

Land North of Long Copse Lane, Emsworth

Built Heritage Statement

JCH00214
Land north of Long Copse Lane
Land and Partners
July 2021

CONTENTS

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CONTENTS		Pages
1.0	Introduction	3
2.0	Legislative and Planning Policy Framework	
2.1	Legislation and National Planning Policy	4
2.2	National Planning Guidance	5
2.3	Local Planning Policy and Guidance	7
3.0	Architectural and Historical Appraisal	
3.1	Historic Map Progression	10
4.0	Assessment of Significance	
4.1	Site Assessment	12
4.2	Identification of Heritage Assets	13
4.3	Statutorily Listed Buildings	14
4.4	Non-Designated Heritage Assets	15
5.0	Proposals and Assessment of Impact	
5.1	Proposals	16
5.2	Assessment of Proposals	17
6.0	Conclusions	18
Appendices		
Appendix A: Statutory List Descriptions		

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1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS on behalf of Land and Partners in relation to Land north of Long Copse Lane, Emsworth, near Havant, henceforth referred to as the 'Site' (Figure 1).

Proposals for the Site comprise:

Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use to include affordable housing) and associated landscaping, access and supporting infrastructure

The Site comprises an irregularly shaped area of land, the boundaries of which follow established field boundaries, lying to the north of Long Copse Lane. The Site contains no designated heritage assets, although it lies in some proximity to two Grade II listed buildings at Hollybank House (the listing description refers to Holybank House, but we have referred to it throughout the report with the current iteration of its name). The gardens of this house have separately been recognised on Hampshire's Register of Historic Parks and Gardens (compiled by the Hampshire Garden Trust), and are therefore treated as a non-designated heritage asset for the purposes of this application.

Paragraph 194 of the National Planning Policy Framework (NPPF), requires that the significance of any heritage assets affected by an application is described, including any contribution made by their setting, as the basis from which to understand the potential impact of the proposal on their significance. This Built Heritage Statement presents a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development within the setting of built heritage assets. It provides an overview of the history of the Site and assesses the significance of nearby heritage assets, including any contribution made by the Site to their setting and significance. Finally, it includes a description of the proposals and an assessment of any impacts on the significance of the listed building.

This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

This Built Heritage Statement should be read in conjunction with submission drawings and other supporting documents which accompany the application, including the Design and Access Statement by Pegasus Design.

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

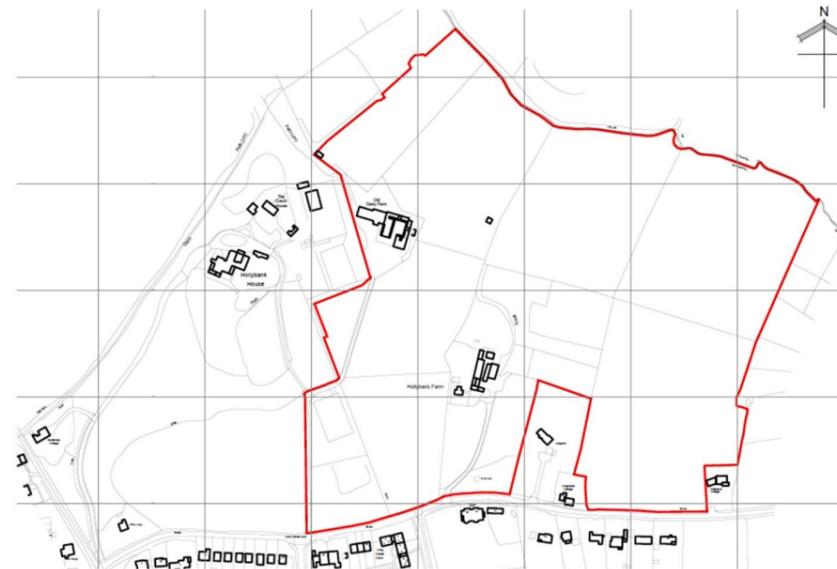


Figure 1: Map showing red line boundary of the Site.



Figure 3: The Site lies to the east of Hollybank House (Grade II) with a separately listed Creamery, to the right (Grade II) (June 2017).



Figure 2: View looking north east from the track adjacent to Hollybank Farm, revealing the Site as a series of fields currently under pasture used for horse grazing (April 2021).



Figure 4: The gardens of Hollybank House have been identified on the Hampshire Local Register of Historic Parks and Gardens and are therefore regarded as a non-designated heritage asset for the purposes of this report (June 2017).

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Paragraph 7 of the guidance explains that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is fundamental to understanding the potential impact and acceptability of development proposals.

The proposals would have an impact on the setting of a listed building and a conservation area. The issue of the impact of the proposals on the setting of these heritage assets is an important part of the assessment of the development proposals. The policy guidance states that as part of the assessment of the impact of a proposal, a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The guidance in paragraph 13, refers to the definition of setting in the Glossary of the NPPF. The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises that the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

BS 7913:2003 Guide to the Conservation of Historic Buildings (December 2013)

The British Standard 7913:2003 Guide to the Conservation of Historic Buildings provides helpful guidance on the assessment of heritage values and significance (Section 4). It states that significance represents a public interest, and the planning system, and the policy and legislation which support it, reflect this. It also states that research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them.

