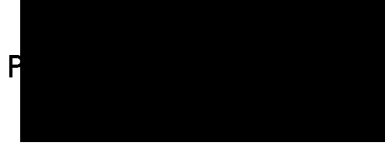


David Booth MRTPI IHBC

Conservation, planning
and historic buildings

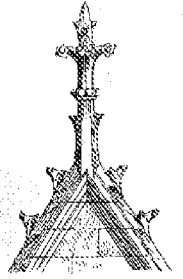
135 Whitepit Lane
Newport
Isle of Wight
PO30 1NH



E-mail:



Date: May 2018



Heritage statement

Proposed development of 10 dwellings

On land at Bonhams

Hoe Lane

Flansham

Introduction

This statement is in support of the planning application for the above development and is intended to evaluate the heritage impact of the proposed development in respect of the nearby traditional buildings and the wider context of the site and location.

This should be read in conjunction with the submitted planning drawings and documents.

Recent planning history

It is understood that a previous application for the erection of 23 dwellings was refused on the 9th February 2018 for the reasons stated in the decision notice under reference Y/40/17/OUT.

This was an outline application with some matters reserved (access only).

Following this decision, the proposal has been considerably reduced and modified to take account of the reasons for refusal and to minimise the impact on the character of the locality and the impact of the development on the heritage assets.

In addition, comments made by the conservation officer regarding the context and character have been taken into account as part of this revised proposal.

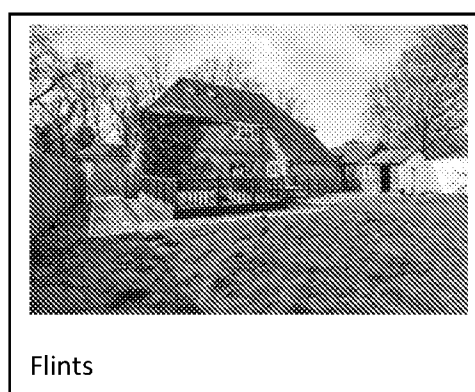
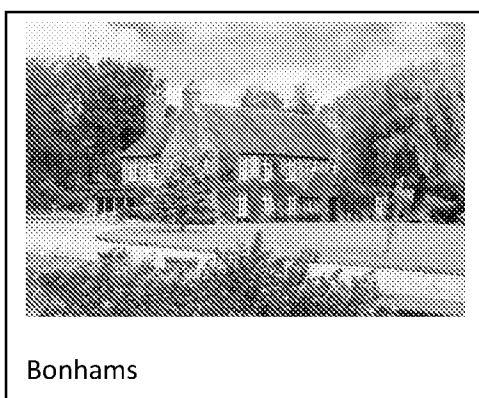
Whilst the outline application did not include details of the proposed development it was indicated that the dwellings would be two storeys and of traditional design.

A landscape and visual impact assessment was also included which is also relevant to the revised proposal.

Heritage designations

There are two traditional buildings adjacent to the proposed development site.

Bonhams is a large detached dwelling and has a 'frontage' to Hoe Lane at the corner of the junction with the footpath. The property has large gardens with landscape screening.



The property was previously listed grade two but was delisted in July 2013 and although of some visual and heritage interest it does not have any formal heritage designation and would be considered as a non-designated heritage asset.

Flints is also a traditional dwelling constructed of flint walling with brick dressings under a plain tile roof. This is a substantial and attractive property but it has been extensively altered and extended and has no heritage designation. This property would also be considered as a non-designated heritage asset.

NPPF Guidance Non-designated heritage assets

Paragraph: 039 Reference ID: 18a-039-20140306

What are non-designated heritage assets and how important are they?

'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.'

The site is not within or adjacent to any conservation area and there are no other heritage designations associated with this site.

The revised proposal

Following the refusal of the previous proposal, the proposed development has been re-evaluated and significantly reduced in size and impact. This now proposes ten dwellings as shown on the revised plans, which would minimise any impact on the grounds of Bonhams and would have little impact on Flints which is also an attractive dwelling of some heritage interest in the overall context of this site. Both properties are an established part of the character of the hamlet with some heritage significance and local character, but as noted in the NPPF only a minority have enough heritage interest for their significance to be a material consideration in the planning process and is proportionate to their significance.

The site and context

The conservation officer's report outlines the character and significance of the location as follows –

The hamlet is a good example of a coastal hamlet, with an ancient core, and a succession of building styles and types along Hoe Lane. The hamlet is relatively untouched and complete in form, with a relatively dense. Flansham presently consists of just 50 houses, of which 4 are listed and 5 are locally listed. The character of the hamlet is of an increasingly looser distribution of buildings to the North as the urban/hamlet form recedes to agricultural land; also to the South along Hoe Lane, where properties are well set back in isolated plots, well screened with dense vegetation, including mature trees. Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole.

The visual character of the hamlet is a generally more dense to the core and less dense along Hoe Lane to the West and the East, where the road would have historically continued along Worms Lane. This point, and the subsequently built A259, form a natural boundary between the modern estates to the South of the A259, and the semi-rural coastal hamlet of Flansham.

Bonhams, although unlisted is historic, as is 'Flints' and sit within an ANA . It is considered that the proposal of 34 homes would not be in accordance with the character and form of the existing hamlet as there is a natural recession of density from the historic core towards the East where the present. Bonhams house stands. The house stands in mature gardens/parkland with mature trees and forms a natural boundary to the hamlet.

