elevation features two phases illustrating its historic development. The original building is three-storeys, with a later low two-storey extension to the east. Elsewhere the building has been subject to further alteration, with a mid-nineteenth century single-storey service wing to the east and twentieth century single-storey projecting wing to the north (Historic England 2020).
- 4.3.2 Originally built as a residential dwelling, the building has since been converted and adapted for educational use as Kings Court School. The significance of this Listed Building therefore derives primarily from the historic and architectural interest of its physical form. The interest relates to the architectural detail and form of the building as an example of a Georgian property, with later alterations. As an illustrative remnant of the post-medieval landscape, it also retains important historic and artistic interest through its subsequent conversion to a school. The heritage significance of this building is heightened further through its historical association; it was originally built as the country house of Admiral Hood, Master of HM Dockyard and friend of Admiral Nelson (Historic England 2020).



Plate 12: View towards Catherington House from the south west

- 4.3.3 Historic mapping demonstrates that historically Catherington House would have been associated with a large park built in the nineteenth century. The park would have extended to the north and east, and was enclosed by a tall boundary wall; such feature survives along Catherington Lane. Illustrated on the later 1868 Ordnance Survey (OS) map (Appendix 4), the parkland was enclosed by a high brick and flint wall with brick coping, which remains present running adjacent to the east of Catherington Lane today. As part of these grounds, a building to the north, No. 284 (now referred to as Farm Cottage) Catherington Lane, formed part of the grounds and was utilised as the gardeners cottage. Subject to alteration throughout the twentieth century, much of this former parkland has been lost with the immediate environs to the north of Catherington House converted for grounds associated with the school. The conversion of this land and changes in ownership have also resulted in separation between Catherington House and Farm Cottage, with the latter under separate ownership and in use as a private residential dwelling. These changes have severed the ties between the historic buildings and such historic relationship cannot be appreciable within the landscape today. Whilst these changes contribute to our understanding of the historic development and continued use, the current setting of Catherington House does not resemble that from when the building was constructed. Given the changes that have occurred in the former parkland, this area is considered to provide a more limited contribution.
- 4.3.4 It is from Five Heads Road to the south that the principal (southern elevation) of the building can be best experienced and appreciated. This primary aspect of setting contributes to its significance, along with its position adjacent to Catherington Lane. When viewed from this area, its relationship and historical association with the surviving boundary wall can be appreciated and this feature forms a key part of its setting.

- 4.3.5 Although it is located outside of the historic core of the village, Catherington House would have formed an important focal point for the settlement and its location contributes to its significance by illustrating the historical landscape within which both the building and village developed as a rural settlement. The agricultural landscape surrounding the village makes a lower contribution to the significance of this Listed Building, with visibility restricted due to the presence of intervening vegetation and built form.
- 4.3.6 Catherington House is considered to be of high heritage significance through its historic and architectural interest which is best experienced in its principal southern elevation. Its principal setting comprises its position on Five Heads Road and Catherington Lane, with the wider landscape providing a more limited contribution to its overall significance.

Contribution of the Site to the Heritage Significance

- 4.3.7 Located c. 90 m to the north west of the Listed Building, the Site forms part of the environs situated immediately west of Catherington Lane. A review of available historic mapping suggests that there is no known functional or historical link between the Listed Building and the Site, and it did not comprise part of the associated parkland from the nineteenth century onwards. Although the southern part of the Site does positively contribute to the overall rural character of the village, it provides a more limited contribution to the overall heritage significance of Catherington House.
- 4.3.8 Given the close proximity it was considered likely that a level of intervisibility would be afforded between the Listed Building and the Site. During the site visit it was noted that visibility from the western façade of the Listed Building is restricted to a single window, screened by intervening vegetation (Plate 13), and any views from within the grounds associated with Catherington House are screened by the presence of intervening vegetation and the boundary wall running along Catherington Lane. Any views from the Listed Building are likely to be seasonal and afforded from the upper-stories, encompassing the northern part of the Site which is characterised by built form and structures of varying scale, design and material. Accompanied by areas of waste, this part of the Site is not considered to positively contribute to its surroundings. Based on these comments, this part of the Site is considered to make a negative contribution to the overall significance of Catherington House.
- 4.3.9 Views from within the Site were restricted to the upper-storeys of Catherington House (Plates 14 and 15) and do not allow for a full appreciation of the heritage interest within the physical fabric which are best appreciated from Five Heads Road.



Plate 13: View of western elevation of Catherington House



Plate 14: View towards Catherington House from the north west

4.4 The Farmhouse

- 4.4.1 The Farmhouse (NHLE: 1179073), also referred to as 240 Catherington Lane, is a Grade II Listed Building dating from the mid-eighteenth century. The house has since been subject to alteration, with additions and alterations dating to the early nineteenth and twentieth centuries. Built of brick with hipped tile roof, the two-storey with attic building comprises a symmetrical principal (northern) elevation (Plate 15). Internal architectural features of merit comprise an eighteenth century staircase with turned rails and splat balusters, and several panelled doors (Historic England 2020).



Plate 15: View towards The Farmhouse from the north west

- 4.4.2 The heritage significance of the farmhouse is derived from a combination of historic, architectural and archaeological interests. The physical architecture and historic fabric retains the potential to provide valuable information about its historic and function and as an example of mid-eighteenth century vernacular architecture, the fabric of the structure has the potential to inform an understanding of construction techniques and later alteration. A remnant of the local post-medieval landscape and former farm complex, the building holds historical interest relating to its status and archaeological interest through the potential to yield remains about former settlement and agricultural activity in this area. The significance of this building is further heightened by the survival of an associated farm building, the granary, which is designated Grade II Listed, situated on the western side of Catherington Lane (NHLE: 1351109; Plate 16)².
- 4.4.3 In addition to the above although farmhouses are typically designed to be functional in purpose, its later alterations have resulted in The Farmhouse retaining a level of aesthetic interest inherent in its physical fabric and appearance. This contributes to the

² This assessment concluded that the granary would not be physically harmed or its setting altered by the proposed scheme. As no harm was concluded as a result of the proposals, it was not subject to any further individual assessment as part of this report.

heritage interest of the overall building.



Plate 16: View towards the granary

- 4.4.4 Recorded on historic mapping as Parsonage Farm, historically the farmhouse would have formed part of a complex situated to the west of Catherington Lane – an element integral to its functionality and significance. As a result of later alterations to this area very little of this original setting survives, with the exception of The Farmhouse and former granary. Whilst the presence of the granary and surrounding agricultural fields contributes to our understanding of its historical development, the loss of the associated farm and conversion of this area to a primarily residential use has compromised this somewhat. The former function and use of The Farmhouse can be best appreciated on cartographic and historic sources.
- 4.4.5 The immediate setting of The Farmhouse now comprises its associated gardens to the east and south of the building, and its position on Five Heads Road which its principal elevation overlooks. Set back from the junction between Five Heads Road and Catherington Lane, the building is somewhat screened from the streetscape due to the presence of vegetation and a low boundary wall. Despite this, clear views of the façade are afforded from the road to the north west and these allow for those values inherent in the physical fabric to be best appreciated. Due to local topography and the presence of built form and intervening vegetation, The Farmhouse cannot be experienced from further along Catherington Lane to the north and south. Any glimpsed views do not allow for an appreciation of the interest inherent in the physical fabric and the historic relationship between The Farmhouse and surviving granary is not clearly intelligible in the landscape today.
- 4.4.6 Although Catherington has been subject to later development with infilling on former open space, the location of the Listed Building within the village of Catherington does contribute to the overall setting and heritage significance by illustrating the historic landscape within which it developed.

- 4.4.7 Overall The Farmhouse is considered to be of high heritage significance as a result of its historic, architectural, aesthetic and archaeological interests resulting from its design, construction, craftsmanship and potential buried archaeological resource, with the wider agricultural landscape providing a more limited contribution. Its significance is heightened by the survival of its former granary situated to the west.

Contribution of the Site to the Heritage Significance

- 4.4.8 The Listed Building lies c. 140 m south east of the Site. Whilst a review of historic mapping has revealed that the landscape associated with the former farmhouse and farm complex extended as far as Ham Lane to the west, the Site did not form part of its land holdings during the mid-nineteenth century (East Hampshire District Council 2006).
- 4.4.9 Whilst a level of intervisibility was noted from the freehold land during the site visit, such views were restricted to the presence of intervening vegetation (Plate 17). Glimpsed and restricted to roofscape and chimney stacks, these views do not allow for an appreciation of the interest inherent in the physical fabric of the building to be appreciated. In addition, the granary is screened to the south by intervening vegetation and built form, and its relationship with the Listed Building is not identifiable to the uninformed observer in views from Site.
- 4.4.10 Views towards the Site from the Listed Building are likely to be restricted due to intervening built form and vegetation along Catherington Lane (Plate 18), and where afforded from the upper-stories would provide a limited contribution to the heritage significance of The Farmhouse.
- 4.4.11 The southern part of the Site contributes to the agricultural and wider rural setting which characterises settlement in this area. Given the changes that have occurred to The Farmhouse, and loss of associated farm and fields, this part of the Site is considered to provide a neutral contribution to the significance of the Listed Building. In comparison to the south, the northern part of the Site, in its current character and appearance, is considered to negatively contribute to the wider setting of the Listed Building.



Plate 17: View towards the Listed Buildings from within the freehold land



Plate 18: View towards the Site from the south east

4.5 Catherington Cottage

- 4.5.1 Catherington Cottage (NHLE: 1094568), also known as 292 Catherington Lane, is an early nineteenth century Grade II Listed house constructed of painted brick walls with a hipped tile roof. A two-storey building with outshot to the north, its principal (western) elevation comprises a near-symmetrical façade (Plate 19; Historic England 2020).



Plate 19: View towards Catherington Cottage

- 4.5.2 The heritage significance of Catherington Cottage primarily derives from its historic and architectural interest inherent in its physical form. The interest relates to the architectural detail and form of the structure as an example of early nineteenth development in this area, and further architectural interest is afforded as the building is an illustrative remnant of the post-medieval landscape.
- 4.5.3 The primary aspect of setting which contributes to the significance of Catherington Cottage comprises its immediate surroundings, from which it derives its name, and its position fronting onto Catherington Lane. It is from these locations that the Listed Buildings can be best experienced, and their heritage interests fully understood.
- 4.5.4 The domestic setting of the cottage is situated to the rear of the Listed Building, with an area of car parking to the north. Beyond this lies an agricultural field separating Catherington Cottage from a public house, The Farmers Inn, to the north. Later development in Catherington has encroached on the setting of this Listed Building, resulted in development on former agricultural fields immediately abutting the southern boundary. As this new development is set back from the roadside, Catherington Cottage retains its dominance on the streetscape, positioned on a bend in the road. This location means the Listed Building can be experienced and appreciated from both the wider environs to the north and the south along Catherington Lane.
- 4.5.5 The location of Catherington Cottage in its wider agricultural surroundings provides a low contribution to the significance, illustrating the historical landscape context within

which the Listed Building and village developed as a rural settlement. Due to the presence of vegetation with the garden to the rear of the property, views out across this landscape are likely to be restricted.

Contribution of the Site to Heritage Significance

- 4.5.6 The Site lies c. 130 m south west of Catherington Cottage. No known historic or functional relationship is known to exist between the Site and Listed Building. Whilst the Site shares a similar streetscape to the Listed Building, as it does with the other assets mentioned in Section 4, the majority of the Site is screened in views from the Listed Building to the south due to the presence of intervening vegetation along the Site boundaries. The northern part of the Site is only clearly visible through the entrance in the north eastern corner, although such views would be glimpsed and at this distance do not contribute to the heritage significance of the Listed Building.
- 4.5.7 The only glimpsed views of the Listed Building were afforded from the entrance on the north eastern corner, although these do not allow the heritage interests of the building to be fully appreciated and experienced (Plate 20).
- 4.5.8 The southern part of the Site is considered to positively contribute to the wider rural setting of Catherington House, thus providing a neutral contribution to the overall heritage significance.



Plate 20: View towards Catherington Cottage from the south west

4.6 Farm Cottage

- 4.6.1 Although it has been suggested that this building could be of seventeenth century date, an exact date for construction cannot be confirmed at this stage. Recorded on historic mapping from the mid-nineteenth century onwards, Farm Cottage, also known as 284 Catherington Lane, has been subject to several phases of restoration and alteration resulting in its existing character and appearance. A two-storey building with

basement/cellar, the majority of the building is built of brick although there is evidence of a timber-frame on the western elevation.

- 4.6.2 Although the building has not been designated, it has been identified a building of local importance within the Catherington Conservation Area Appraisal through its historic interest as the former gardeners cottage associated with Catherington House. Although now in use as a private dwelling under separate ownership, with property boundary defined by the extant boundary wall running along Catherington Lane, the historic relationship between the two properties can be appreciated on cartographic sources. The significance of this building is therefore derived from the historical association between the two buildings as well as the archaeological potential for buried remains relating to the former parkland associated with Catherington House. The building has also undergone several phases of alteration and restoration and these contribute to both its historic and architectural interest, allowing for an appreciation of the craftsmanship and construction alongside its historic development from the post-medieval period onwards.
- 4.6.3 The principal elevation of the building fronts onto Catherington Lane, although it is set back from the roadside behind a driveway and area of vegetation. As noted above, the building retains a historical association with Catherington House although its former function and role, and the parkland setting cannot be appreciated within the landscape today due to the changes that have occurred both to Catherington House and Farm Cottages. The primary aspects of setting which contribute to its significance, therefore, comprises its immediate surroundings and the presence of the boundary wall, providing a context within which the building can be best experienced, understood and appreciated.
- 4.6.4 The surrounding landscape contributes to the significance of this building of local importance, illustrating the historic context in which it developed. The surrounding agricultural landscape makes altogether a more limited contribution largely to the limited intervisibility.
- 4.6.5 Overall this non-designated but Locally Listed Building is considered to be of medium heritage significance as a result of the historic and architectural interest retained within their physical fabric and its historical association with Catherington House.

Contribution of the Site to the Heritage Significance

- 4.6.6 Although the Site lies within close proximity to Farm Cottages, c. 50 m to the south west, given the absence of any functional and historical relationship and intervisibility (Plate 20), it is considered to make no meaningful contribution to the setting or significance of this asset. Visibility from the Locally Listed Building is restricted due to its set back position behind the intervening boundary wall along Catherington Lane.

4.7 Kinches Farm

- 4.7.1 Kinches Farm, also known as Kinch's Farm, originated during the post-medieval period as one of three working farms in Catherington. Originally comprising a farm complex with arable and pastoral land located at the north western end of the village in addition to that around Roads Hill, all that survives today is a seventeenth century barn located to the north of Roads Hill. The former farmhouse was destroyed following a fire in 1945 and a new residential dwelling was constructed, situated at an angle to Catherington Lane (no. 281 Catherington Lane). The area remained in agricultural use until the 1960s.
- 4.7.2 The barn has been subject to restoration and is constructed of both weather-boarding and brick with a corrugated sheet roof. It has been identified a building of local importance within the Catherington Conservation Area and is considered to be of

medium heritage significance primarily due to its physical fabric which retains historic interest relating to its role as part of a former farm complex in this area.