In identifying how significance may be assessed it is stated that heritage has cultural, social, economic and environmental values, and that the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context.

The guidance identifies that there are many different ways in which heritage values can be assessed. It recognises that some heritage bodies of the United Kingdom have suggested that these fall into the following groups:

- a) aesthetic value, derived from ways in which people draw sensory and intellectual stimulation from a place (this encompasses things purposely designed for that effect and those that are not (e.g. the picturesque, the sublime));
- b) communal value, derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals (this changes over time);
- c) evidential value, derived from the potential of a place to yield evidence about the past (e.g. archaeology);
- d) historical value, derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event (for example a battlefield or memorial).

The guidance goes further to suggest an alternative approach and to think of a historic building's significance as comprising individual heritage values from a list that might include:

architectural, technological or built fabric value; townscape characteristics; spatial characteristics; archaeological value; artistic value; economic value; educational value; recreational value; social or communal value; cultural value; religious value; spiritual value; ecological value; environmental value; commemorative value; inspirational value; identity or belonging; national pride; symbolic or iconic value; associational value; panoramic value; scenic value; aesthetic value; material value; and technological value.

The guidance acknowledges that a wide range of factors can contribute to the significance of a historic building. As well as physical components,

significance includes factors such as immediate and wider setting, use and associations (e.g. with a particular event, family, community, or artist and those involved in design and construction). The relative importance of these varies.

Overview: Historic Environment Good Practice Advice in Planning

The NPPF and PPG are supported by Historic England guidance which is intended to inform owners, applicants and decision makers when considering changes to historic buildings and places.

This published planning advice comes in two forms:

- Good Practice Advice notes (GPAs) - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
- Historic England Advice Notes (HEANs) - include detailed, practical advice on how to implement national planning policy and guidance.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.2 NATIONAL PLANNING GUIDANCE

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
- 5) Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which the assessment of significance precedes the design of the proposals.

The document illustrates that the first stage in the process to identify the significance of a heritage asset is to understand its form and history. This includes the historical development of a building or site, an analysis of surviving fabric or features and an analysis of the setting, including the contribution that the setting makes to significance.

Historic England describes heritage interest within the same context as set out in the NPPF and PPG. These are archaeological interest, architectural interest, artistic interest and historic interest. The guidance advises that assessments should describe the likely impact of development proposals and the way in which they may affect significance. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

Havant Borough Core Strategy (adopted March 2011)

The Core Strategy sets the planning framework for our communities until 2026.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states, inter alia, that planning permission will be granted for development that:

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS16 High Quality Design states that:

Planning permission will be granted for development that is designed to a high standard, which helps to create places here people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
- New streets are not dominated by vehicular traffic;
- The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

Havant Borough Local Plan (Site Allocations) (adopted July 2014)

The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment.

The Allocations Plan replaces the remaining saved policies for the Havant Borough District - Wide Local Plan and includes a number of policies in addition to those in the Core Strategy.

Policy DM20 Historic Assets states that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
- Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan 2019-2036

The Emsworth Neighbourhood Plan was the subject of a referendum on 8 July 2021. The following policies are pertinent to the Site and the nature of the proposals:

POLICY L1 General Housing Policy

- Proposed developments with a net gain of ten or more dwellings should deliver affordable housing, with the appropriate amount and tenure types as stated in the Local Plan.
- All new housing in the plan area should respect Emsworth heritage assets** [our emphasis], especially in the town centre and on the waterfront. Where appropriate to their scale and location, new housing developments should safeguard and respect the views and roofscapes identified in the Emsworth Conservation Area Character Appraisal. Development proposals which would have an unacceptable impact on these features will not be supported.
- New residential developments on or adjacent to the waterfront should safeguard public access to the waterfront and, where appropriate, incorporate the access into the design and layout. Proposals which would have an unacceptable impact on public footpaths and other public access will not be supported.

POLICY H1 Design & Heritage

Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.

Emerging Local Planning Policy

Havant Borough Local Plan: Submission Version (June 2021)

E13 Historic environment and heritage assets

Proposals affecting heritage assets

Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Accordingly, development proposals will be permitted which:

- Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Proposals likely to cause 'substantial harm' to the significance of a designated heritage asset

Development proposals that are likely to cause 'substantial harm' to the significance of designated heritage assets (either directly or indirectly, by being within their setting) will only be permitted where either:

- c. Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or
- d. All of the following circumstances apply:
 - i. The nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - iv. Harm or loss is outweighed by the benefit of bringing the site back into use.

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of part or all of a heritage asset The removal of part or all of a heritage asset will only be permitted where it can be demonstrated that the approved replacement development will take place.

