

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 17 February 2019 10:10  
**To:** Planning Policy and Urban Design  
**Subject:** Old Bedhampton Conservation area review

Dear sirs,

As a local resident I am wholly in favour of the inclusion of Bidbury Mead and the Old School and its surrounding into the existing conservation area.

This is one of few green areas available to residents for healthy walking & other exercise. It also help maintain wildlife in an area of high air pollution; the result of heavy traffic on Bedhampton road.

The pleasure afforded by this conservation area is one of few compensations for the constant traffic noise in the area.

My partner and I walk the Mead every day and encounter many people of all ages making use of this open space. By including it into the conservation area it would further ensure the security of this land against future housing developments.

thank you for your work towards securing this positive review.

[REDACTED]

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 02 February 2019 13:01  
**To:** Planning Policy and Urban Design  
**Subject:** Old Bedhampton Conservation Area review, Consultation documents.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Appendix 6 link is not correct. The link is not to "Trees".  
Can the correct link be inserted.

[REDACTED]

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 28 March 2019 10:37  
**To:** Planning Policy and Urban Design  
**Subject:** Old Bedhampton Conservation Area Review 2019

I am responding to this review as a long-time resident of Bedhampton an allotment holder on the Donkey Meadow and one of the Friends of Bidbury Mead.

I support all 9 recommendations in the appraisal apart from recommendation 2; the permitted development rights for solar arrays should be retained because the benefits to the environment of renewable energy outweigh the importance of preserving the appearance of buildings.

Recommendation 1, extending the conservation area to include Bidbury Mead, the old school and chapel would be of particular benefit in raising local awareness of our village and demonstrating that the very special character of Bedhampton extends beyond Old Bedhampton. Protecting our sunken lanes (recommendation 9) should also be a priority as should the protection of pedestrians and cyclists and horse riders offered in recommendation 7.

I walk or cycle in Bedhampton on a daily basis and believe that protecting and enhancing the local environment will benefit the entire community.

[REDACTED]

## **Consultation on Bedhampton Conservation Area**

I strongly support the proposal to extend the conservation area as proposed but would support the inclusion of Donkey Field. This area is of great historical significance but also acts a “breathing space” for the residents of Bedhampton. As urbanisation of our residential area continues at pace it has never been more important to retain attractive open spaces where people can walk, run, play and generally enjoy the outdoors. The buildings and open spaces are essential to creating the atmosphere of the area.

I would argue that “The Donkey Field” opposite Bidbury House should also be included in the plan. It contributes to the sense of openness and gives attractive views from Bidbury Mead to the railway bridge on Mill Lane and vice versa. The importance of this bridge is briefly described below. It has important historical significance for the area. The large biscuit factory in this field exported its produce first by sea and then rail to support the troops. The grade 2 listed Bidbury House, on Bidbury Lane, was constructed for the owner of this factory. Recently the appearance of the field and the views towards “The Mead” have been degraded by the development of allotments. Sympathetic screening of these allotments by hedging could easily help enhance the area (see images below). It would be a mistake to degrade the field by further development.

Bidbury Mead and Old Bedhampton offer a visually attractive and easily accessible space at the southern end of a densely populated area. Recent work to improve the Mead and especially the children’s play area has resulted in a significant increase in footfall in this area. By extending the conservation area there will be further emphasis on preserving the “feel” which people find so attractive.

One of the greatest threats to our health is lack of exercise. This area allows all ages to partake in exercise ranging from the team sports to more sedentary strolls across the Mead and everything in between. An important element in an individual’s decision to “go for a walk” is not only the attractiveness of a place but also the presence of a circular route. A circular route gives a greater sense of

satisfaction that a goal has been achieved. Several circular routes exist around the current conservation area and there is scope to increase the number and length to involve Broadmarsh to the south. The Conservation Area acts as an “entrance” via Mill Lane to the magnificent views of Langstone Harbour that can be gained from Broadmarsh and the coastal path. Furthermore the wide variety of marine bird life on the harbour is an additional benefit.