- 4.7.3 Historic mapping from the mid-nineteenth century onwards illustrates the barn once forming part of Kinches Farm, which lay immediately north west of the junction between Catherington Lane and Roads Hill. The farm complex was defined by a central courtyard, with the former farmhouse to the north and associated agricultural buildings, including the barn, to the south and west. Beyond this lay agricultural fields owned by the farm. Very little of this setting survives today. Although the area continues to be known as Kinches Farm, the immediate environs to the west of the barn comprised mixed-use development, with built form utilised as a shop/workshop and storage units forming Cannon Car Audio. It is understood that the barn is also utilised as an office, with an area of car parking immediately adjacent to the western elevation. The loss of former agricultural buildings and the conversion of the area from agricultural to commercial use has compromised the ability to appreciate and understand the surviving seventeenth century barn within its historical and function context; such change has also greatly reduced the overall contribution of the setting to the significance of this asset. This assessment has, therefore, concluded that the original function and setting of the Locally Listed Building can be best appreciated on cartographic and historic sources.
- 4.7.4 In terms of immediate setting, the current situation reflects the gradual erosion and development of this area which has occurred from the late twentieth century onwards. The wider landscape does make some contribution to the significance, by way of illustrating the historically rural context of the barn, although such relationship cannot be appreciated within the landscape today. As a functional agricultural building, this structure was also not designated to encompass views of the wider landscape.
- 4.7.5 The barn is best experienced from within its immediate environs which allow for the key contributors to its heritage significance retained in the historic fabric to be appreciated. Beyond this visibility, views of the barn from the wider landscape are screened due to the presence of intervening vegetation and built form. During the site visit, a level of intervisibility was noted at the junction between Catherington Lane and Roads Hill due to a break in the vegetation. Whilst this afforded a view of part of the eastern elevation of the building, it provided a limited contribution to the overall heritage significance.
- 4.7.6 Overall this non-designated but Locally Listed Building is considered to be of medium heritage significance as a result of the historic and architectural interest retained within the physical fabric of the surviving barn.

Contribution of the Site to the Heritage Significance

- 4.7.7 A review of available data and historic mapping indicates that the Site continued to form part of the agricultural landscape associated with Kinches Farm whilst it remained operational. Changes both to the farm and the Site mean that this historic and functional relationship is not apparent in the landscape today.
- 4.7.8 Whilst the northern part of the Site contributes to the industrial and commercial character of this environs to the west of the barn, its current character and appearance provides a limited contribution to the significance of this Locally Listed Building. The northern part of the Site also creates a buffer between the seventeenth century barn and southern part of the Site, which remains rural and agricultural in character, thus preventing visibility and any appreciation of the historic relationship between the areas. Due to the presence of intervening vegetation along Roads Hill (Plate 21), no intervisibility was afforded from the southern part of the Site towards the barn.



Plate 21: View towards the surviving barn at Kinches Farm from the north west

5. Statement of Impact

5.1 Introduction

- 5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.
- 5.1.2 Attention has also been paid to ensure that the following assessment meets the requirements of national and local planning policies outlined in Section 4 and Appendix 1.

Scheme Proposal

- 5.1.3 The Site is proposed for redevelopment with The Dairy in the north east subject to demolition and removal of the existing built form. Nine residential and one industrial plots will then be constructed in this area, with associated services and car parking. Access will be afforded via the existing entrance off Roads Hill to the north, with separate industrial access also afforded from this road. A new community plot, most likely comprising a community building, with car parking will be constructed in the south west. The building will be accessible from the south.
- 5.1.4 The Site will be subject to landscaping, with additional planting proposed along the freehold land boundaries.
- 5.1.5 The remainder of the freehold land will continue to be utilised for equestrian activity, subdivided into a series of individual plots. A new entrance off Roads Hill to the south will be created to access these areas.

5.2 Assessment of proposal

Scale and Mass

- 5.2.1 The proposed scheme would introduce nine residential dwellings and one industrial unit in the northern part of the Site. Comprising a mixture of single-storey bungalows and two-storey houses, the development is designed to be in keeping with the scale and mass present in Catherington and would not compete with the existing rooflines as the low rises would ensure they do not appear as dominant features, avoiding competition in the streetscape and skyline.
- 5.2.2 Whilst the scheme would introduce several units into the northern part of the Site, it is considered to have the capacity to accommodate this number without affecting the surrounding built environment. The buildings have been designed and positioned to work in conjunction with each other and established built form in the village.
- 5.2.3 In order to avoid the appearance of a cluster of new development in the landscape, the scheme is designed with elements, notably the variations in housing type and mixture of elevation finishes to break up the perceived scale and mass. Furthermore, the industrial unit will be located away from Catherington Lane to the east, positioned to reflect and create a cluster of industrial and commercial units with those extant to the north.
- 5.2.4 The proposed community plot will be of a larger scale and mass, although its location will render it screened from the wider landscape.

Layout

- 5.2.5 The overall positioning of the residential units, within their own plots with soft and hard landscape, is considered positive and respectful to the surrounding landscape. The scheme will be in keeping with the character of ribbon development, with the positioning of built form reflecting and respecting the building line along Catherington

Lane. Additional planting along the eastern boundary would screen any potential visibility.

- 5.2.6 By locating the proposed residential development in the north eastern corner of the Site, the proposed scheme would improve the contribution this area has to the setting of the Conservation Area. It would result in the replacement of features of negative value and would not impact upon the overall size, shape or character of the freehold land. By limited the extant at which built form impacts upon the freehold land, it prevents infill and retains an 'open aspect' or area of fieldscape to the south and west which will continue to be utilised for equestrian activity. Recognised as an important element separating built form in Catherington, the retention and continued equestrian use of this area contribute to the character and appearance of the village and is considered to be positive.
- 5.2.7 The proposed development in the north is designed to work in conjunction with each other and the existing built form in Catherington. The positioning does not introduction a new form of development layout in this area and will ensure that views and sight lines along Roads Hill and Catherington Lane are retained and the retention of vegetation would provide some visual screening. The proposed layout of the community plot in the south west also prevents visibility from the historic core of settlement or changes to the viewpoint from Catherington Lane to the east. Further planting is proposed to screen any potential visibility although the majority of the building will be screened by built form immediately to the east.
- 5.2.8 As identified in Section 4, two significant viewpoints have been identified within the Site in the Conservation Area Appraisal. The development of a community plot would not affect the view from Catherington Lane to the east, which would continue to encompass the area utilised for equestrian land in the foreground. The majority of the built form will be screened by existing intervening vegetation and built form, with further planting proposed to enclose the remainder.
- 5.2.9 With regard to the view from the north east, this assessment recognises that the scheme would result in alterations to this viewpoint, with it altered due to the presence of built form and vegetation proposed in this area. Such changes to the view must take into account the comments highlighted in Section 4 regarding its contribution and the positive benefits that proposed landscaping in this area can have, creating an attractive green boundary extending along down Catherington Lane. Identified as key features along principal routes in Catherington, alteration to this viewpoint is not considered to result in harm and would increase the amenity value and character and appearance of the streetscape.

Design and Materials

- 5.2.10 Attention has been paid to the enhancement opportunities comments outlined in the Conservation Area Appraisal and consequently the design and materials with the proposals taking inspiration from the surrounding historic built form. The proposed scheme is not intended to replicate historic residential dwellings which would lead to an untruthful and superficial echoing of historic character, but rather address modern design challenges utilising architectural elements which reflect local distinctiveness thus creating high quality development.
- 5.2.11 In keeping with the scale and type of development in the area, the residential units will comprise a mixture of single-storey bungalows and two-storey houses. Integration into the local landscape is achieved through use of building materials, which will typically comprise white painted brickwork and brick and flint, with black slate and red tiled roofs. Detailing will comprise timber planking and tile hanging, with salvaged and reclaimed materials utilised where possible. The use of stone detailing to some

windows will add architectural interest to the buildings. Overall, the principal material palette will create a complex of buildings which are of visual interest and designed to be of their time, but sympathetic and appropriate to their surroundings.

- 5.2.12 At the time of assessment completion, details regarding the design and materials of the proposed industrial building were unknown. Whilst this area is considered to have the capacity to accommodate an industrial unit, it is strongly recommended that it be limited to one unit and utilised for light industrial activity. The infrastructure should be of a scale and mass appropriate to the landscape and not introduce a dominant element in the area. Reference should be taken from the industrial and commercial units to the north and where possible be low rise, small scale and screened by proposed landscaping.
- 5.2.13 Access for the residential units will be afforded utilising the existing route way off Roads Hill to the north and boundary treatments are intended to reflect those utilised elsewhere in the Conservation Area, connecting this development with the historic core.
- 5.2.14 To facilitate industrial access into the Site, a new entrance will be created to the east of the existing. Although details about this route way are yet to be finalised, it is likely to comprise a surface treatment in keeping with other access routes off Roads Hill. Materials used should be sympathetic and appropriate to their surrounds.
- 5.2.15 The proposed community plot will comprise a single unit of modern design which is not intended to compete with the architectural, artistic and historic interest of the historic buildings (both designated and non-designated) and the Conservation Area.

Vegetation and Landscaping

- 5.2.16 As illustrated on Figure 1, the development areas (i.e. the Site) are restricted to the north eastern and south western part of the freehold land, with the remainder of the plot utilised as paddocks for equestrian activity. By restricting development to these parts of the freehold land and utilising the remainder as paddocks, this has a beneficial impact on the landscape in terms of the historic landscape character and amenity value. The retention of land for equestrian activity would also:
- create a green open space separating the two areas of development – an element characteristic to this area;
 - be a positive contribution to the wider setting of the designated heritage assets notably to the south west;
 - soften the proposed scheme within its plot, integrating it into the historic landscape;
 - enhance the rural character of fields surrounding the village, appreciable in views from Catherington Lane to the east; and
 - preserve the agricultural heritage and equestrian character of the local community.
- 5.2.17 By retaining equestrian land, the key viewpoint from Catherington Lane to the east would not be affected and its contribution to the Conservation Area and its setting unaffected.
- 5.2.18 The proposed scheme involves the retention of vegetation and further planting along Roads Hill and Catherington Lane and around the community plot in the south west. This will continue to limit and screen the intervisibility between the Site, Conservation Area and historic buildings (designated and non-designated), with any views seasonal, glimpsed and restricted to the roofscape. The presence of such features would also contribute to the streetscape of the roads and positively contribute to movement along these routes.

5.3 Impact upon the identified Heritage Assets

Listed Buildings

- 5.3.1 Both the Grade II Listed Catherington House and The Farmhouse lie in the environs to the south east of the Site (NHLE: 1179074 and 1179073). The proposed scheme would not physically harm the Listed Buildings, those key interests which contribute to its overall significance or its immediate surrounds which form a key part of the setting.
- 5.3.2 Whilst the scheme would introduce a change within the landscape to the north, with a change in use in the Site, this is not considered to negatively impact on the setting of the Listed Buildings. Attention has been paid to ensure that the proposed scheme would not challenge the dominance of either Listed Building from its immediate environs and the scheme would not impede views over this landscape which are also restricted due to vegetation along Catherington Lane. Any visibility would be restricted to the roofscape and would contribute to the settlement context of this area.
- 5.3.3 The proposed scheme would not diminish our understanding of these assets nor affect the ability to experience and appreciate them within the landscape. The principal components would be retained, and the scheme would not result in any adverse impact on the key elements of setting which contribute to their significance. This assessment found the level of change posed by the scheme was acceptable and no harm would be caused.

Buildings of Local Importance

- 5.3.4 Two buildings identified to be of local importance lie within close proximity to the Site.
- 5.3.5 With regard to Farm Cottage, which lies c. 50 m to the north east, this assessment has concluded that the scheme would not affect the principal components of the asset's significance and nor would it result in any adverse impact on the key elements of the setting contributing to the heritage significance. Although the proposals would result in a change along Catherington Lane, which shares a streetscape with this building, the changes proposed would improve the character and appearance of this area without resulting in harm to the significance of this asset.
- 5.3.6 This assessment has identified a historical functional relationship between Kinches Farm and the Site. All that survives today of the former farm is a seventeenth century barn, which has been subject to later alterations and converted for commercial use. Although the proposed scheme would introduce new development into an area of landscape which retains a historical connection with this barn, such change needs to be considered in relation to that which has already occurred in this area, both in the Site and former farm complex. Resulting in the loss of the former and compromising the ability to appreciate the barn within its immediate and wider setting, this assessment has concluded that such relationship cannot be appreciated in the landscape today and is best understood on cartographic and historic sources. Although the proposed scheme would result in a change, it would not harm the heritage significance of the barn or change the character of its environs which compromise both residential, industrial and commercial development. Any visibility would also be restricted by the proposed planting along Roads Hill.

Catherington Conservation Area

- 5.3.7 Whilst the Site does not lie within Catherington Conservation Area, it is situated on the periphery. Due to the local topography and presence of intervening built form and vegetation, there is only clear visibility of the Site from its immediate environs.
- 5.3.8 Historically the Site formed part of the agricultural landscape surrounding Catherington, associated with Kinches Farm. Although the freehold land has been

utilised for agricultural purposes from the post-medieval period onwards, the northern part of the Site was subject to development during the twentieth century. In its current form and condition this part of the Site is not considered to positively contribute to the significance of the Conservation Area. Its negative contribution derives from the lack of public realm, poor visual amenity and presence of built form of no architectural or aesthetic interest.

- 5.3.9 Whilst the poor visual quality of the northern aspect of the Site is considered to have resulted in this area being excluded from the Conservation Area, this assessment recognises that any development in this location needs to be carefully considered, particularly in respect of design, detail and use of materials, so the new scheme both complements and contributes to the character of the area and surroundings of Catherington Conservation Area whilst improving the overall condition of the Site. Development should not result in bland or negative infill. Considerate development also has the ability to contribute to the significance of the surrounding designated assets as the Historic England's *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* identifies that cycles of change have the ability contribute to the character of a place (Historic England 2017a).
- 5.3.10 The proposed scheme would result in a change within the setting of the Conservation Area, by way of increasing the amount of built form along the junction between Roads Hill and Catherington Lane and through the removal of a localised area of currently undeveloped land at the margins of the village. This would, on the whole, represent a minor change to a small part of the overall landscape setting, improving an area considered to currently provide a negative contribution. The positioning of the development also protects the historic environment by being located within an area of previous built form in the north and an area screened from the surrounding landscape in the south west. Furthermore, the design of the dwellings make reference to key elements of the Conservation Area, in comparison to the existing built form, infrastructure and structures within the Site, as such preserves and enhances the character and appearance without introducing buildings which are alien to this landscape
- 5.3.11 Although the proposed scheme would result in a change to a significant viewpoint from Catherington Lane, the view is considered to provide a limited contribution and its removal with the introduction of landscaping would increase the overall quality of the streetscape in this area.
- 5.3.12 The proposed scheme would not compete with any of the surrounding historic buildings, both designated and non-designated, and the retention of equestrian preserves and upholds the character and agricultural heritage of the local community. Visible from Catherington Lane this area will retain its direct link with the historical narrative and equestrian character of the area. Although the community plot would result in the loss of an area of undeveloped land in the south west, such loss would be localised and limited, and it cannot be appreciated from the wider surrounds. Other areas surrounding Catherington provide a much clearer illustration of surviving agricultural hinterland, which contribute to the rural historic context of Catherington.
- 5.3.13 Any potential visual effects would be softened through the application of appropriate development designs and materials, reflecting the historic character of Catherington, and being in keeping with Catherington Conservation Area Appraisal whilst contributing to the development and growth of the area.
- 5.3.14 Historic England's guidance states that the protection of the setting of heritage assets need not prevent change and whilst this assessment acknowledges that the scheme would result in a degree of change to the setting, the Site has the capacity to accommodate this change without resulting in harm to the heritage significance of

heritage assets and the character and appearance of Catherington Conservation Area. They would continue to be experienced and appreciated, and the change posed by the development would not diminish our understanding of them or impact upon those key elements which contribute to their significance.