H8 Land north of Long Copse Lane

Residential development of about 260 dwellings will be permitted where:

- a. The development of the site is masterplanned and delivered in a comprehensive manner;
- b. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:
 - i. Environmental Statement if required;
 - ii. Heritage Statement;
 - iii. Flood Risk Assessment;
 - iv. Drainage Strategy;
 - v. Ecological Assessment;
 - vi. Arboricultural Assessment;

- vii. Transport Assessment and Travel Plan;
 - viii. Air Quality Assessment;
 - ix. Noise Impact Assessment;
 - x. Contaminated Land Investigation Report (to include gas monitoring); xi. Lighting Assessment;
 - xii. Utilities Assessment.
- c. An appropriate means of access is established, which incorporates road widening along Hollybank Lane and Long Copse Lane, to the satisfaction of the Highway Authority;
 - d. The proposal does not undermine the future development potential of surrounding sites;
 - e. Appropriate mitigation measures, including a sufficient woodland buffer, are put in place for Bechstein's bats in line with Policy E15;
 - f. The development enhances the relevant Local Ecological Network opportunity areas and safeguards the connections between the protected landscapes of the South Downs National Park and the Chichester Harbour AONB;
 - g. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;
 - h. Off-site water mains reinforcements are installed to Portsmouth Water's design and approval;
 - i. The proposal considers and positively responds to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve;

Local Planning Guidance

Emsworth Design Statement (adopted July 2008)

The Design Statement is a community led document that records the distinctive character of a village/small town and its relationship with the surrounding environment, defining design principles or guidelines which have the objective of maintaining or enhancing this distinctive character.

With regard to new development the following Design Considerations have been identified:

- 1 The variety which is so characteristic of Emsworth.
- 2 Preservation of buildings of historical or visual value. Their use may need to change to reflect changing requirements.
- 3 The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings). This is of particular importance when the location is widely visible.
- 4 Buildings in scale within the context of the surrounding buildings and

located where they will not overwhelm their surroundings

5 Buildings in scale with the small scale "village" character of Emsworth.

6 Imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate so they can take their place as part of the evolving history of Emsworth.

7 Silhouettes, including the roof line/skyline, which integrate well with the surrounding buildings and the existing skyline. Flat roofs are generally out of character.

8 Window and door openings in proportion with the buildings themselves as well as reflecting the overall setting. The size/proportions/materials and detailing of replacements reflecting the originals.

9 Features such as chimneys or detailing where their removal could detract from the appearance of the original structure.

10 Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained. For alterations and extensions materials and workmanship that match or are of a similar standard (e.g. pointing for brickwork).

11 Use of recycled materials from old buildings where it will help maintain or enhance integrity.

12 Up to date design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area.

13 Avoidance of 'Mock' styles, variety for variety's sake or unrelated ornamental detailing, which serve no purpose other than to attempt to camouflage inappropriate design or materials.

14 Focal points and elements of surprise which enhance character and identity.

15 Long stretches of blank frontages including large double doors in residential and shopping areas which detract from the street scene.

16 Access for people with disabilities whilst respecting the nature of the building and its surroundings.

17 Courtyard entrances which permit access by emergency and other large vehicular traffic for purposes of "offroad" loading/unloading while still ensuring that the buildings remain in keeping with the street scene.

18 Shop fascias and hanging signs whose size, proportion and materials including lettering and illumination relate to the building and its surrounds.

It should be noted that the above Design Considerations are general considerations only. There are not Site specific references within the document, although the Design Statement identifies five residential character areas, with Hollybank House considered within Area 1. This area is described as:

2.3 LOCAL PLANNING POLICY & GUIDANCE

“North of Southleigh Road: Quiet suburbia, which seems very remote from the rest of Emsworth. There are older and larger properties on Hollybank and Long Copse Lanes, but many properties are post 1960s, mainly small detached and terraced houses and bungalows. A large area of social housing was built in the early 1980’s.”

It is stated that in addition to those design considerations for the whole of Emsworth, the further design consideration applies:

26: The varied and distinctive character of each of the five distinct residential areas beyond the town centre.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORIC MAP PROGRESSION



Figure 5: 1841 Warblington Tithe Map. The Site (87) is recorded as being in the ownership of Catherine Mundy and occupied by William Piles, labelled as Long Copse Piece. The land is described as being under plough and pasture. Land under the same ownership included the parcels of land numbered 92 (small pasture), 93 (homestead) and 94 (trough and pond), known as Long Copse, along with some other parcels of nearby land. Catherine Mundy is also shown as the owner of Hollybank House, for the parcels numbered 95 (garden), 96 (mansion), 97 (pleasure ground) and 98 (coach house).