Conservation of the area for future generations will help preserve the important historical elements that lie behind the development of Bedhampton. Importantly it’s all within walking distance and the majority is wheelchair accessible. Some examples from recent history are:

- The links to the Crimean war and feeding the troops from the biscuit factory in Donkey Field.
- The importance of international trade – Bedhampton’s riches collapsed after the Mid West of America started exporting Corn.
- The power of the Bedhampton land-owners in demanding the construction of the slowly sloping bridge on Mill Lane. This allowed their horses to traverse the railway without hindrance as they delivered their wares to the quay at Broadmarsh. This resulting elegant bridge over the newly built London to Portsmouth railway is a powerful statement as to the importance of agriculture in the area.
- Portsmouth takes it’s water supply from the 7 Springs on and near Bidbury Mead – there is an opportunity to illustrate the importance of the “water cycle” especially given the predicted shortages with global warming. Portsmouth is inexorably linked to The South Downs via these important springs and their associated buildings.
- Keats stayed and was inspired to write poetry here.



Donkey Field allotments degrade the view from Mill Lane towards Bidbury Mead.



Bidbury Mead acts a gateway to the under-appreciated views of Broadmarsh



**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 28 March 2019 21:45  
**To:** Planning Policy and Urban Design  
**Subject:** Response to the Old Bedhampton Conservation Area Review 2019

To the HBC Policy Design Team

In response to the Old Bedhampton Conservation Area Review, I would like to express my disappointment on the recommended areas of extension to the conservation area only being proposed for areas to the north east. The original and independent conservation review included additional areas that HBC have dismissed.

I strongly believe the conservation area extension should include Lower Road, the Old Manor Farm, the Workers Cottages in Lower Road and also Narrow Marsh Lane with the historic Victorian Railway Bridge to the south edge.

The adjacent setting of the conservation area is an important aspect of its significance, particularly areas such as Bidbury Mead, lands to the south of Bidbury Lane and farmlands to the south and south west of Lower Road. These lands have provided a rural setting of the conservation area and settlement and should be included within the conservation area extensions.

The opportunity to protect the complete setting of this valuable asset (a gem within Havant) for future generations should not be wasted. I would strongly encourage HBC to think long and hard on this review and consider extensions of the conservation area to include Lower Road sunken lane, the Old Manor Farm, the Workers Cottages and Narrow Marsh Lane along with the Railway Bridge to the south western areas.

Regards

[REDACTED]

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 28 March 2019 15:00  
**To:** Planning Policy and Urban Design  
**Subject:** Response to the Old Bedhampton Conservation Area Review Appraisal.

The Policy Design Officer  
Havant Borough Council

28 March 2019

Dear Sir,

**Response to the Old Bedhampton Conservation Area Review Appraisal**

**Refs:**

- A. The Old Bedhampton Conservation Area Review Appraisal, HBC January 2019.**
- B. Bedhampton Heritage Alliance Representation March 2019.**
- C. Bedhampton Heritage Alliance Submissions March 2019.**

The purpose of this email is for you to record our full agreement and therefore support of the 2 submissions, and the included recommendations, from the Bedhampton Heritage Alliance appertaining to the Old Bedhampton Conservation Area Review Appraisal.

As such, we have nothing further to add apart from asking the appropriate Havant Borough Council officials and all Councillors to give these representations and documents their fullest possible positive support.

Yours Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 22 February 2019 09:54  
**To:** Planning Policy and Urban Design  
**Subject:** Old Bedhampton Conservation Area Appraisal consultation

My wife and I deem it a privilege to live in this area surrounded as we are by areas of particular interest and significance. Any proposal that seeks to retain this unique quality and the impact it has upon our lives is to be wholeheartedly and strongly supported.

My mother was Headmistress at the Old School, our children and grandchildren have grown up used and enjoyed the benefits of Bidbury Mead and the walks and scenery available. There are few people who have such a feature as Chad's well at the end of their road or who are so close to an area so rich in features of all sorts.