- 5.3.15 Overall, it is considered that the degree of change brought by an appropriately designed and sited development within the Site would not harm the Conservation Area. Any effects associated with the scheme should be considered in context with the existing Site, which clearly does not contribute, and the positive benefits it will through its carefully thought-out design and appearance.

6. Conclusion

- 6.1.1 This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposed scheme.
- 6.1.2 An appropriate and proportionate level of settings assessment was undertaken for potentially-sensitive designated heritage assets, in accordance with Historic England's guidance GPA3 (2017). The assessment has concluded that the Site does not constitute a key element of the setting of any Listed Buildings located within the immediate landscape.
- 6.1.3 The proposed scheme would introduce new buildings within the Site which lies just outside Catherington Conservation Area. Whilst this assessment recognises that this would result in a degree of change, consideration needs to be taken in the planning process for the opportunities this scheme provides to positively contribute, enhance and benefit the Conservation Area. Attention has been paid to ensure its overall positioning, design and appearance is sympathetic and appropriate and it would improve the visual amenity of the Site. These proposals will have a positive impact on the setting of the designated heritage assets and buildings of local importance within Catherington.
- 6.1.4 The location of the Site within the setting of Catherington Conservation Area should not prevent development unless the proposed scheme is considered to harm those elements which positively contribute to its heritage significance, including several of the historic buildings and their settings located within the Conservation Area. Having reviewed the attributes that contribute to the special interest of the Conservation Area, this assessment has concluded that with the carefully considered positioning, design and use of materials the proposed scheme would not harm the heritage significance and would have benefit, improving and enhancing the contribution the Site has to this area. The Site is also considered to have the capacity to accommodate change without resulting in harm to the heritage significance of the surrounding Listed and Locally Listed Buildings.
- 6.1.5 As the assessment has identified no instance of harm, the proposed scheme complies with the Town and Country Planning Act 1990, and does not conflict with national or local planning policies in respect of the historic environment. These include Policy CP30 of the Joint Core Strategy (2014) and the following saved policies of the East Hampshire District Local Plan: Second Review (2006): HE 8, HE12 and HE13.

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7.2 Cartographic Sources

1787 Cary's map of Hampshire

1826 Greenwood's map of the County of Southampton

1840 Parish of Catherington Tithe Map and Apportionment (obtained via www.thegenealogist.co.uk)

All Ordnance Survey Mapping reviewed as part of this assessment was obtained from www.emapsite.com and is provided in Appendix 4.

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 185/192).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered

Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

Local Plan³

The Site lies within the unitary authority of East Hampshire District Council. The council are currently working on a new Local Plan which will cover the areas in East Hampshire outside the South Downs National Park, and once this has been adopted it will replace the current plan – the Joint Core Strategy (also known as Adopted Local Plan). Relevant policies in the Draft Local Plan 2017 – 2036 (Regulation 18) consultation document comprise:

- Policy S28: Heritage Assets and the Historic Environment;
- Policy DM33: Conservation Areas;
- Policy DM34: Heritage Assets in Conservation Areas; and
- Policy DM35: Listed Buildings.

Adopted in 2014 the Joint Core Strategy covers the whole of East Hampshire District and policies relevant to this assessment comprise CP30 Historic Environment.

The Local Plan Second Review 2006 was adopted at the end of March 2006 and remains part of the Development Plan. Saved policies which currently remain and are relevant to this assessment comprise:

- HE 8: Development affecting the setting of a Conservation Area;
- HE12: Development affecting the setting of a Listed Building; and
- HE13: Buildings of a Local Architectural, Historic or Townscape Interest.

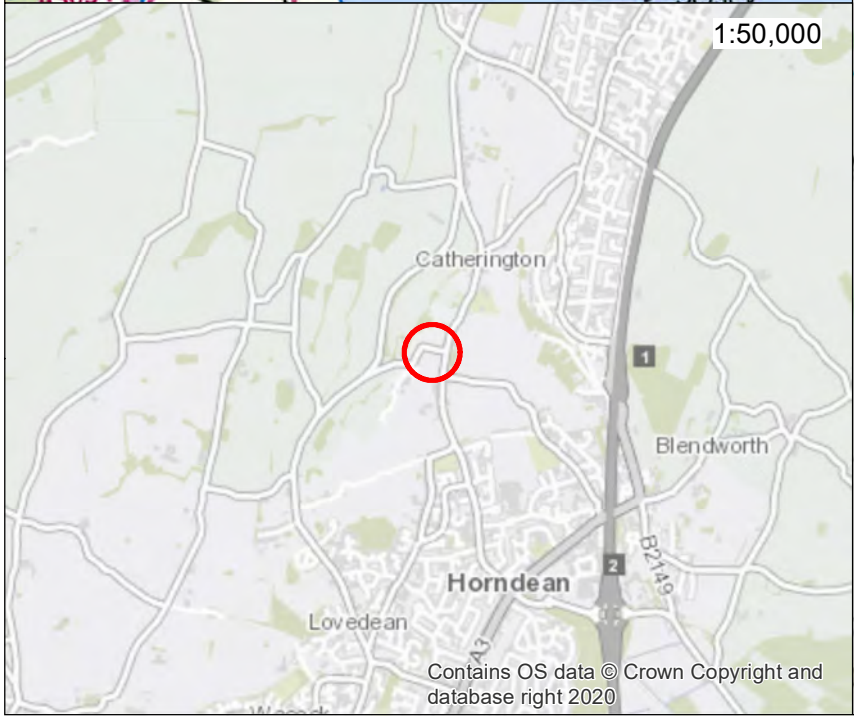
³ Available at the time of assessment completion – January 2021.

Appendix 2: Gazetteers

Table 3: Gazetteer of Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
-	Catherington Conservation Area	-	469461	114256
1094569	Church of All Saints	Grade II* Listed Building	469649	114516
1391468	Cross Family Tomb in the Churchyard of All Saints Church	Grade II Listed Building	469665	114515
1390853	Tomb Of Charles and Ellen Kean Within Churchyard of All Saints Church	Grade II Listed Building	469667	114522
1094568	Catherington Cottage	Grade II Listed Building	469419	114259
1179073	The Farmhouse	Grade II Listed Building	469386	113946
1179074	Catherington House	Grade II Listed Building	469396	114002
1179077	Tudor Cottages	Grade II Listed Building	469469	114388
1351109	Granary 30 Metres west of The Farmhouse	Grade II Listed Building	469334	113950

Appendix 3: Figures

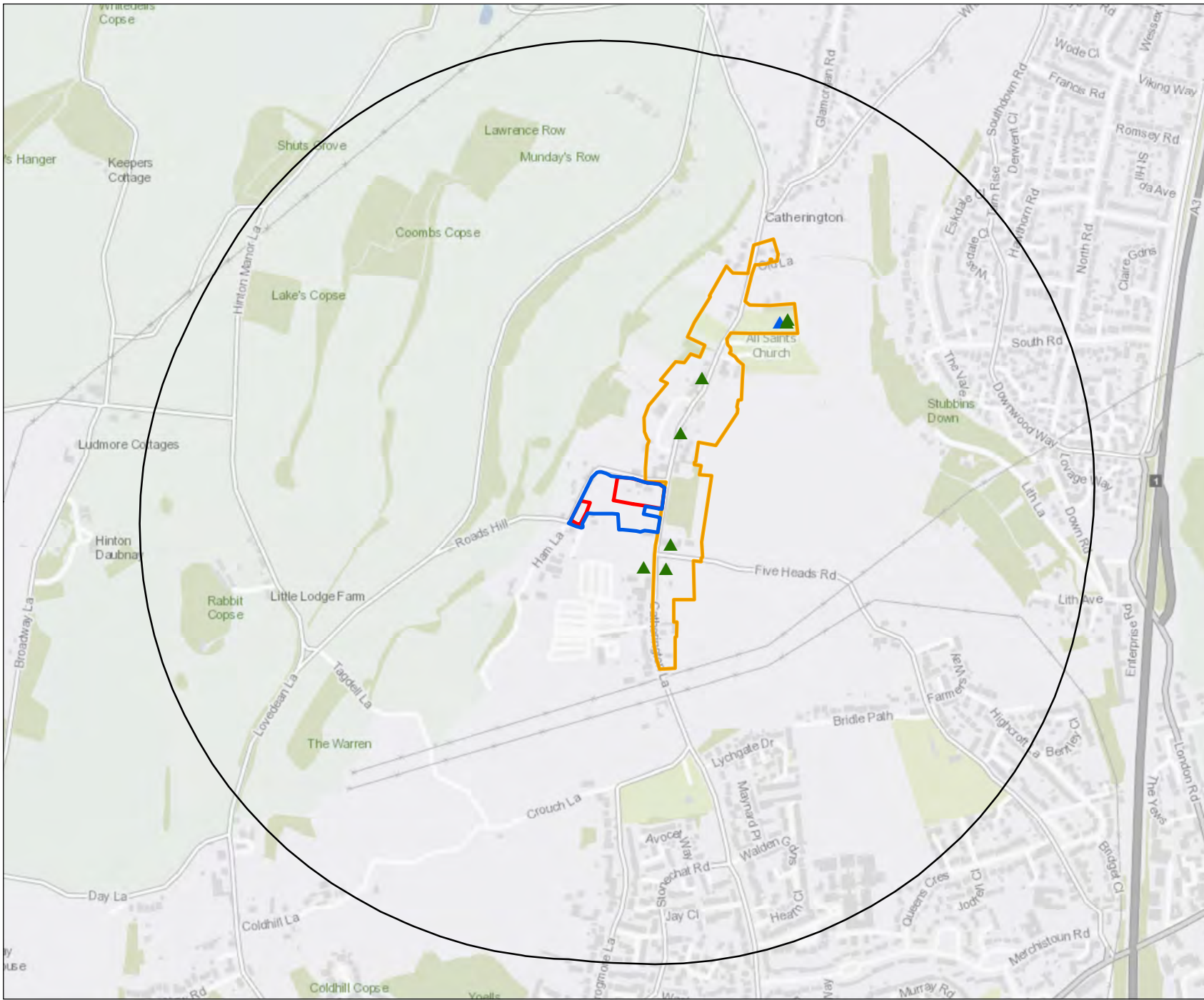


Site (development areas)
 Freehold land

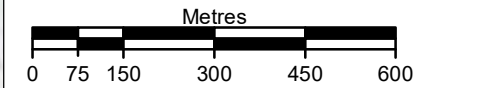
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Reports4Planning
 The Dairy, Roads Hill, Catherington,
 Waterlooville, Hampshire -
 Heritage Statement
Figure 1 Site location
 Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk

-  Site (development areas)
-  Freehold land
-  Study area
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Conservation Area



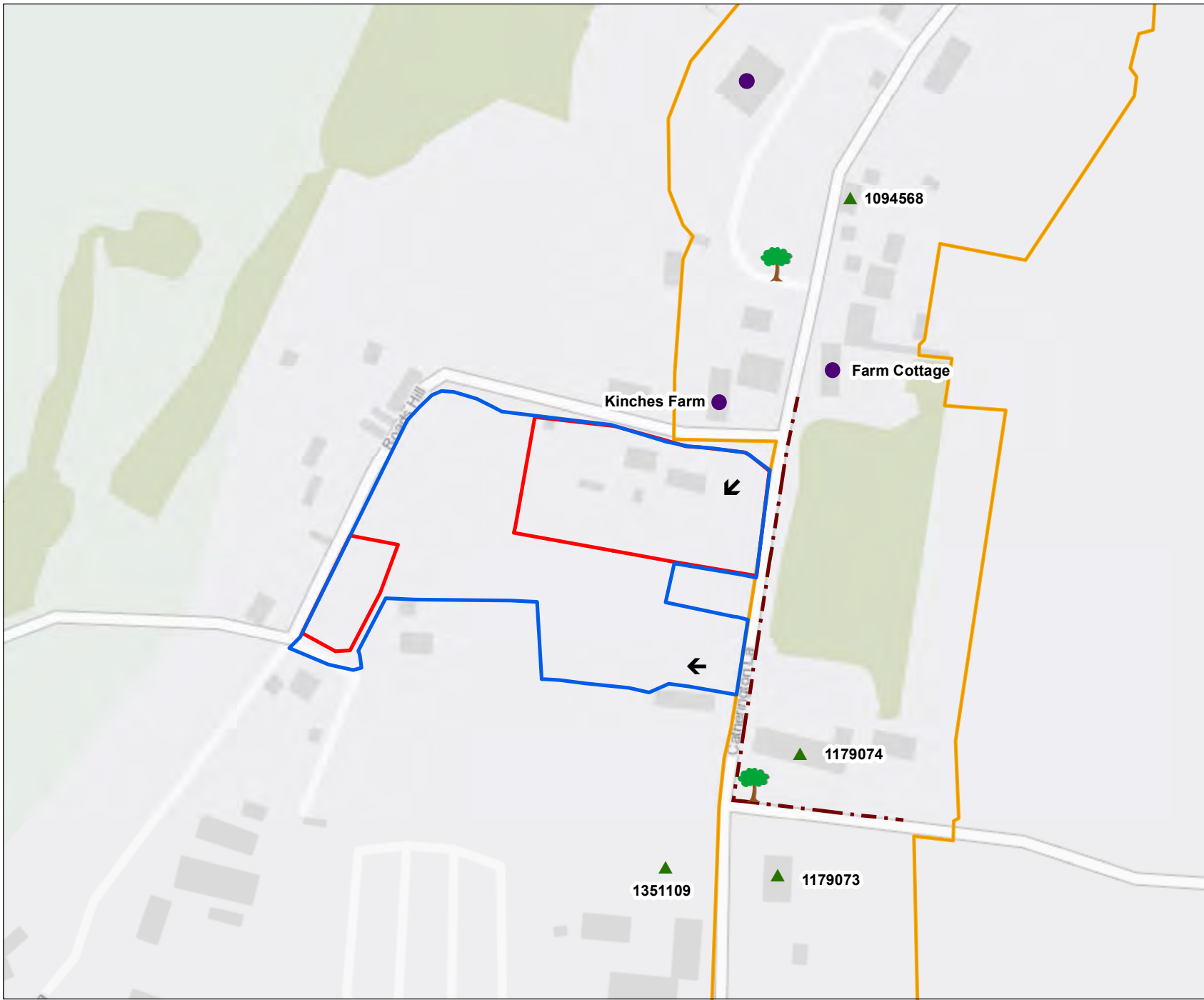
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Reports4Planning
The Dairy, Roads Hill, Catherington, Waterlooville, Hampshire - Heritage Statement

Figure 2 Designated heritage assets within a 1 km study area

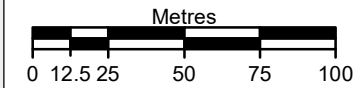
Brook Holt 3 Blackburn Road Sheffield S61 2DW
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-  Site (development areas)
 -  Freehold land
 -  Grade II* Listed Buildings
 -  Grade II Listed Buildings
 -  Catherington Conservation Area
- Important features identified in the Conservation Area*
-  Vegetation of significance
 -  Buildings of local importance
 -  Boundary treatments of significance
 -  Significant views identified within the Site

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Data obtained in this figure is also reproduced from the Catherington Conservation Area Appraisal (Map 1 and 2) produced by East Hampshire District Council in November 2006.