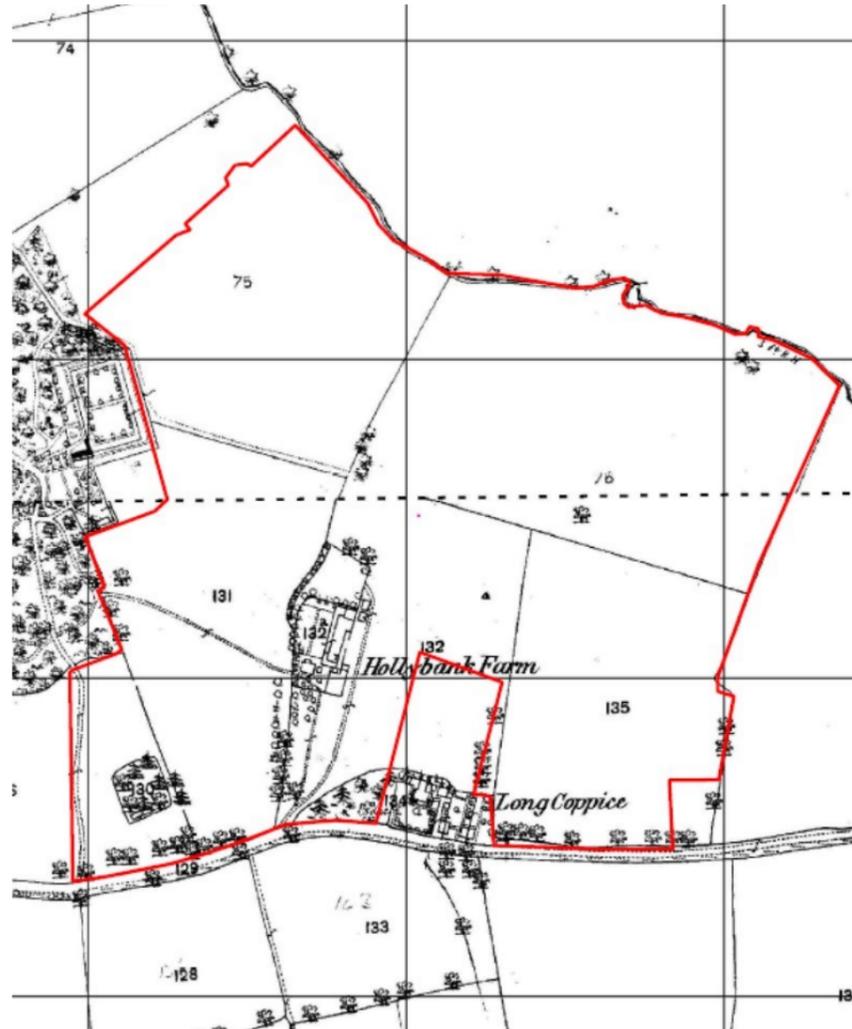


Figure 6: The 1866-69 OS map shows field boundaries across the Site, along with some minor alterations to the outline of the gardens surrounding Hollybank house. Long Copse is now labelled Long Coppice, and buildings within the Site now labelled as Hollybank Farm.

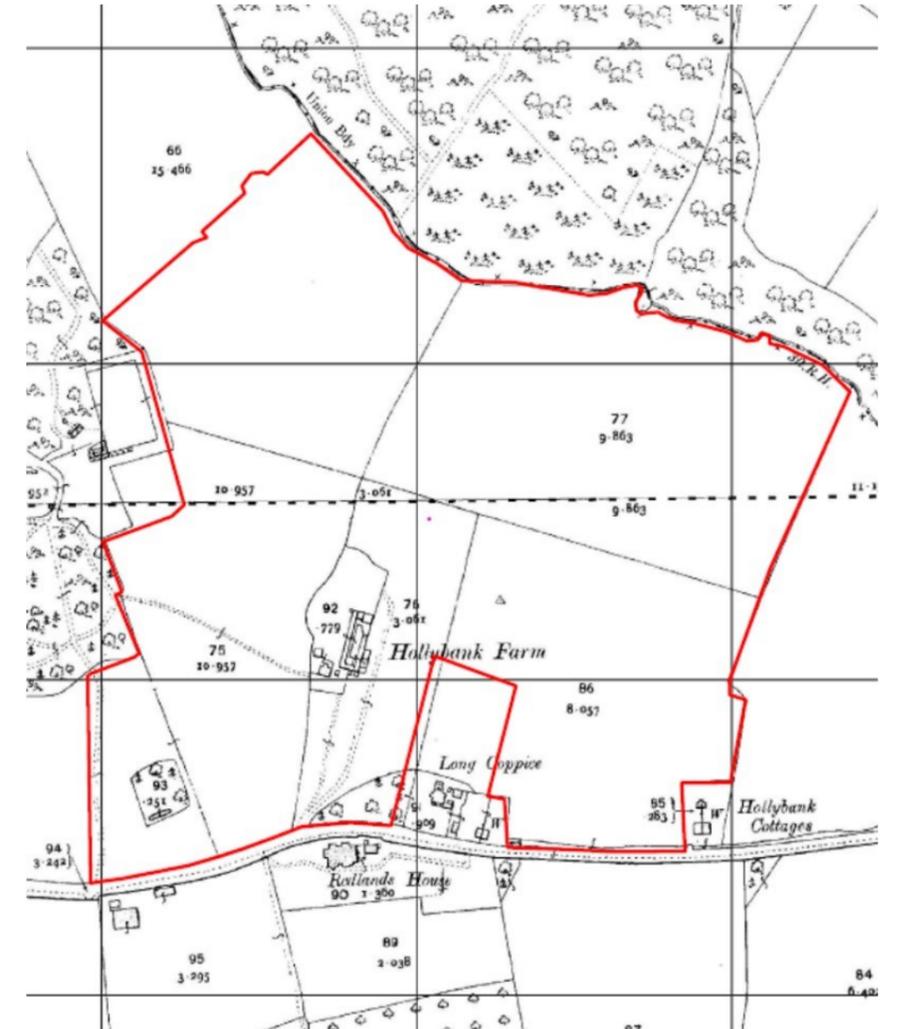


Figure 7: The 1909 OS map shows some new development along Long Copse Lane, including Redlands House and Hollybank Cottages. Another house is shown as constructed but left unlabelled (Wraysbury House).