We fully support all the recommendations contained in the Appraisal and see the implementation of these recommendations as key to the continued availability of all that we currently enjoy being available for future generations to enjoy, explore, and understand their significance.

[REDACTED]

Sent from [Mail](#) for Windows 10

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 05 February 2019 11:46  
**To:** Planning Policy and Urban Design  
**Subject:** re: Old Bedhampton Conservation Area Appraisal

Re: Old Bedhampton Conservation Area Appraisal consultation.

I am 100% for extending the Conservation Area, it is a wonderful idea, especially in the light of all the new housing estates which are urbanizing this beautiful area of ours. I couldn't be more pleased, and thank you for such good news.

Sincerely yours,

[REDACTED]

## Hill, Jessica

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**From:** Hill, Jessica  
**Sent:** 26 March 2019 14:29  
**To:** Planning Policy and Urban Design  
**Subject:** Bedhampton CAA consultation FW: Fwd:Old Bedhampton, corrections part 1  
**Attachments:** OUR VILLAGE Bedhampton.doc

Jessica Hill  
Conservation Officer

Tel: 01730 234 219 (Mon, Wed, Thurs & Fri)

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**From:** [REDACTED]  
**Sent:** 24 March 2019 12:41  
**To:** Hill, Jessica <Jessica.Hill@Havant.gov.uk>

**Cc:** Fellows, Peter <Peter.Fellows@havant.gov.uk>; Hayward, David <david.hayward@havant.gov.uk>  
**Subject:** Fwd:Old Bedhampton, corrections part 1

Dear Jessica,

I am forwarding this email and the attachment for your information and attention. It arose because of the consultation letters going to Mill Lane Langstone instead of Bedhampton.

As promised, I will send a second email with editing points before submissions matters.

██████ is a former Bedhampton resident, known to ██████, now living in ██████, who did a tremendous amount of local history research and I think has been acknowledged on previous material produced by HBC. It seems ██████ contacted ██████ and, because of pressures on ██████ time arising from other current commitments, ██████ was keen not to get involved.

I do not have personal contact details for ██████.

The Bedhampton Historical Collection has a great deal of ██████ work and you will know that some of this has come to light recently providing more evidence surrounding the significance of Narrow Marsh Lane.

In conversation with ██████ and from the tone/frustration of ██████ edited email, I get the impression that HBC have already been advised by ██████ of the errors regarding the historical development of Bedhampton. Perhaps your files will have this information. It is a pity that ██████ was not given access to the material. I think it was only to be expected that ██████ would rely upon HBC published material.

I think ██████ experience and advice was absolutely correct back in August 2018, before ██████ had completed ██████ report, when ██████ said that evidence often comes to light as a result of the consultation process and this formed a reason for a wider consultation that HBC have committed to.

No doubt you will examine how HBC can best safely record in a readily accessible manner any material of a heritage importance that might inform present and future heritage policies.

Kind regards

Ron

Tel/Fax ██████████

----- Forwarded message -----

From: ██████████ <██████████>  
Date: Thu, Feb 7, 2019 at 9:00 PM  
Subject: FW: Old Bedhampton  
To: ██████████ ██████████

Dear ██████

Extract from ██████ email below, plus the attached which ██████ wrote some time ago.

Just a couple of examples of the more obvious inaccuracies. Fig. 7 is described as '1825 OS Map Extract'. It is not; it is part of my tracing of the Parish Map that was used as the basis of the Bedhampton Tithe Map. The original is in Portsmouth City Records Office. The caption to Fig. 8 gives the impression that I annotated this map in 1842!

The old error, that Bedhampton was laid to waste by the Danes in the 10th century is trotted out once more, when I have shown quite conclusively that this is due to confusion with Beddington in Surrey.



## OUR VILLAGE



The site of Bedhampton village, with its unfailing water supply, its marshlands and harbour and its fertile soils, has always attracted both transient hunters and fishermen and people looking for a place in which to settle. Flint tools of the Mesolithic and Neolithic periods have been found here and a Neolithic long-barrow known as Bevis's Grave once stood, until ploughed away, on the crest of Portsdown to the west of Belmont Castle. The Portsdown ridge also formed a convenient and dry route for a prehistoric trackway.