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 The Dairy, Roads Hill, Catherington, Waterlooville, Hampshire - Heritage Statement

Figure 3 Identified heritage assets subject to further assessment

Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk

Extract from Cary's map of Hampshire (1787)

1:2,500



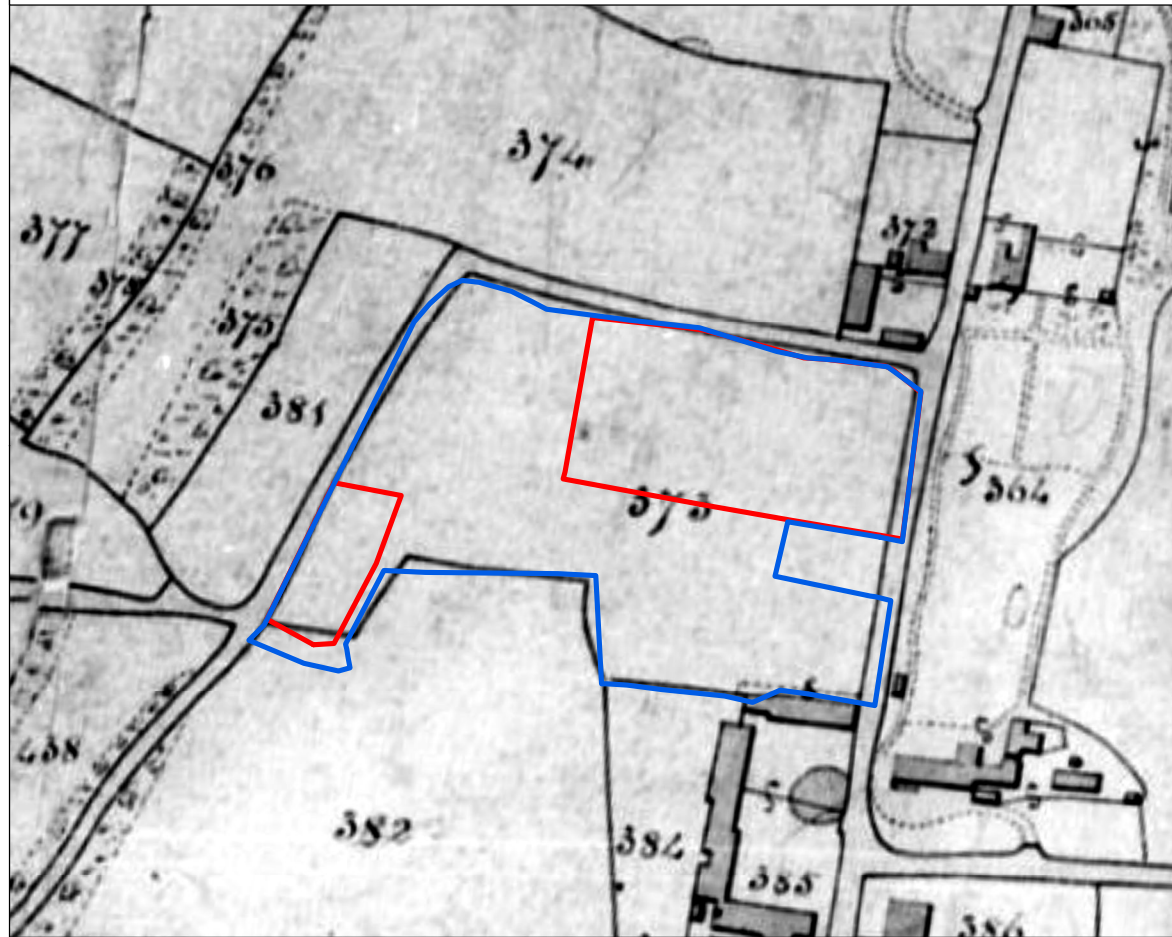
Extract from Greenwood's map of the County of Southampton (1826)

1:2,500



Extract from the Parish of Catherington Tithe Map (1840)

1:2,500



Reports4Planning

The Dairy, Roads Hill, Catherington,
Waterlooville, Hampshire -
Heritage Statement

Figure 4 Historic mapping (1787, 1826
and 1840)

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Appendix 4: OS Mapping

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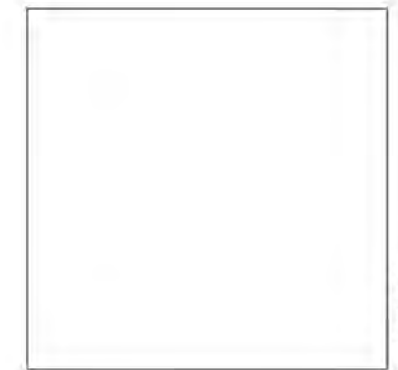
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Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
 Revised 1867
 Edition N/A
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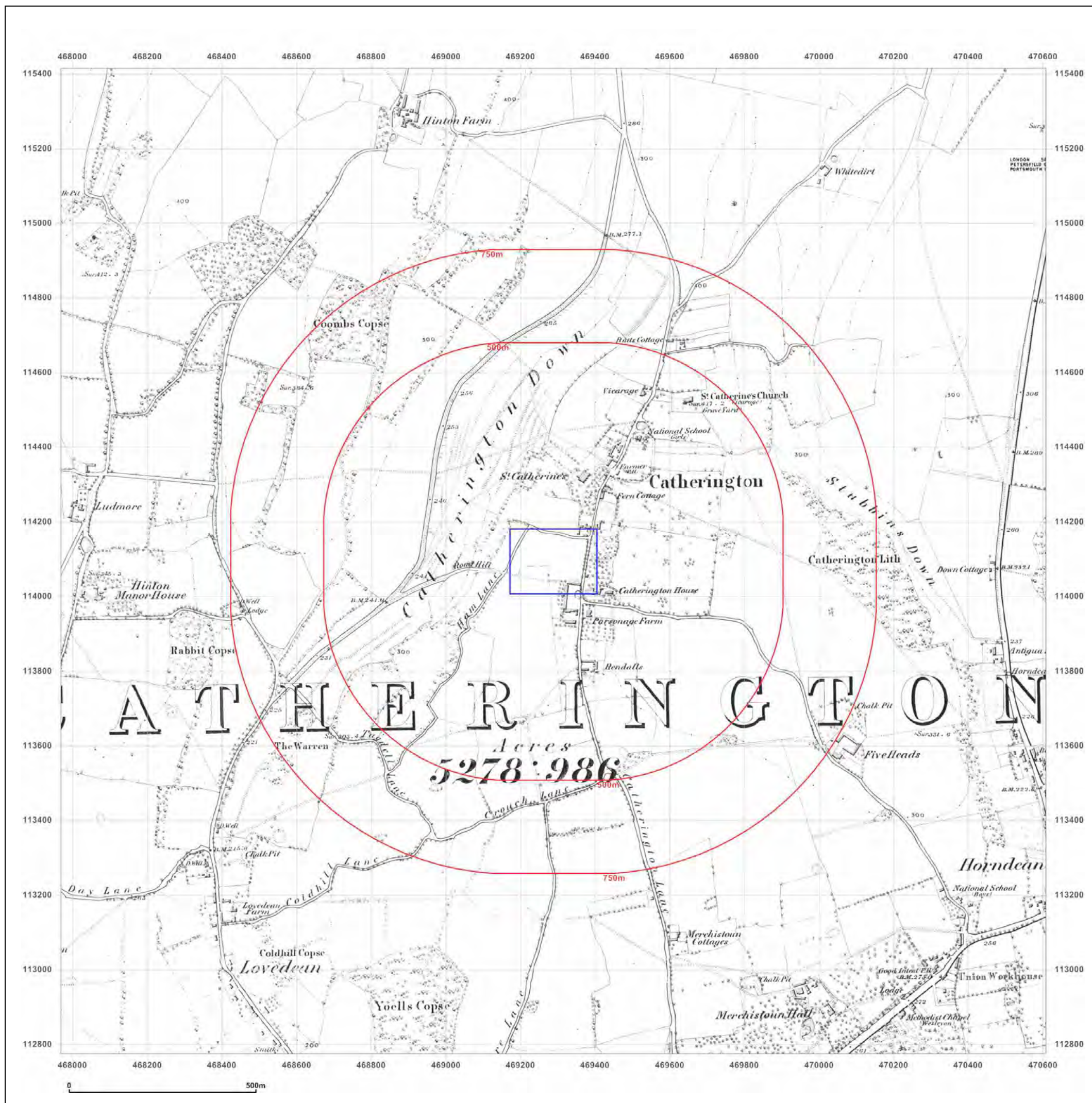


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Map legend available at:
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Site Details:

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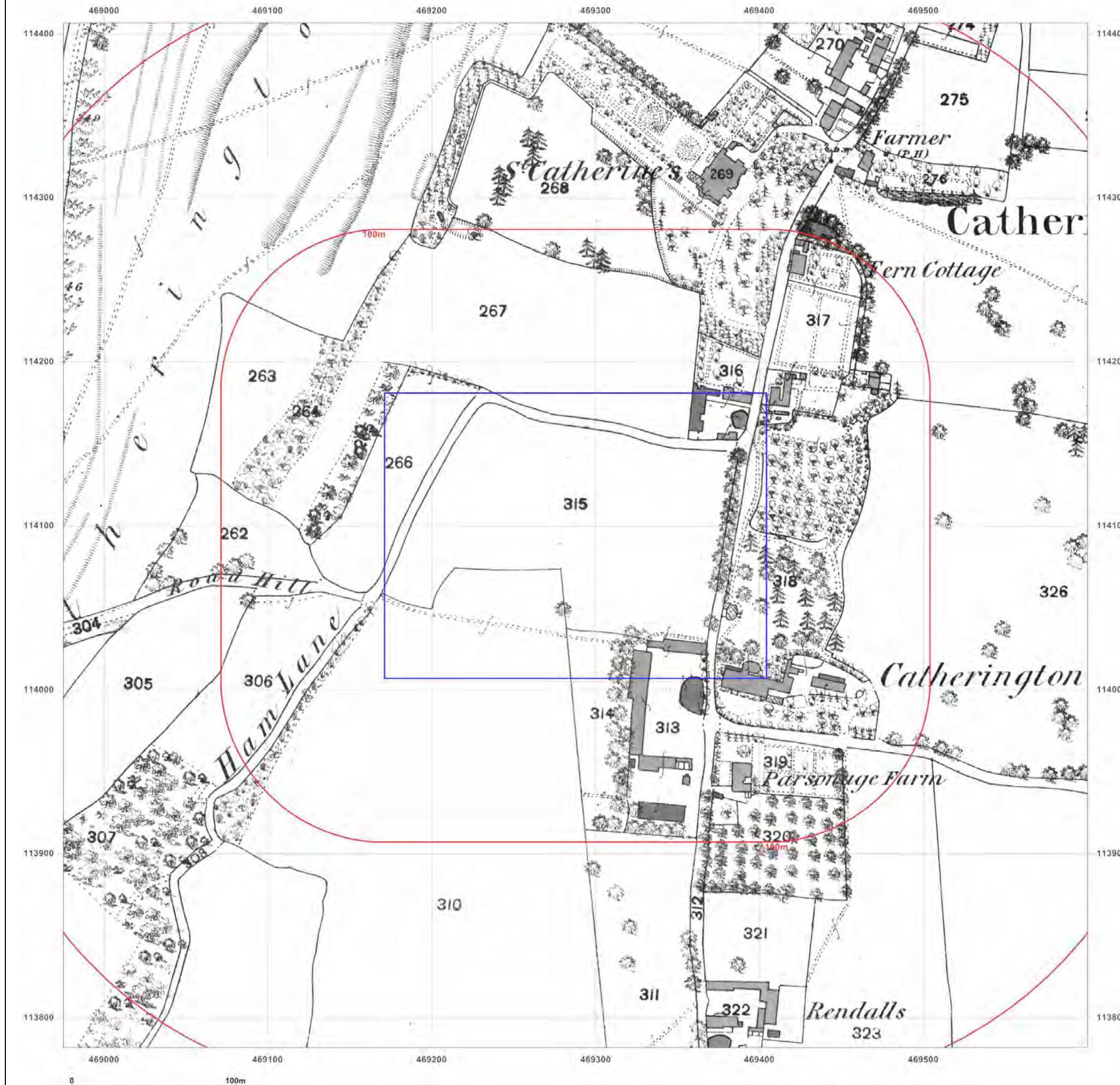
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Scale: 1:2,500

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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



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 Edition 1897
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Surveyed 1865
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Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1897

Scale: 1:10,560

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 Edition 1897
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Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

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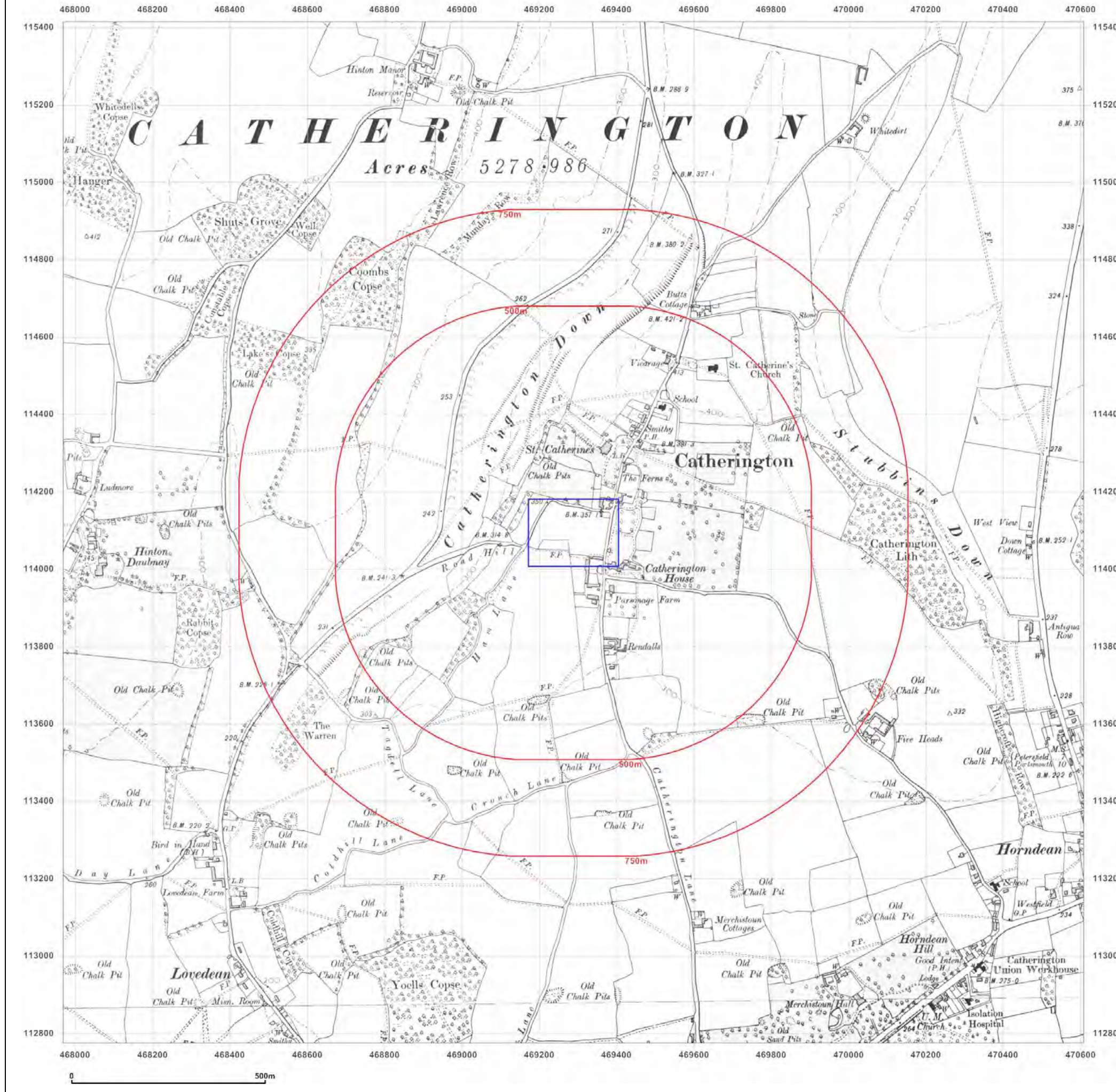