3.1 HISTORIC MAP PROGRESSION

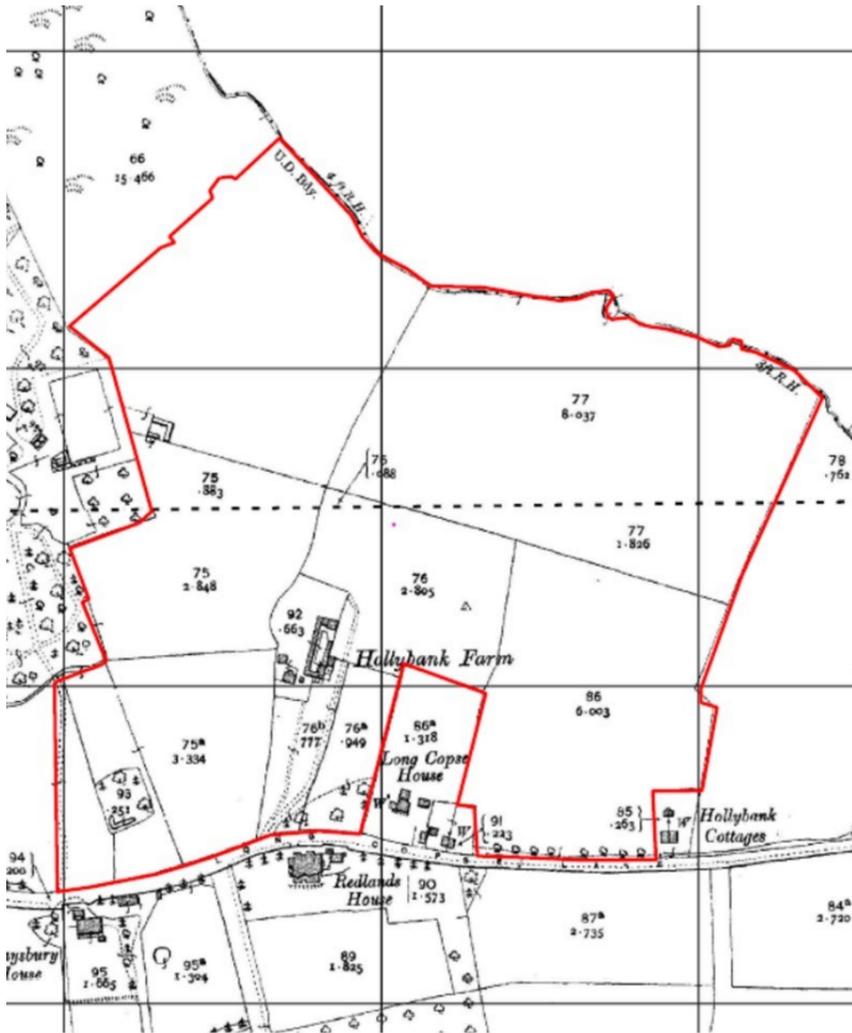


Figure 8: The 1932 OS map shows minimal change along Long Copse Lane, although Wraysbury House is now labelled as such, as well as some minor field boundary changes within the Site. The gardens of Hollybank House have extended below the walled garden.

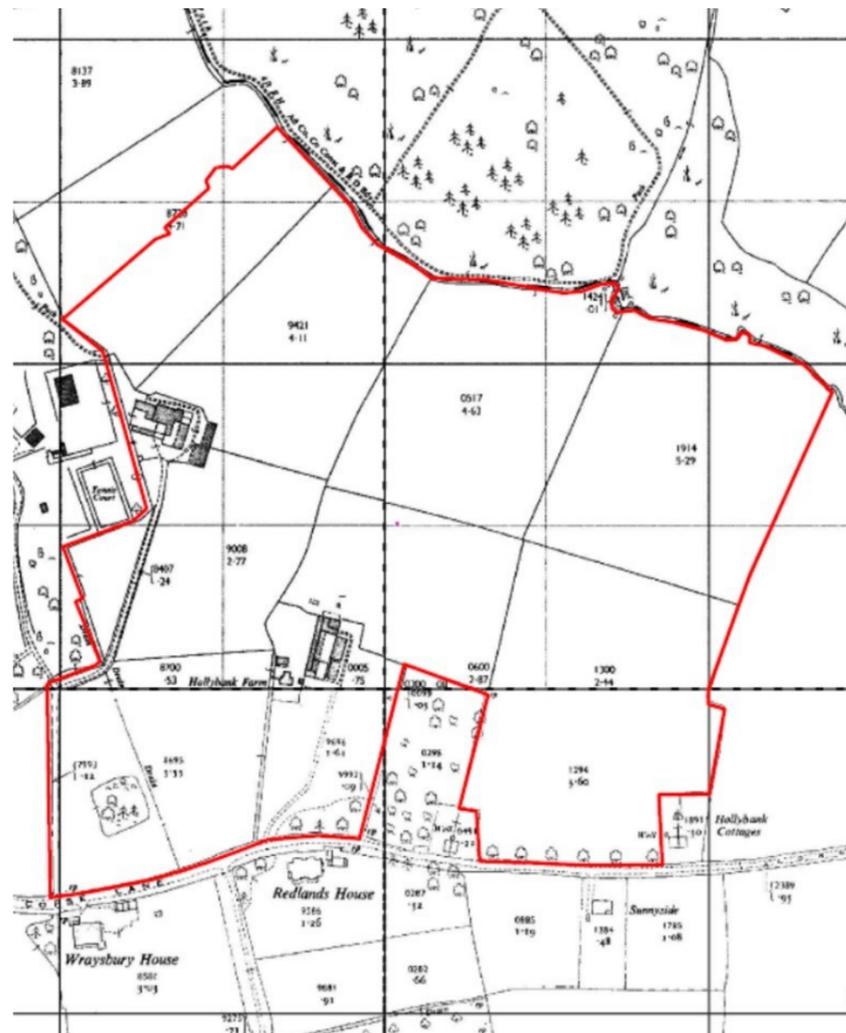


Figure 9: The 1952-69 OS map shows new development at the Old Dairy Farm, to the east of Hollybank House. Within the grounds of Hollybank House a new tennis court occupies the area of land to the south of the walled garden, which now shows a structure within it.