The Roman road from Chichester to Winchester via Wickham was probably built soon after the conquest in 43 AD. It passed through what is now Bedhampton, following the route of the present main road from Havant and continued in a straight line to join Purbrook Heath Road. Havant was probably a small market town in Roman times and there is evidence that occupation continued intermittently along West Street as far as Bedhampton Social Hall where Roman pottery was found when the foundation trenches of the new building were dug. A Roman villa was discovered in 1925 close to the site of South Downs College and just a little further to the west, but beyond the parish boundary, a Roman tile kiln was excavated in 1974-5.

When the Romans left, early in the fifth century AD, their administration was replaced by that of a number of Germanic kingdoms including the Saxons and Jutes who settled in our area. At first, the newcomers built their villages on the hilltops with cemeteries nearby. A Saxon cemetery, deliberately sited on Bevis's Grave, was excavated between 1974 and 1976 when it was found to contain seventy-one graves. When Christianity was established in the kingdom of Wessex in the 7<sup>th</sup> century the old villages and cemeteries were abandoned in favour of more sheltered sites in the valleys. The present village of Bedhampton with a preaching-cross or a timber church may have been established at this time. In the 820s or '30s Egbert king of Wessex gave his estate at Bedhampton to the cathedral church at Winchester, but the story that a subsequent attack by the Danes laid the estate to waste is untrue and due to confusion with the similarly named Beddington in Surrey.\* When Domesday Book was compiled in 1086 the estate, or manor, was called Betametone 'the farm of the inhabitants of the estate where beet is grown'.

After 1066, William the Conqueror gave the Saxon estates to his followers from Normandy; and Bedhampton passed from the Saxon thane Alfsi to Hugh de Port from Port-en-Bessin in Calvados. The Domesday Book entry for Bedhampton reads:

Hugh of Port holds Betametone from the Abbey. Alfsi held it from the Abbot. Before 1066 and now it answered for 10 hides. Land for 8 ploughs. In lordship 1 plough; 12 villagers and 7 smallholders with 7 ploughs. A church; 7 slaves. 2 mills for the hall; 2 salt-houses at 37s 8d; meadow 3 acres; woodland at 30 pigs. Value before 1066 and now £12; when acquired £10.

\* Lease of Beddington, Surrey, by Denewulf, bishop of Winchester, to King Edward the Elder (899-908). Translation in Whitelock, D (ed.), *English Historical Documents c.500-1042*, Eyre & Spottiswoode, 1955.

Historians have long puzzled over the exact meaning of Domesday Book entries such as this, but from the information it provides about the population of Bedhampton in 1086, a figure of between 100 and 150 would probably be a reasonable estimate. These would have been Saxons, and although Hugh de Port may have visited his manor occasionally, the tenants and officials would have been the native inhabitants of the place under new management.

Soon after the Norman Conquest, the northern part of the parish was enclosed within a palisade fence on top of a bank and an internal ditch, to form a deer-park. Inside were fish ponds, a rabbit warren and a keepers lodge, the whole forming a living larder for the lord of the manor. Although it was disparked around 1600, and the land divided into farms, Park Lane perpetuates the memory of this once important feature of the medieval manor. The agricultural land lay in the form of acre and half-acre strips in the open fields that occupied the best soils on the coastal plain between the present Forty Acres and Hooks Lane Recreation Ground. Portsdown provided sheep pasture and there were saltmarsh commons by the shore and 100 acres of common grazing on Padnell Common in the far north of the parish. Manorial tenants also had access to extensive wood-pasture in the Forest of Bere which stretched from the River Meon to the Havant boundary.