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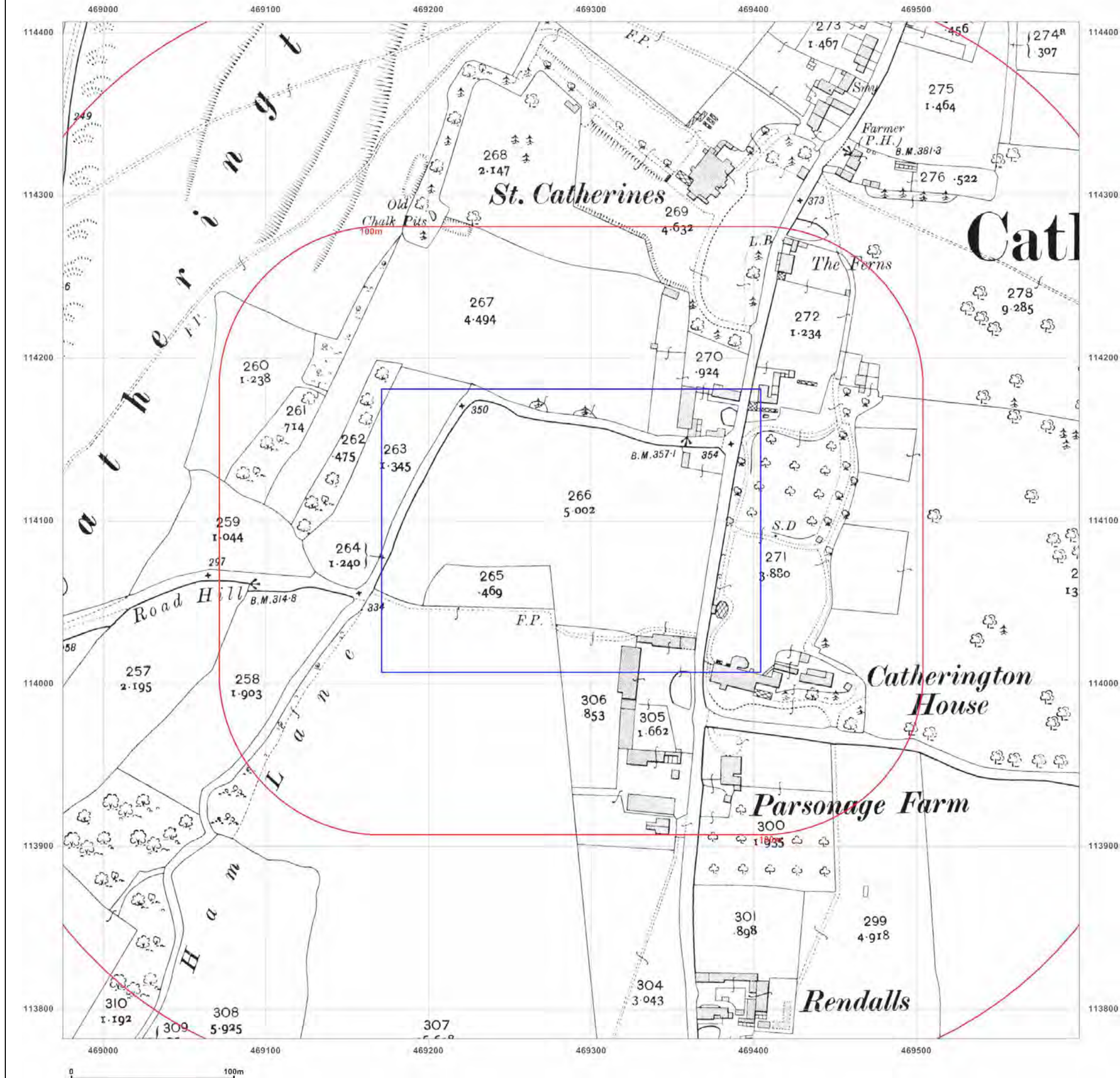
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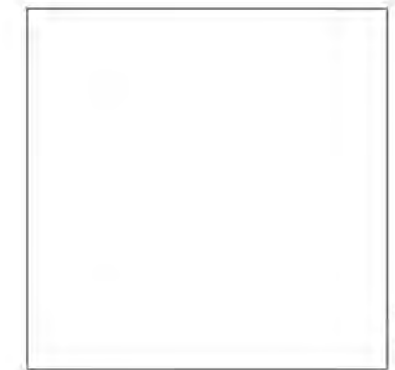
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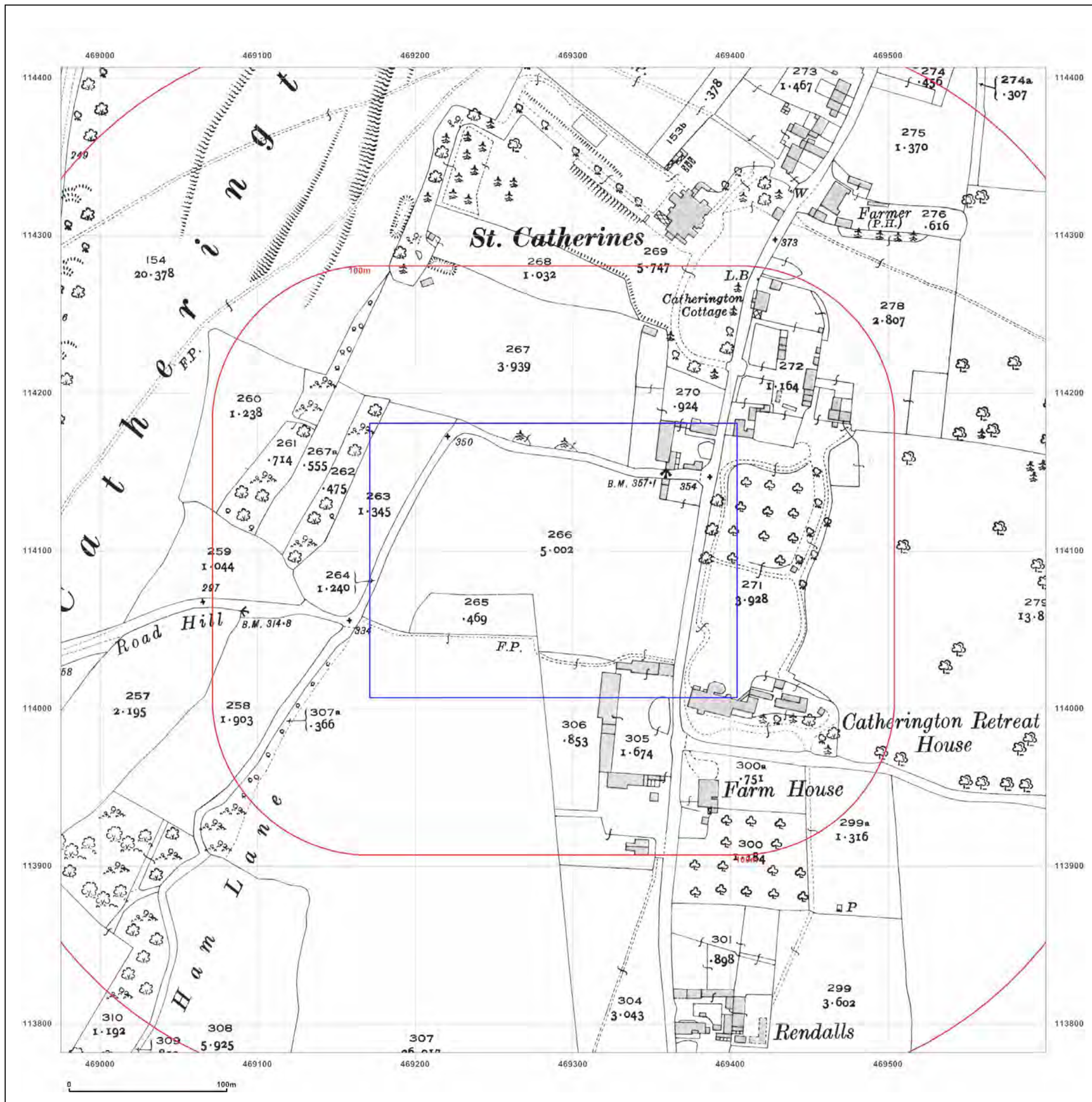


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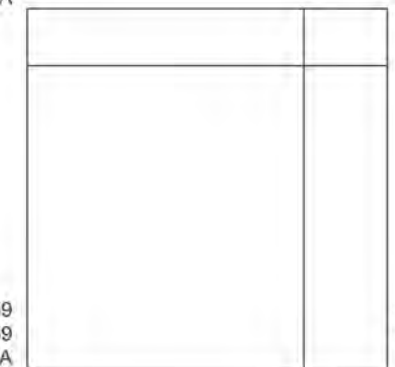
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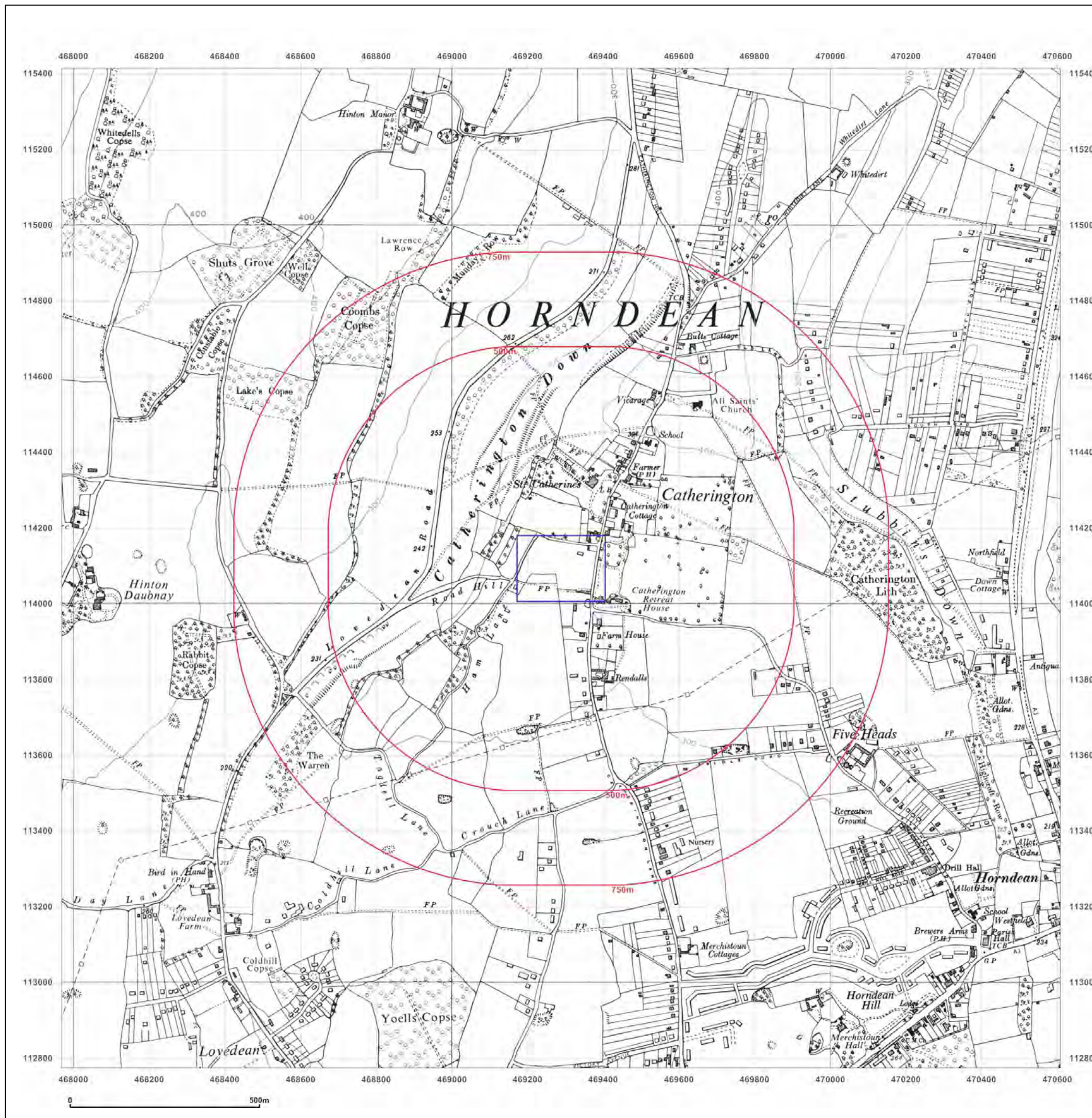
Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1961
 Edition N/A
 Copyright 1962
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Site Details:

Client Ref: EMS_640710_851117
 Report Ref: EMS-640710_851117
 Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1967-1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968	Surveyed N/A
Revised 1968	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1957



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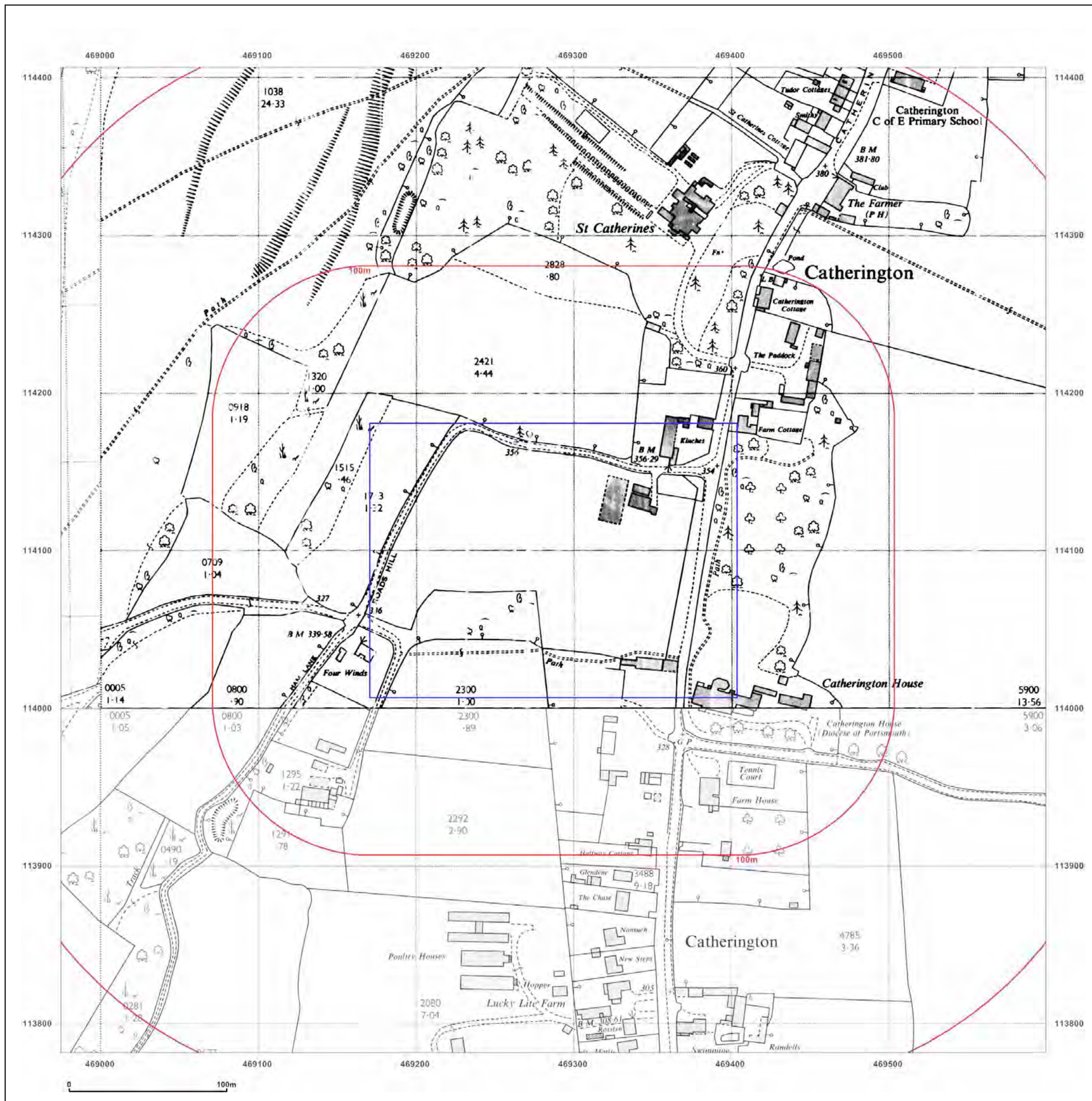