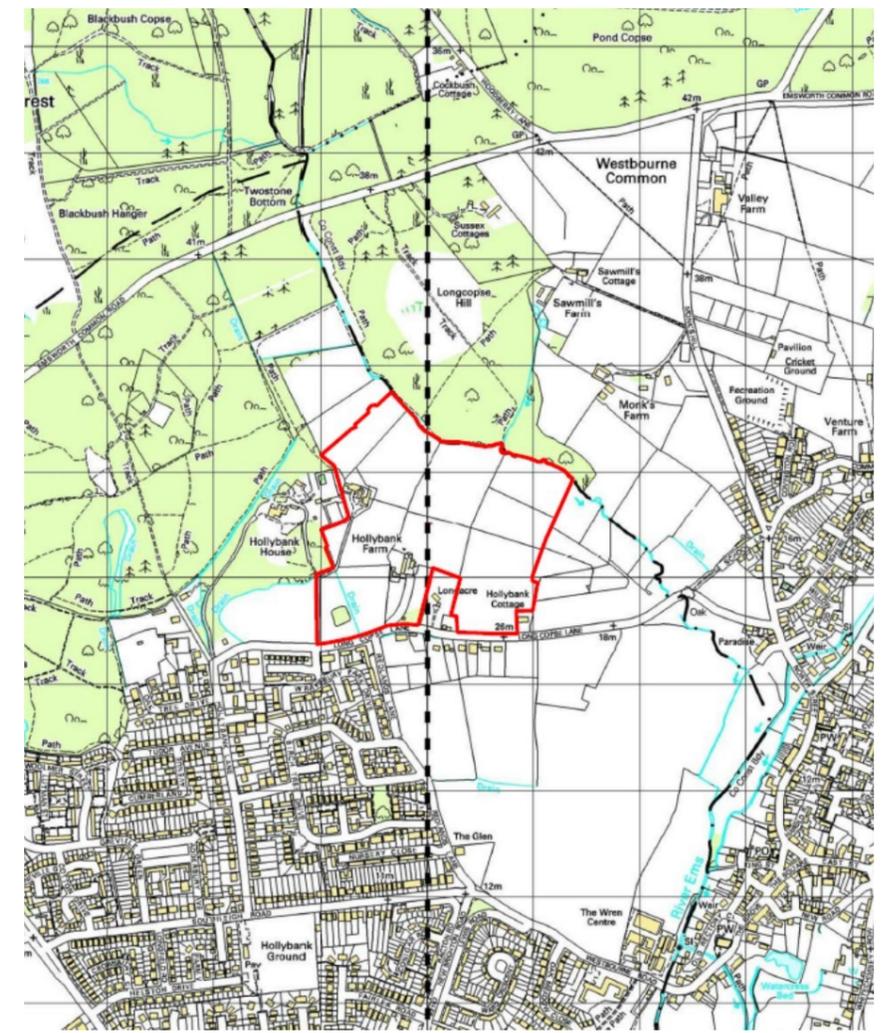


Figure 10: The 2006 OS map shows the expanded suburbs of Emswath to the south and also Westbourne to the south east, along with further development along the southern edge of Long Copse Lane.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

Site Description

The Site comprises an irregularly shaped area of land, lying to the north of Long Copse Lane, the boundaries of which follow established field boundaries and the northern edge of the thoroughfare.

There are currently two access points to the Site, one leading to the Old Dairy Farm and the other leading to the stables and Hollybank Farm. Other features of the Site include a horse training paddock to the east of the track leading to the Old Dairy Farm. A track also leads north from Hollybank Farm, providing vehicle access to those fields at the northern reaches of the Site.

The topography of the Site is varied, with a high point at its centre, from where the land drops down towards the north towards a waterway at the bottom of the valley. From this point the landscape also drops down towards the south and east, although less dramatically than observed to the north.

To the north of the Site are large areas of woodland, with fields of pasture to the north west and east. To the south, beyond Long Copse Lane are a number of larger properties, set within their own grounds. The western boundary of the Site is defined by the grounds of the Old Dairy Farm, with Hollybank House and its grounds further to the west beyond.



Figure 11: Agricultural buildings at Hollybank Farm, located within the Site (April 2021).



Figure 13: View from within the Site looking westwards towards the driveway of the Old Dairy Farm and the well established boundary tree planting surrounding Hollybank House (not visible) (April 2021).



Figure 12: View looking eastwards from Hollybank Farm, comprising a field of pasture (the property, Longacre) lies outside of the Site boundary).