The later 17<sup>th</sup> and the 18<sup>th</sup> century saw the increasing importance of Portsmouth Naval Dockyard and the surrounding area became attractive to naval officers and the 'gentry' who wished to live in rural surroundings but within easy reach of their work. The Belmont Estate was formed during this period and it was owned by a succession of well-to-do naval and army officers, professional and business men and their families. The estate survived well into the 20<sup>th</sup> century, but it was steadily reduced in size as parts were sold off for residential development. Eventually, in 1938, the house itself, on the site of No.6 Norman Way, was demolished. Work on the Belmont Residential Estate was halted by the Second World War after only 10 houses had been built and the vacant plots were covered by the Nissen huts of Belmont Naval Camp. In 1950 the Parish Church Council purchased the camp sick-bay for £140 and the site on which it stood for £1,400 to form the nucleus of what is now the St Nicholas Church Centre.

The landscape of Bedhampton has been changing continually since the earliest times of which we have any knowledge and this is as true of the street pattern as any other aspect of the village. The 18<sup>th</sup> and 19<sup>th</sup> centuries might be called the age of the squire, when the resident gentry fashioned the landscape and built new roads or moved old ones to suit their own convenience. Scratchface Lane from its junction with Hulbert Road to Hillmead Gardens was the creation, around 1790, of the owner of Belmont House. It was designed to divert traffic from the vicinity of his residence by replacing the ancient Pudding Lane that ran past the house from a point near the present traffic lights on Hulbert Road. The usual state of the lane may be judged from its name 'pudding' which refers to the thick mud that covered it for much of the year. Further improvements to the roads were made under the Cosham to Chichester Turnpike Act of 1762 when two straight sections of metalled road were built: one from the traffic lights to Maylands Road and the other being Bedhampton Hill between Brookside

Road and Fir Tree Corner. Prior to this, all traffic from Havant to Cosham went down Brookside Road and along Lower Road. Hulbert Road was named after and built at the expense of George Alexander Hulbert of Stakes Hill Lodge and opened for public use in 1881. New Road was built around 1850 by Sir George Staunton of Leigh Park to bypass two level crossings on the new railway line that had been opened in 1847.

I was asked to list the 10 oldest buildings in Bedhampton, a difficult if not impossible task as the correct dating of a building often depends upon the identification of features hidden from view, and it is rarely possible to date a building on documentary evidence alone. Most of Bedhampton's earliest surviving buildings are, not surprisingly, to be found around the church and manor house in the centre of the old village and the earliest by far is St Thomas's Church, which dates to the 12<sup>th</sup> century. Next in age comes the Manor House (Edward Gardens) parts of which are probably 17<sup>th</sup> century, followed by The Elms (Lower Road) the core of which may also be of 17<sup>th</sup> century date although it received an extraordinary Gothick face-lift more than two centuries later. The popularity of Bedhampton as a gentlemen's residential area in the 18<sup>th</sup> century is evident from the survival of several Georgian houses of this period. These include the Old Rectory and Bidbury House (both in Bidbury Lane) and the smaller and somewhat later Manor Cottage (Lower Road), Old Mill House (Mill Lane), Spring Lawn (Brookside Road) and Hill Lodge (No.42 Bedhampton Hill). Belmont Castle (Portsdown Hill Road) began c.1800 as a belvedere or tower from which to contemplate the 'beautiful view' and it was afterwards enlarged in the fashionable Gothick style. The Golden Lion (Bedhampton Road), which has been a pub since the earliest known records, also dates from the early 19<sup>th</sup> century. Also in Bedhampton Road, the Old School opened in 1868, and now the Arts Centre, contributes so much to the character of this part of the village that I cannot leave it off although my list has now reached a dozen!

## Hill, Jessica

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**From:** Hill, Jessica  
**Sent:** 26 March 2019 14:28  
**To:** Planning Policy and Urban Design  
**Subject:** Bedhampton CAA consultation FW: Conservation Area Review: corrections 2

Jessica Hill  
Conservation Officer

Tel: 01730 234 219 (Mon, Wed, Thurs & Fri)

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**From:** [REDACTED]  
**Sent:** 24 March 2019 14:53  
**To:** Hill, Jessica <Jessica.Hill@Havant.gov.uk>  
**Cc:** Hayward, David <david.hayward@havant.gov.uk>; Fellows, Peter <Peter.Fellows@havant.gov.uk>  
**Subject:** Conservation Area Review: corrections 2

Dear Jessica,

As promised, here is the second contribution, picking up the typos etc.