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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



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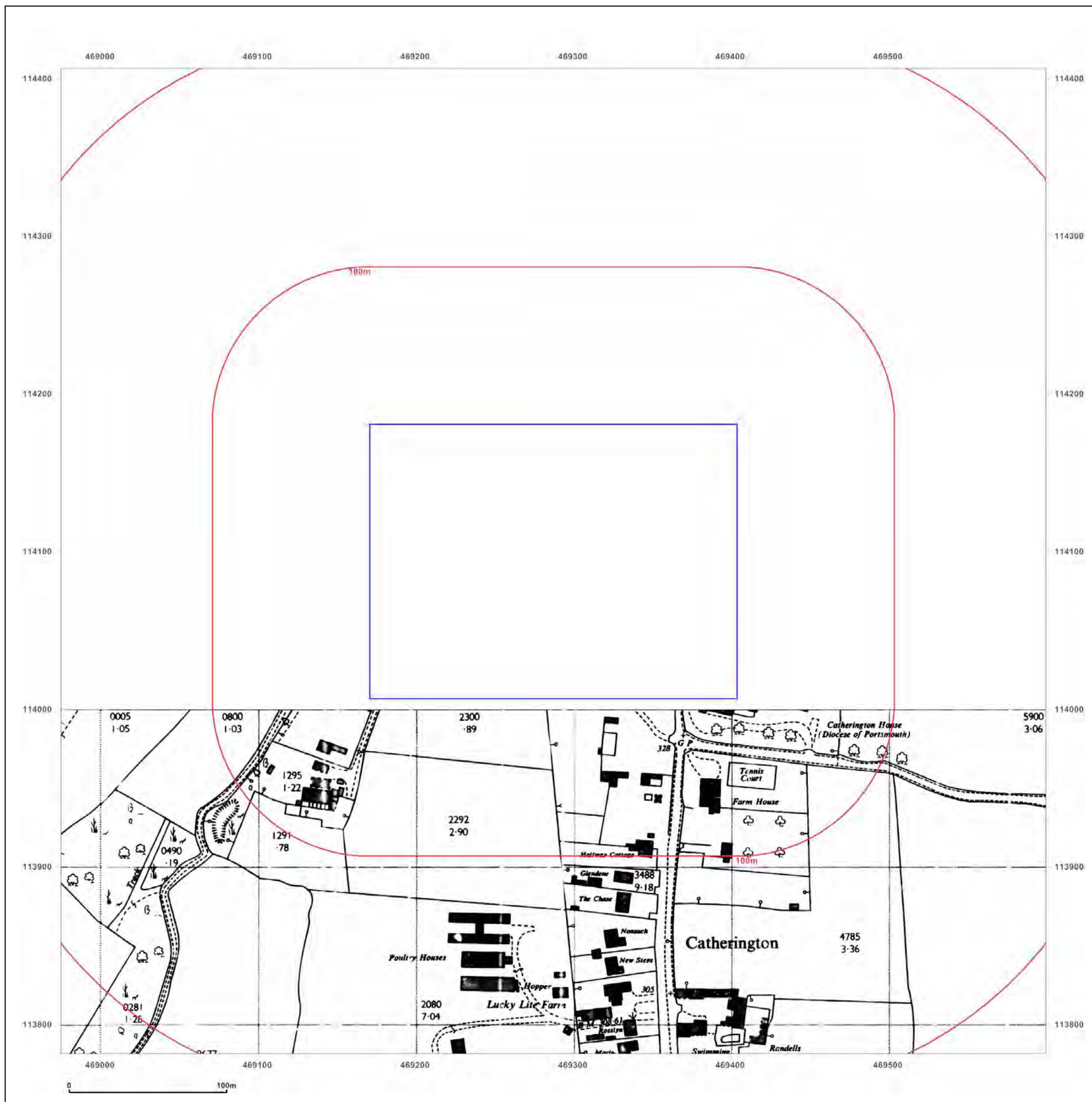


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Site Details:

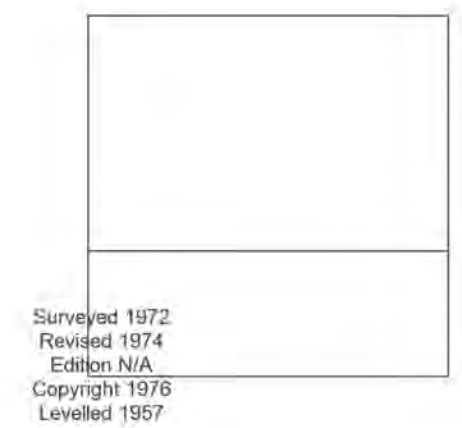
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Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
 Revised 1974
 Edition N/A
 Copyright 1976
 Levelled 1957



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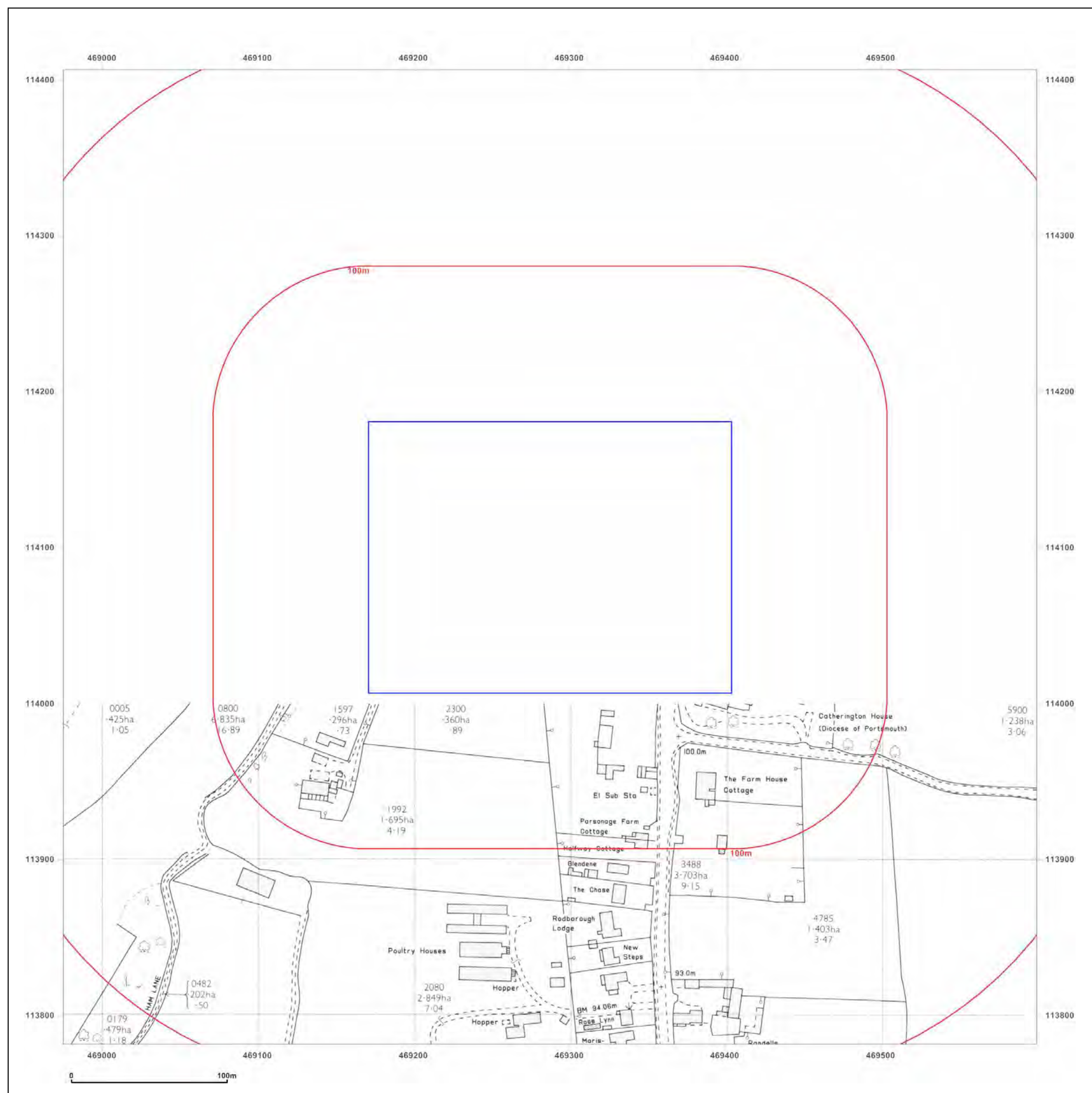


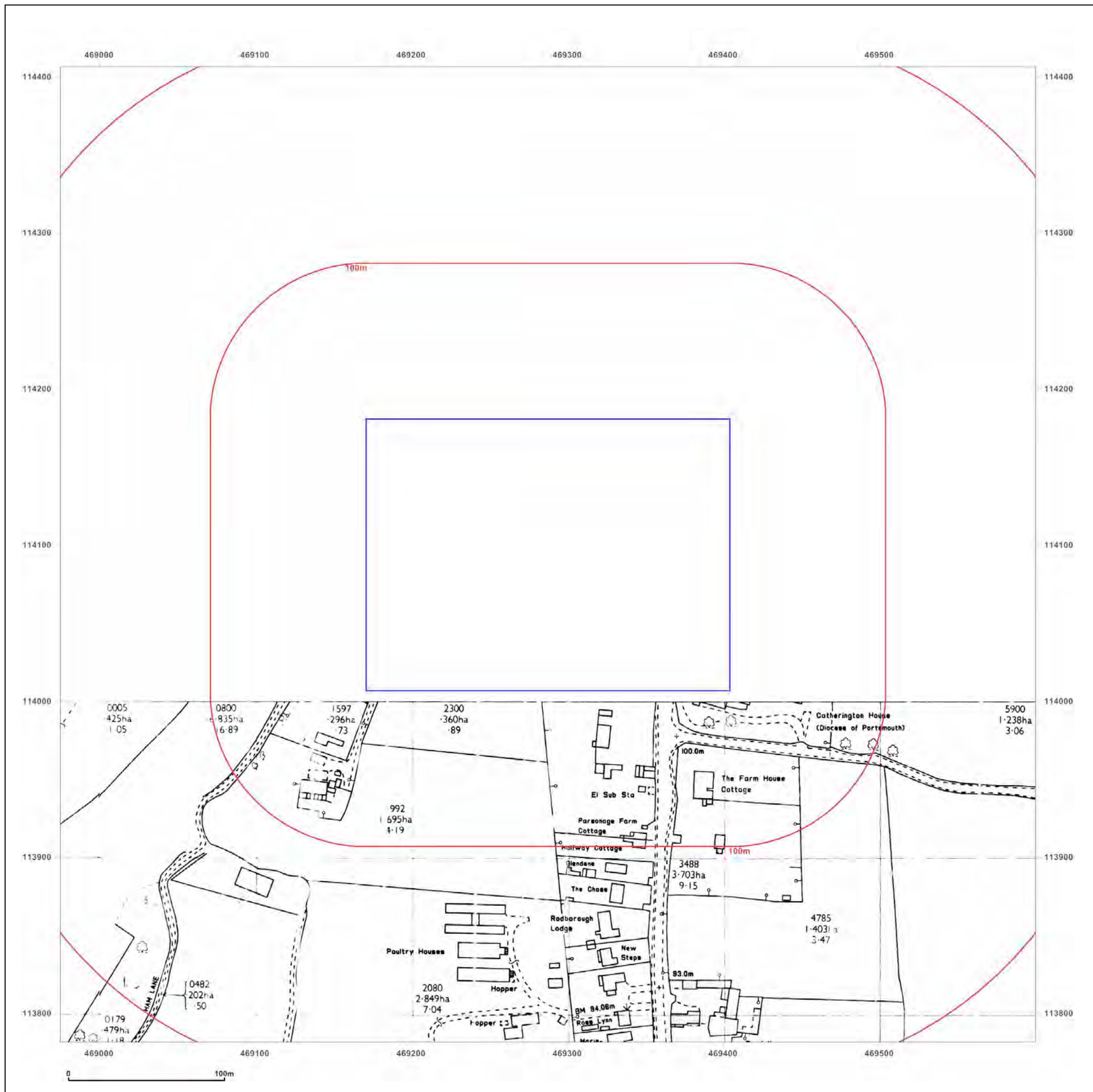
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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