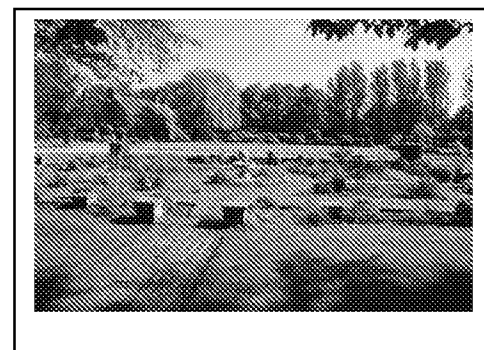
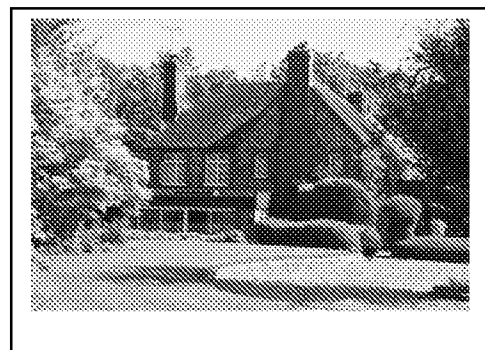
The report continues; -

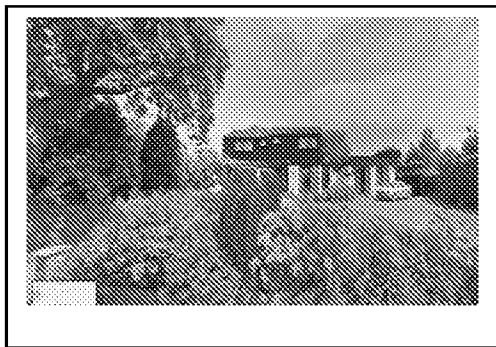
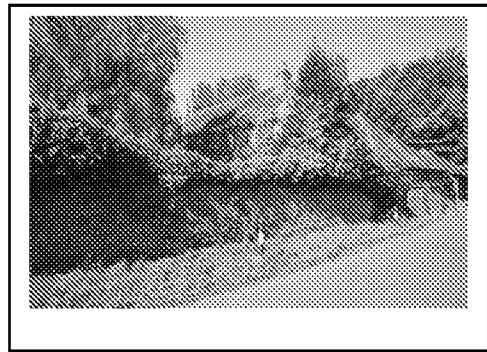
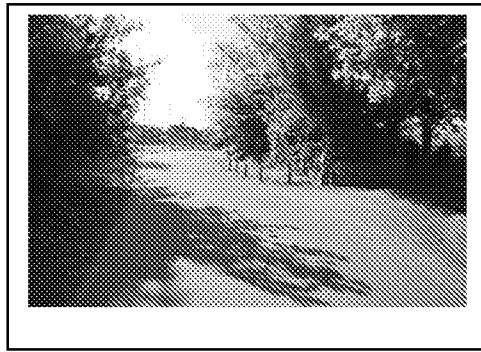
While there is no objection in principle to the development of part of the grounds, a scheme which is less at odds with the character of Flansham is likely to be found more acceptable. The density of urban form lessens along Hoe Lane, so a much lower density of homes, of individual character design and palette, set amongst mature planning and set away from the road is more likely to be acceptable. These should be of high quality design, and respond to the setting so they make a positive contribution to the hamlet.

This suggests that a revised proposal such as that now proposed would be more appropriate.

The number of houses has been significantly reduced to reflect the rural character and form of the site and there would be no development within the gardens of Bonhams. The dwellings would be designed to reflect the scale and character of the hamlet with a spacious informal setting.

Photos showing local context and character





The character is rural with substantial detached dwellings of differing periods and appearance set in mature gardens with open views in some locations and more restricted glimpse of properties elsewhere.

The revised proposal

Having considered the reasons for refusal and the concerns raised by the conservation officer regarding the previous proposal, the scheme has been significantly reduced in scale and form to respect the established pattern of the development of this coastal hamlet.

The setting and landscape screening around Bonhams would be preserved and the development within the gardens has now been omitted to maintain the landscape character of this part of the site and the setting of the non-designated heritage asset.

Similarly, the impact to the setting of Flints would be minimised with the proposed development being further from the property.

The reduced density would reflect the scale and character of the existing hamlet which comprises a mix of dwelling types and character, set within large gardens and landscaping with open views.

The application is for outline consent with all matters reserved except for access.

However, the revised layout plan is indicative of the proposed revised layout, including retention of the gardens to Bonhams and a reduced, less regimented development which would be more in keeping with the established character.

It is anticipated that the dwellings would be of two storeys with traditional characteristics reflecting the mix of existing buildings in the locality.

For example, it is proposed that the design of the new dwellings would include a careful choice of facing bricks, flint and clay roof tiles. The architectural design would follow and respect the existing character of Hoe Lane.

It should be noted that the existing trees to the perimeter of the proposed development would be retained.

Summary

This revised proposal has been developed to address the concerns regarding the previous proposal, including the comments made by the conservation officer.

The proposal would minimise the impact on the non-designated assets and their settings and would reflect the density, scale and character of the established range of properties.

It is therefore believed that this revised proposal accords with the local and national heritage policy background and in particular NPPF (section 12 paragraphs 58 60 and 61).