Page 6 para 2.3 line 4 Bidbury Lane not Mead:line 6 'east' not 'west'?

Page 7 para 2.9 line 5 should the 'track' be indentified by its now identified name Narrow Marsh Lane?...and should the record show the 19th century provision of the railway bridge?

Page 7 para 2.10 line 1 space between 'setting' and 'but'.

Page 8 para 2.17 add "and all linkd to access via Narrow Marsh Lane."

Page 8 para 2.23 line 1 delete 'up'.

Page 9 para 3.1 line 10 delete the reference to the Danes (see email re John Pile comments).

Page 13 para 3.17 line 4 separate 'post the'.

Page 16 Fig 8 clarify the date for [REDACTED] annotations e.g. 'annotated to show 1842 records by [REDACTED] in XXXX (1990's?)' or refer to Bedhampton Historical Collection records?

Page 21 para 3.35 line 4 the map date is inconsistent with Fig 11.

Page 28 para 4.2 first bullet point Lower Road is also part of the sunken lane network adjacent to the Conservation Area.

Page 30 para 4.10 there are views of the swathe from the railway which provide both the setting of Bedhampton and Havant.

Page 32 para 4.16, perhaps as a separate paragraph, should there be reference to the earth bank boundaries throughout the settlement?

Page 47 Figure 30 'approach from the south along..'?

Page 54 Figure 35 photo caption of Bidbury Lawn is wrong (repeat of Fig 35).

Page 57 Title should say Mission Hall not Chapel.

Page 57 para 7.6 4th bullet point Lower Road not Lane.

Page 59 para 7.18 should this include the banks of the sunken lanes?

Page 60 para 7.20 new highway works 'and associated traffic management measure and/or signage'?

I hope this helps.

In my earlier email I intended to mention the recent evidence revelation related to Donkey Meadow (Mill Field). Deeds related to the former sub station adjacent to the entrance to Bidbury Mead opposite Hulbert Road reveal the position of the railway siding serving the Biscuit Factory together with a building. On further investigation of the census records this turns out to be 'Sidings Cottage' a hitherto unknown addition to the buildings here.

You may wish to add this to the account. It shows how relevant evidence continues to be uncovered.

Kind regards

[REDACTED]

Tel/Fax [REDACTED]

## Hill, Jessica

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**From:** Hill, Jessica  
**Sent:** 26 March 2019 14:27  
**To:** Planning Policy and Urban Design  
**Subject:** Bedhampton CAA consultation FW: Conservation Area Review: corrections 3

Jessica Hill  
Conservation Officer

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**From:** [REDACTED]  
**Sent:** 26 March 2019 11:22  
**To:** Hill, Jessica <Jessica.Hill@Havant.gov.uk>  
**Cc:** Fellows, Peter <Peter.Fellows@havant.gov.uk>; Hayward, David <david.hayward@havant.gov.uk>  
**Subject:** Conservation Area Review: corrections 3

Hello again,

I am sorry that I did not pick this up before but I think there is a problem concerning pages 52 and 53 that may have arisen because HBC decided not to follow the consultant's advice. The cut and paste involved may have resulted in this error.

I am not clear as to whether it is still the intention of the review to draw attention to all the other positive buildings to be found in the surroundings of the conservation area like the converted Manor Farm barn shown in Figure 35 on page 53.

It seems to me that there would have been considerable merit in consulting on all of the recommendations in order to illicit comments and potential hitherto unknown evidence, even if this had a caveat such as paragraph 7.7. It could have then be followed, after consultation, by a commitment by HBC in the final guidance regarding the measures to be taken to safeguard and enhance all of the setting pending further review as set out in paragraph 7.30 on page 61.