<p>Surveyed 1973 Revised 1979 Edition N/A Copyright 1980 Levelled 1973</p>	<p>Surveyed 1980 Revised 1980 Edition N/A Copyright N/A Levelled N/A</p>
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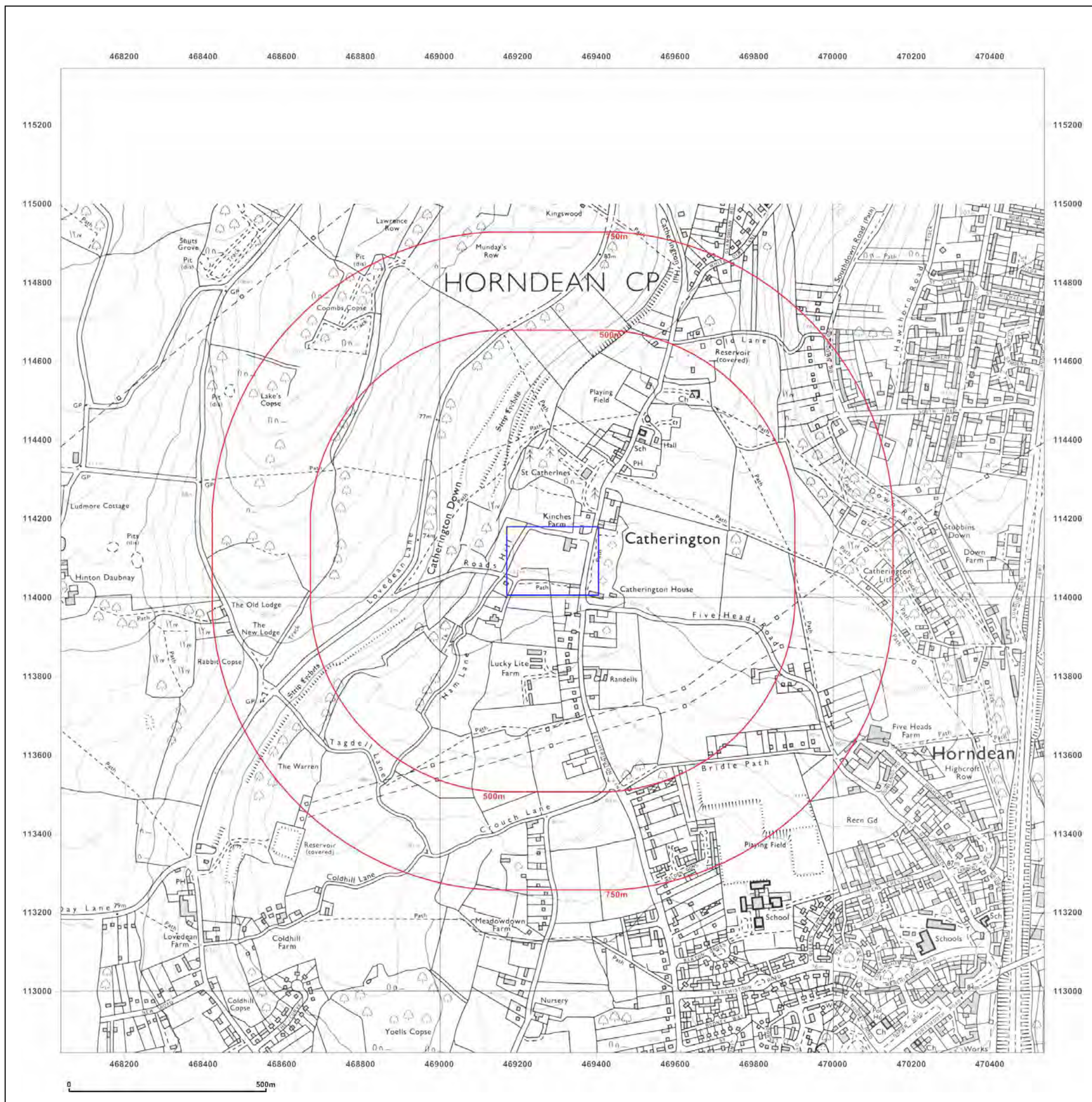


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Site Details:

Client Ref: EMS_640710_851117
 Report Ref: EMS-640710_851117
 Grid Ref: 469288, 114094

Map Name: National Grid

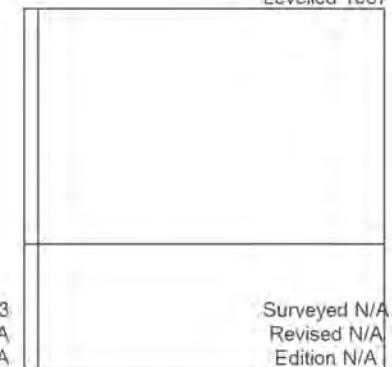
Map date: 1987-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1957
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1957



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 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1987
 Levelled 1957



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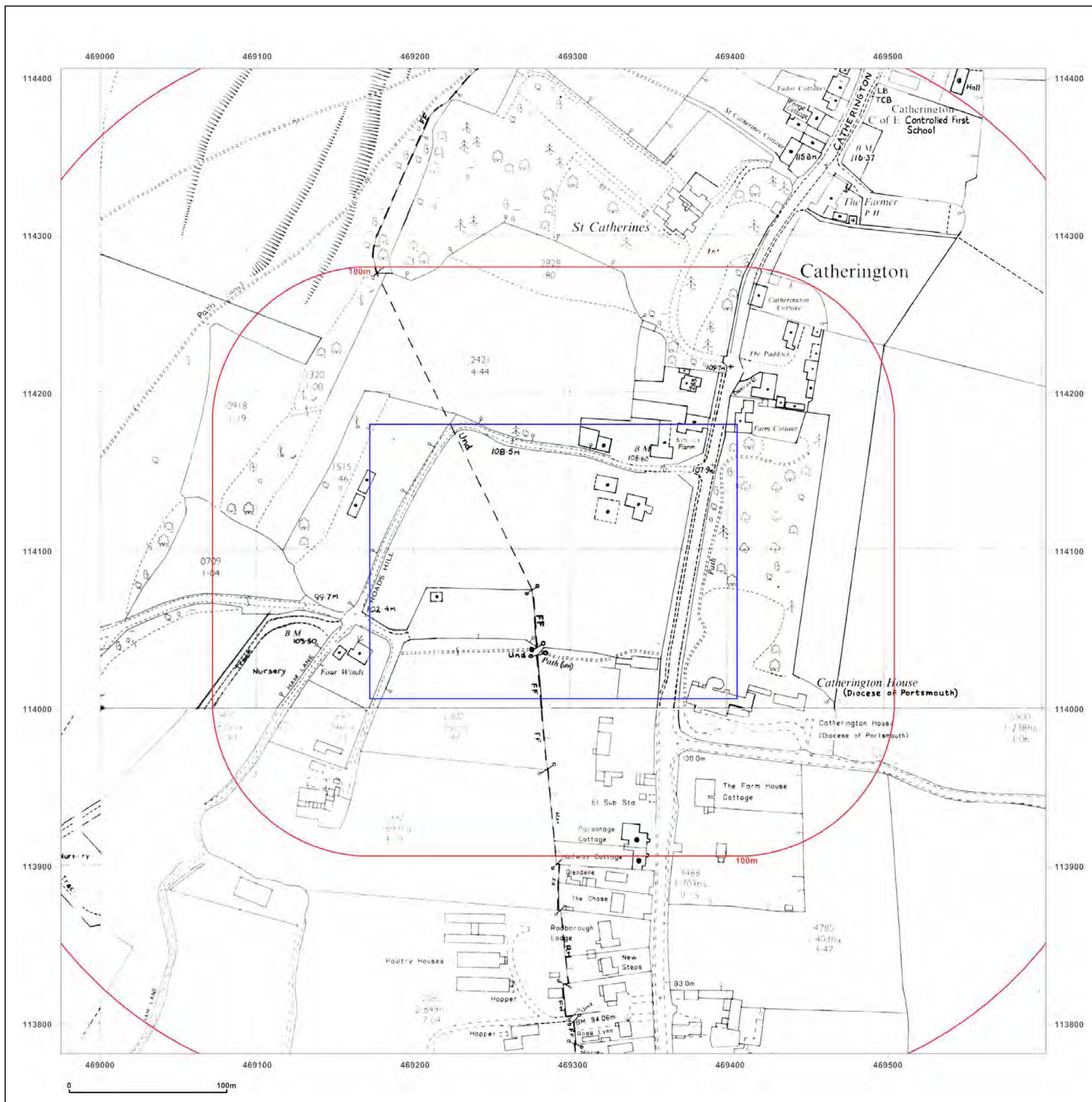


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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

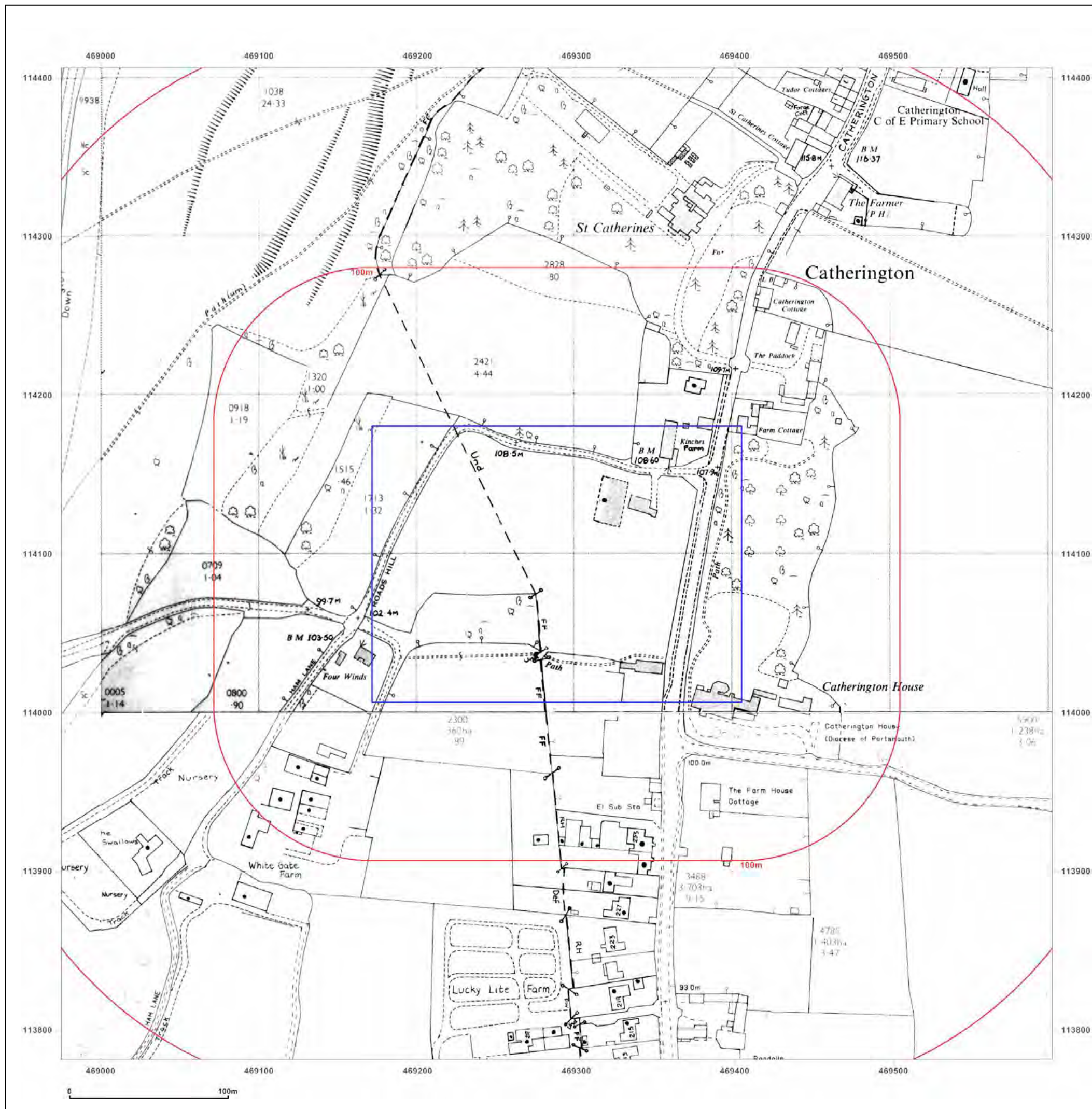
Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1957 Revised 1990 Edition N/A Copyright 1990 Levelled 1957	Surveyed 1957 Revised 1990 Edition N/A Copyright 1990 Levelled 1957



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Site Details:

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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