Figure 14: View showing the dropping topography of the northern fields, which descends to a waterway (April 2021).

4.3 STATUTORILY LISTED BUILDINGS

Hollybank House, Grade II (NHLE Ref: 1249577) and The Creamery in Grounds of Hollybank House, Grade II (NHLE Ref: 1092125)

Hollybank House (referred to as Holybank House in the listing description) dates to the early nineteenth century, designed as a large and wealthy residence to the north of Emsworth, set within extensive grounds. The cottage orné style house presents a stuccoed exterior, with a lively roofscape of both tiles and slates, with gables and groups of tall cement rendered chimney stacks, set diagonally. The plan form of the house is irregular, approximating an L-shape. In height it ranges between two and three storeys. The southern elevation facing the extensive lawns, across which it may be viewed and appreciated, is unsymmetrical, with a verandah to the left and irregular fenestration.

The separately listed creamery is contemporary with the main house, dating to the early nineteenth century. It comprises a single storey stuccoed building with a wide surrounding verandah supported on rustic wooden poles, with tiled roof above. It is rectangular in plan, aside from a semi-circular projection to the south with a domed roof and metal finial. The building has been interpreted as an ornamental dairy.

The heritage significance of the listed buildings relates in part to their architectural interest as good examples of the cottage orné style. They have further historic interest illustrating the historic local pattern of development with regards to higher status architectural trends.

Setting

The house and creamery are both set within extensive and well established gardens including a large principal lawn, which forms their immediate setting and reveals their significance as part of a fashionable and wealthy early nineteenth century residence. Once beyond the lawn, however, the house is quickly lost from view due to the density of garden planting.

It is not possible to appreciate the listed buildings in any detail from within the Site itself due to the density of the surrounding garden planting. Indeed, the density of the planting as part of the formal garden design (even pre-dating its current, more overgrown state) suggests that Hollybank House was consciously designed to avoid any visual connections between the two areas. It is understood anecdotally from the property owner that the primary reason for the chosen position of the house was to take advantage of the distant seaward views. These views to the south would therefore appear to have some significance for revealing information about the history of the house.

There are some historic associations between the Site and Hollybank House through the shared ownership under Catherine Mundy, as revealed by the 1841 Warblington Tithe map, but it is considered that this association with the Site makes no more than a very limited contribution to the significance of the listed building. The historic ownership connection has been severed but remains appreciable with reference to historic documents, rather than through any experience on site.

Overall it is considered that the Site makes no material contribution to the manner in which the special interest of Hollybank House and its creamery are appreciated.



Figure 16: Location of Hollybank House, Grade II (Historic England)



Figure 18: Location of the Creamery in Grounds of Hollybank House, Grade II (Historic England)



Figure 17: Hollybank House (Grade II), as viewed from the south across the expansive lawns (June 2017).



Figure 19: The Creamery (Grade II) exhibits a similar cottage orné architectural style to the main house, together forming an attractive group within the verdant surroundings of the gardens (June 2017).

4.4 NON-DESIGNATED HERITAGE ASSETS

Hollybank Gardens (Locally Registered Park and Garden)

The grounds of Hollybank House are recognised on the Hampshire Register of Historic Parks and Gardens and as such are regarded as a non-designated heritage asset for the purposes of this application. The main entrance is flanked by gateposts, leading up a driveway through well established woodland before the house is dramatically revealed at the end. To the south of the house is a formal lawn, flanked by woodland on either side. Also noted is a surviving ice house, pump and the listed creamery. The gardens were badly affected by the Great Storm of 1987.

The significance of the gardens relates to their design and association with a historic property of some status. Their interest is of a local nature, and proportionately limited by the degree of survival of the original design and features.

There is almost no inter-visibility from within the formal gardens looking towards the Site, although there are outward views from the garden boundary. It is considered, however, that these views do not contribute to the way in which the significance of the gardens is currently appreciated and understood.



Figure 21: The driveway winds through densely planted gardens before the grand arrival at the house, at which point the gardens open up to create a space within which to appreciate the architecture of the house (June 2017).



Figure 23: There are various features within the gardens, including a series of greenhouses, box planting and the remains of a walled garden (June 2017).



Figure 20: The gates of Hollybank House driveway, as the formal entry point to the grounds (June 2017).



Figure 22: View from Hollybank House, across the south lawns, with distant views towards the sea. Anecdotal evidence suggests that these views were the pivotal reason for the location of the house when built (June 2017).



Figure 24: View from the adjacent driveway to the Old Dairy Farm, showing the density of garden boundary planting to Hollybank House (April 2021).

5.0 PROPOSALS AND ASSESSMENT OF IMPACT

5.1 PROPOSALS

Proposals

Proposals for the Site comprise

Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use to include affordable housing) and associated landscaping, access and supporting infrastructure

A full description of the proposals is provided within the accompanying Design and Access Statement, by Pegasus Design.

The Masterplan takes into account Pre-Application Advice received from Havant Borough Council (5 March 2018) which states that:

Although there are no known historic buildings directly on the site itself, there is a Grade II listed building (Hollybank House) close by. Any proposals put forward for this site will need very careful consideration with a full heritage assessment and statement submitted. This should outline the significance of asset and its setting and the impacts of the development upon these.