The text in paragraphs 5.44 and 5.45 I think relate to The Barn in Mill Lane but there is no picture to accompany them. Figure 35 stands alone and is followed by paragraphs referring to Bidbury Lawn shown in the Figure on page 54 but wrongly titled (previously reported to you).

Kind regards

■

Tel/Fax

■

# Pre-Submission Local Plan

Submit your comments to the Government inspector

February 2019

The council is required to prepare and adopt a **Local Plan** which will guide the development of the new homes, commerce as well as community facilities such as schools and shops that the borough needs up to 2036.

The pre-submission is the version of the plan which the council considers to be 'sound' having taken on board extensive research, advice and public feedback, before it is formally submitted for examination by an independent inspector appointed by the Government.

## What is the pre-submission consultation?

This consultation is for you to formally tell the Government inspector whether or not you consider the council has prepared a sound and legally compliant Local Plan. Parties wishing to submit their view **must** ensure their comments specify whether the plan is **sound** and/or **legally compliant**.

The law requires that comments are made in a certain way. **This form is the only way to submit comments to the Government inspector.**

The form is designed to follow the Government's requirements. Additional support is available online via [www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan). This includes further guidance and a completed example. If your comments are not submitted using the consultation form, they cannot be accepted.

Your completed form must be returned by **5pm on Monday 18 March 2019**. We appreciate your feedback and commitment to making the Local Plan a document that serves the borough now and for future generations.



# Your privacy matters

## How this information will be used

Our legal basis for using your personal data is to meet our legal obligations under planning legislation - the Town and County Planning (Local Planning) (England) Regulations - which require public consultation to be undertaken.

A copy of this form will be passed onto the Planning Inspectorate so that an effective examination of the Local Plan can take place informed by the representations submitted.





## How to complete this form

1. This form can be completed as a PDF document.
2. Please download the PDF before completion, and use viewing software such as Adobe Reader. Do **not** use your internet browser.
3. Please click on the relevant area of the form to complete the section.
4. Sections will **only** accept typed content - **not** images - to fill the available space.
5. You should include **all** of the necessary details and information to support your submission, as a further opportunity to comment is unlikely.
6. Please **re-save** your document with your name included.
7. Please email the completed document to **policy.design@havant.gov.uk**. A hand-completed form can be returned to the address below.
8. Where applicable, please indicate any supporting documents you are submitting alongside your comments in Part C.
9. The Planning Policy Team can be contacted on **023 9244 6539** with any queries you may have.
10. The closing date for completed forms is **5pm** on **Monday 18 March 2019**.

Planning Policy Team

E: [policy.design@havant.gov.uk](mailto:policy.design@havant.gov.uk)

T: 023 9244 6539

Public Service Plaza, Civic Centre Road, Havant, Hampshire, PO9 2AX

**Havant**  
BOROUGH COUNCIL

# PART A: CONTACT DETAILS

Please provide your contact details and those of your agent (if appointed).

<b>Contact name</b>	<input type="text"/>
<b>Organisation</b>	<input type="text"/>
<b>Email</b>	<input type="text"/>
<b>Phone</b>	<input type="text"/>
<b>Address</b>	<input type="text"/>
<b>Postcode</b>	<input type="text"/>

<b>Agent name</b> (if applicable)	<input type="text"/>
<b>Organisation</b>	<input type="text"/>
<b>Email</b>	<input type="text"/>
<b>Phone</b>	<input type="text"/>
<b>Address</b>	<input type="text"/>
<b>Postcode</b>	<input type="text"/>



# PART B: YOUR REPRESENTATION

## Legal Compliance:

1: Which part of the Local Plan are you commenting on?

<b>Policy number</b>	<input type="text"/>	<b>Evidence Base Study</b> <input type="text"/>
<b>Paragraph number</b>	<input type="text"/>	
<b>Page number</b>	<input type="text"/>	

2: Do you consider the Local Plan has been prepared in line with legal and procedural requirements?