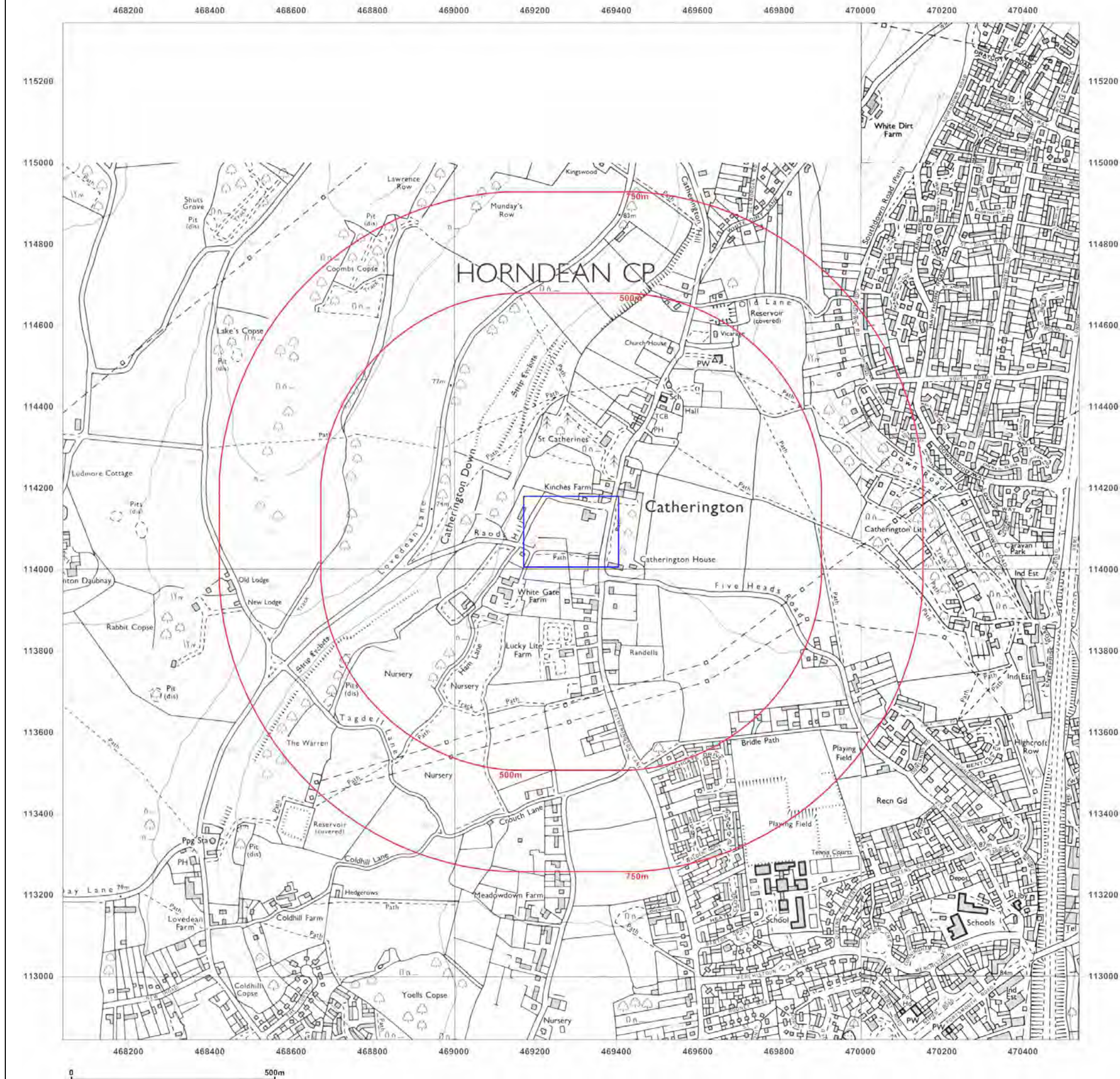
Map date: 1990-1992

Scale: 1:10,000

Printed at: 1:10,000



<p>Surveyed 1987 Revised 1990 Edition N/A Copyright N/A Levelled N/A</p>		<p>Surveyed 1989 Revised 1991 Edition N/A Copyright N/A Levelled N/A</p>
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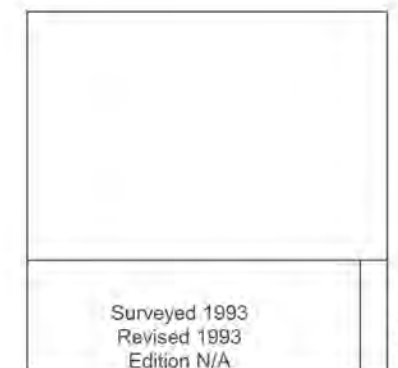
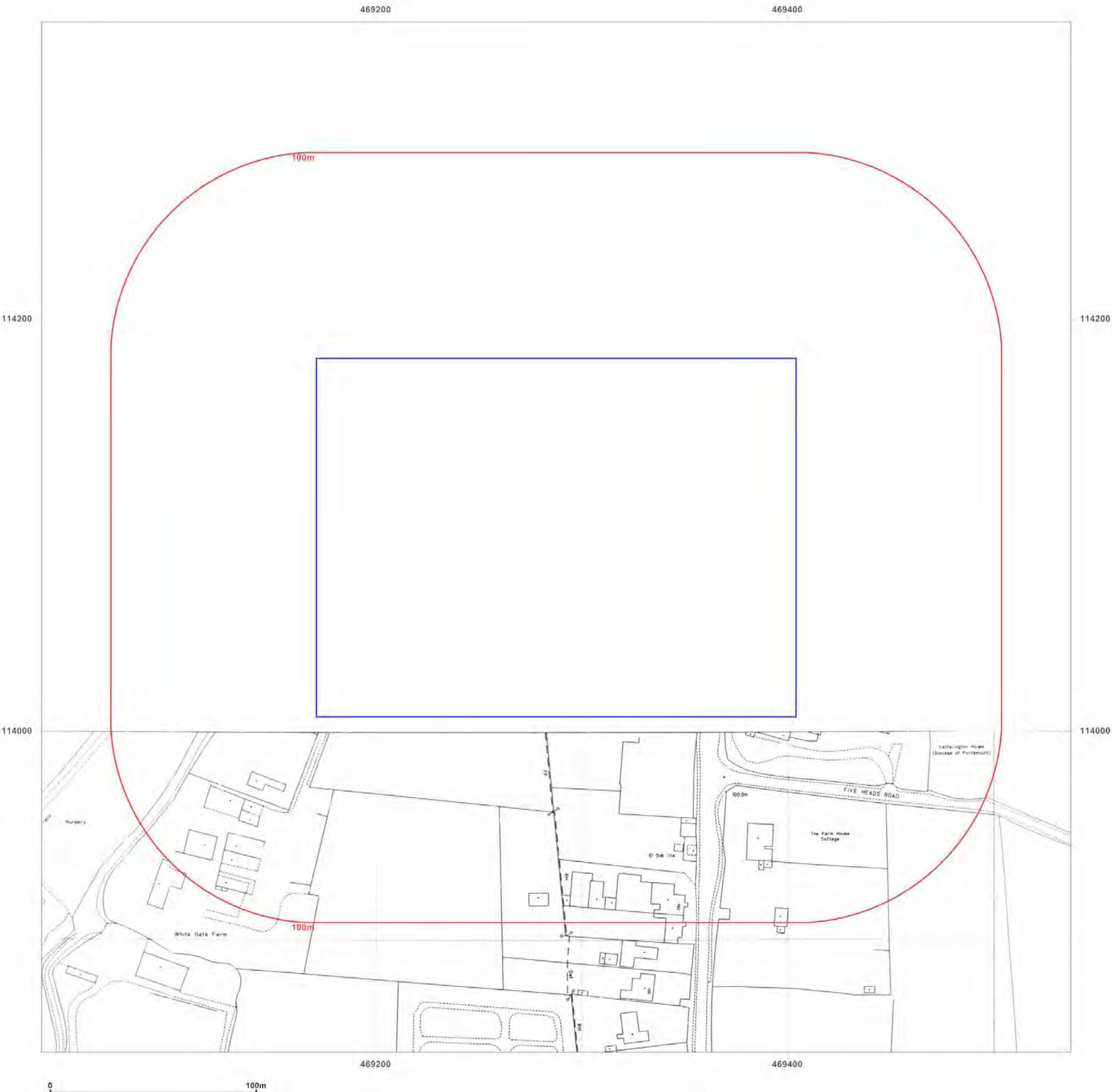
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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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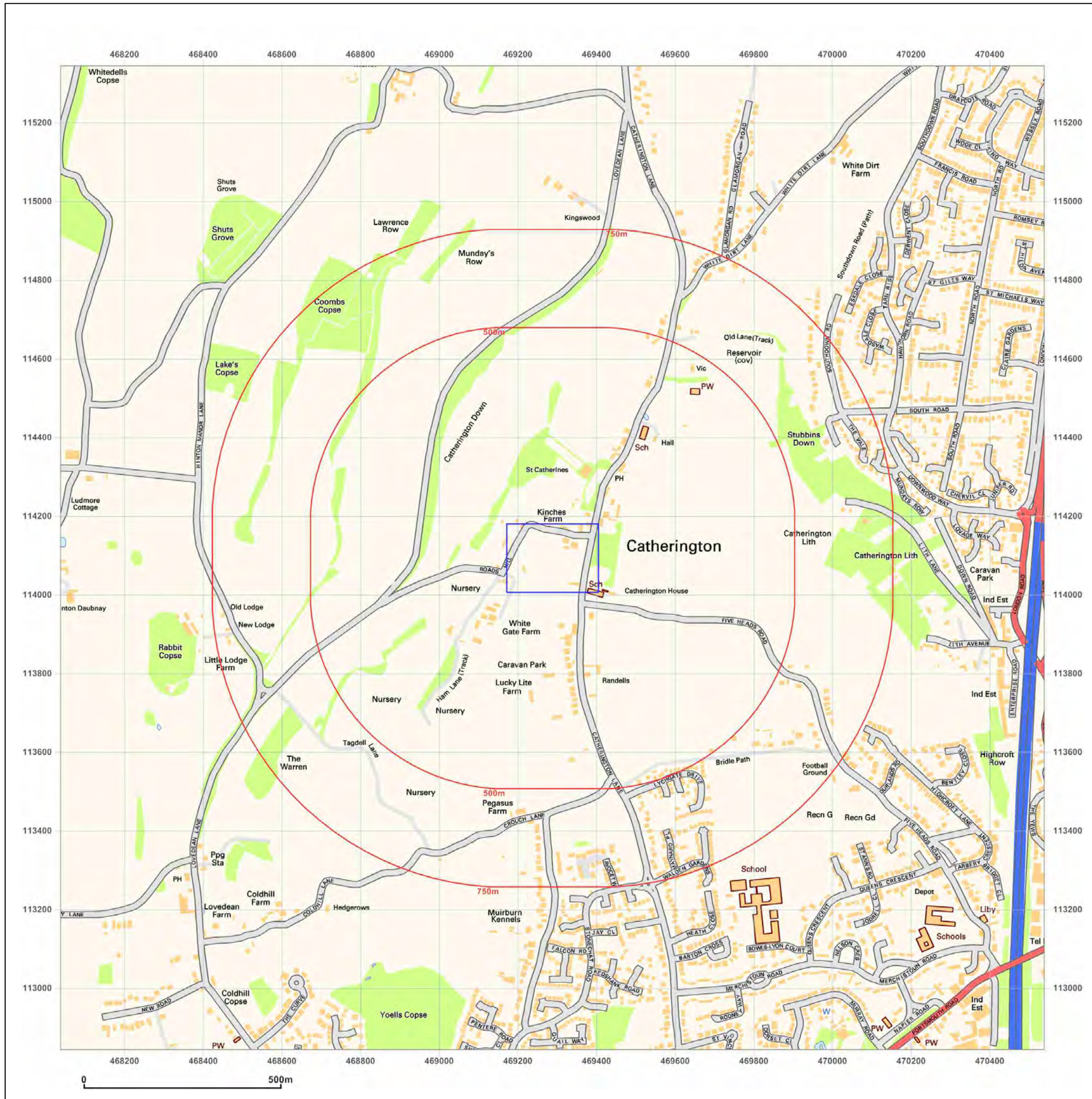
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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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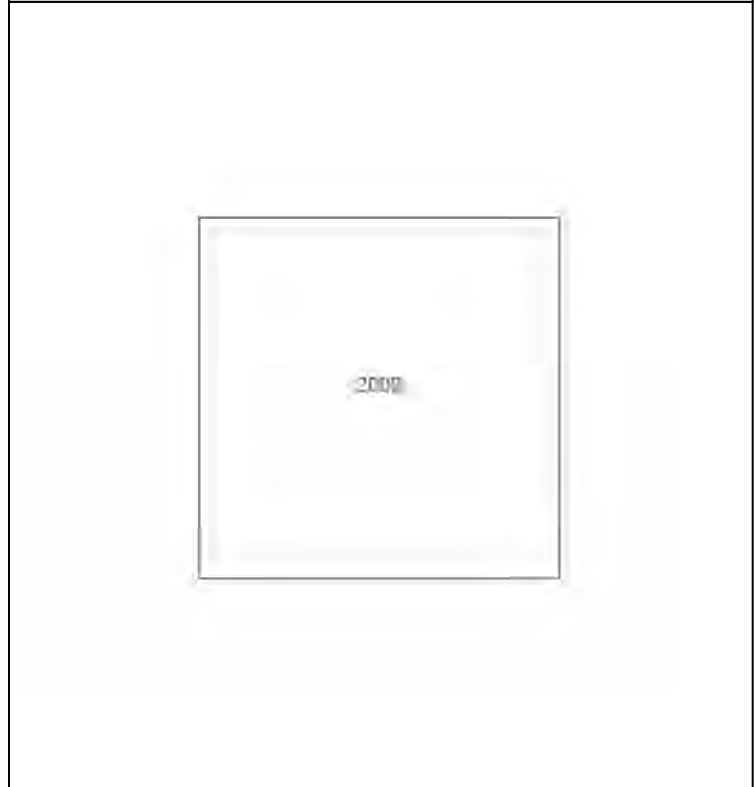
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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

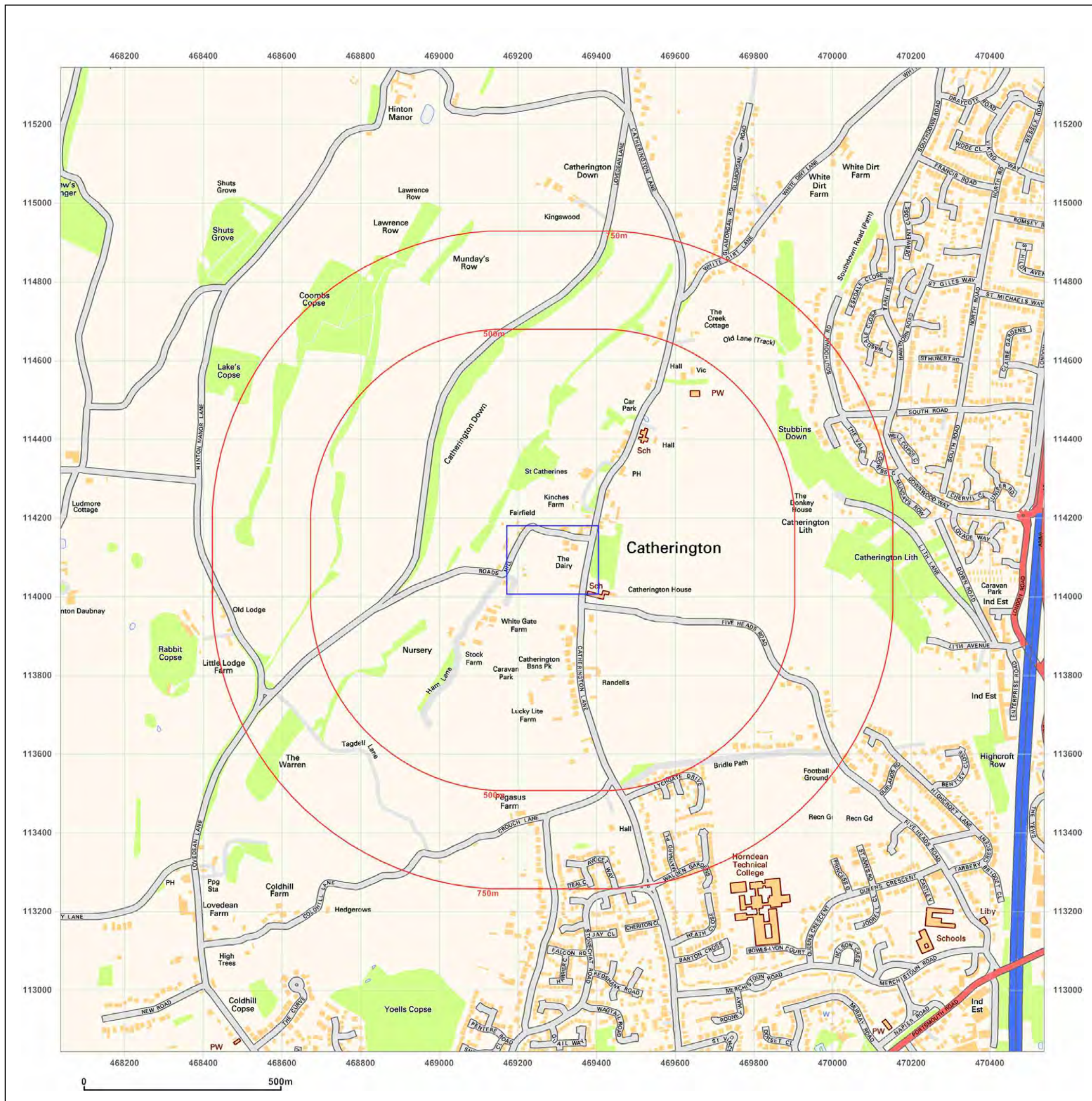
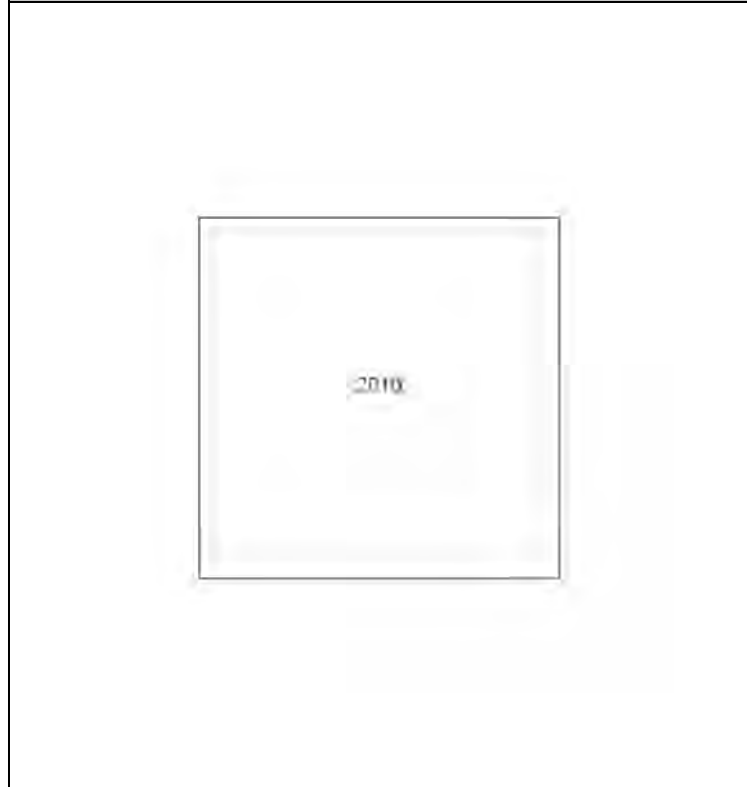
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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



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