It is considered that the proposed masterplan successfully responds to these requirements, through the inclusion of suitable landscape buffers along the western boundary of the Site, with development also stepped back from the boundary. Proposed properties to the north east of the listed building are additionally restricted to one and a half storeys in height, to respect the proximity with the garden boundary of Hollybank House.



Figure 25: Masterplan

5.2 ASSESSMENT OF PROPOSALS

In assessing potential effects of the proposals the principal consideration is whether the proposals could cause harm to the significance of any heritage assets through changes to their respective settings. Potential effects of development in this instance relate primarily to visual effects, as well as some additional noise considering the nature of operational residential schemes (which would not cause additional vibration or odour). Potential wider effects on setting (such as historic or cultural associations) have also been considered as part of this assessment.

The relevant legislation stems from s.66 of the 1990 Act which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker 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.

The NPPF defines 'setting' as the surroundings in which an asset is experienced. It makes clear that 'elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or be neutral'.

Hollybank House, Grade II (NHLE Ref: 1249577) and The Creamery in Grounds of Hollybank House, Grade II (NHLE Ref: 1092125)

It has been demonstrated that whilst there are some historic associations between Hollybank House and the Site, which were both under the same ownership of Catherine Mundy in the mid-nineteenth century, this association no longer exists and the Site makes no more than a very limited contribution to the manner in which the listed building and its significance is appreciated in the present day. This historic association is now only appreciable with reference to historic documents, which the proposed development would not affect.

There is only some very limited inter-visibility between the house and a small section of the Site, relating to views to the north east where the garden boundary planting thins. These views are glimpsed in nature and reveal only elements of the listed building's side elevation and upper storeys. To address this small degree of built heritage sensitivity the masterplan proposes that built form is set back from the boundary, with a belt of landscaping to reinforce the boundary planting of Hollybank House. The building heights are additionally restricted to one and a half storeys, to respect the slight built heritage sensitivity in this discrete part of the Site.

The architecture and special interest of the house (and its separately listed creamery) are most successfully appreciated in views across the formal garden lawn, framed by the surrounding greenery. This appreciation of the listed buildings would remain unaltered by the proposed development and would preserve their close settings in this respect.

It is considered that the stepped back location of development, along with the proposed landscape boundary planting, would successfully ensure that the proposals have no effect upon the setting and significance of the listed buildings.

Hollybank Gardens (Locally Registered Park and Garden)

The garden design suggests that conscious efforts were made to create a sense of enclosure to the gardens, with the dense woodland lending a heavily inward facing emphasis, centred on the formal lawn. The location of the main driveway to the western side of the grounds also limits any association with the Site. The seaward views that are appreciable from the garden lawns are considered to form part of the gardens' heritage significance, which anecdotally were designed and maintained to preserve these views.

It is considered that development on the Site would not affect the heritage significance of the Hollybank Gardens as a non-designated heritage asset.

6.0 CONCLUSIONS

This Built Heritage Statement has been prepared by RPS on behalf of Land and Partners in relation to Land north of Long Copse Lane, Emsworth, referred to throughout as the 'Site'.

Proposals for the Site comprise

Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use to include affordable housing) and associated landscaping, access and supporting infrastructure

The Site contains no designated heritage assets, although it lies in some proximity to two Grade II listed buildings at Hollybank House, including the main house and a separate creamery building. The gardens of this house have separately been recognised on Hampshire's Local Register of Historic Parks and Gardens, and have been treated as a non-designated heritage asset for the purposes of this application.

It has been established in the course of this assessment that there was some historic association between Hollybank House and the Site through their shared ownership by Catherine Mundy during the mid-nineteenth century. Aside from this historic association, the Site makes no particular contribution to the manner in which the listed buildings at Hollybank House are appreciated, which are set within inward facing gardens with the only outward views relating to the south and distant views of the sea.

The proposed masterplan has been designed to respect the setting of the identified heritage assets, with development consciously set back from the western boundaries of the Site. The boundary would also be reinforced by proposed landscaping to limit any visual effects of development.

Overall it is considered that the proposals would successfully preserve the setting and significance of the listed buildings and would conserve the gardens of Hollybank House as a non-designated heritage asset.

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTIONS

HOLYBANK HOUSE

List entry Number: 1249577

Grade: II

Date first listed: 15-Oct-1987

House. Early C19 large cottage orné. Stuccoed with roof mainly tiled but partly slated and 6 groups of tall cemented chimney-stacks set diagonally. Irregular plan, roughly L-shaped, with irregular fenestration. 2 or 3 storeys. Front elevation has 3 gabled semi-dormers with finials. Paired bracket eaves cornice. 3 round-headed casements with unusual diamond imposed on oblong panes. Band between floors. Ground floor has 12 full height 12-pane sashes in moulded architraves and central gabled and canted porch, with 4 panelled door with attached tiled verandah supported on rustic poles. Garden front has 10 windows in all, mainly round-headed casements with diamond imposed on oblong panes. French windows and tiled verandahs to ground floor.



THE CREAMERY IN GROUNDS OF HOLLYBANK HOUSE

List entry Number: 1092125

Grade: II

Date first listed: 15-Oct-1987

Garden building, possibly originally an ornamental dairy. Early C19. Stuccoed with tiled roof. 1 storey rectangular building with semi-circular projection to south with domed roof and metal finial. Wide verandah supported on rustic poles.





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