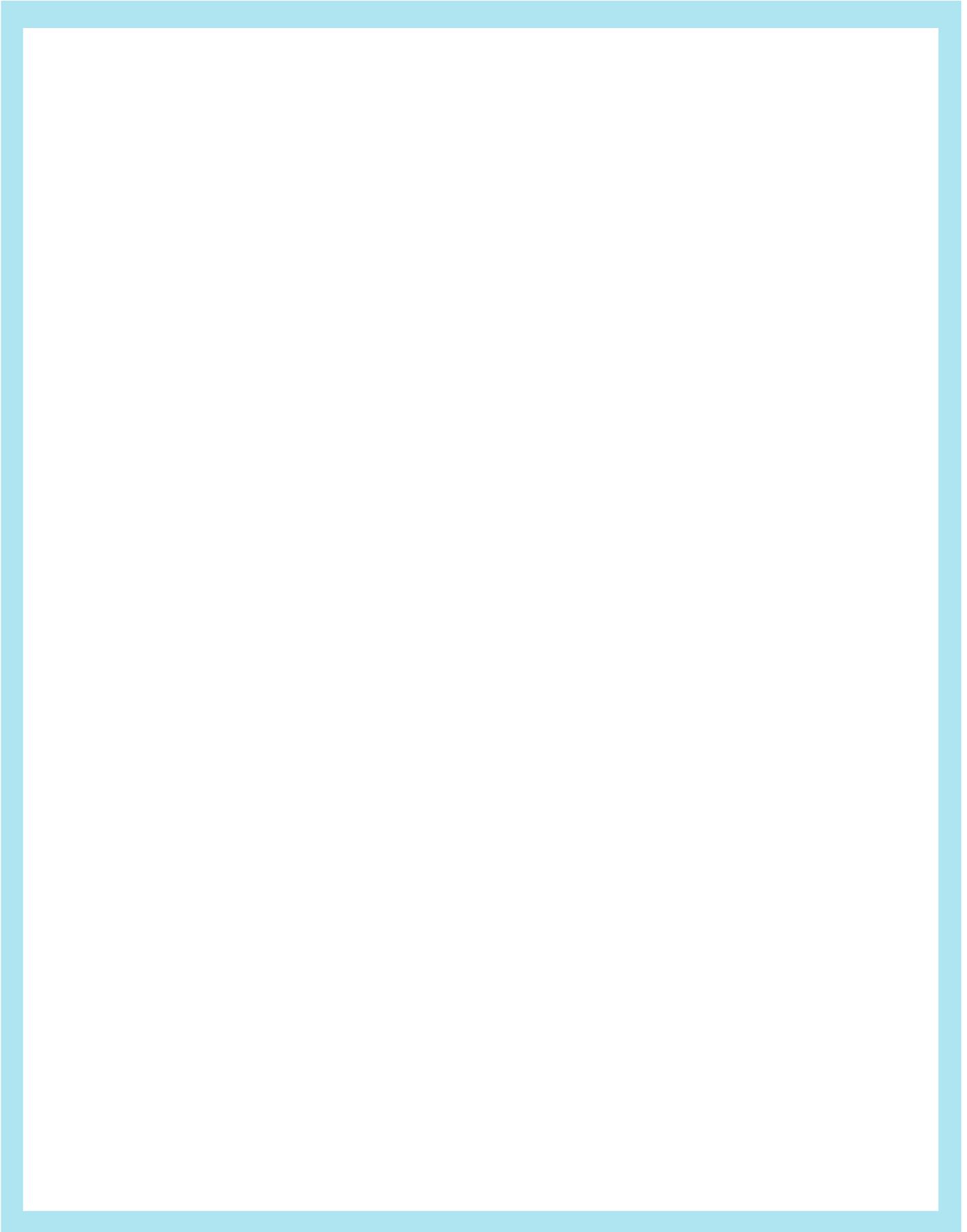
Please see guidance notes.

<b>Yes</b>	<input type="text"/>	<b>No</b>	<input type="text"/>
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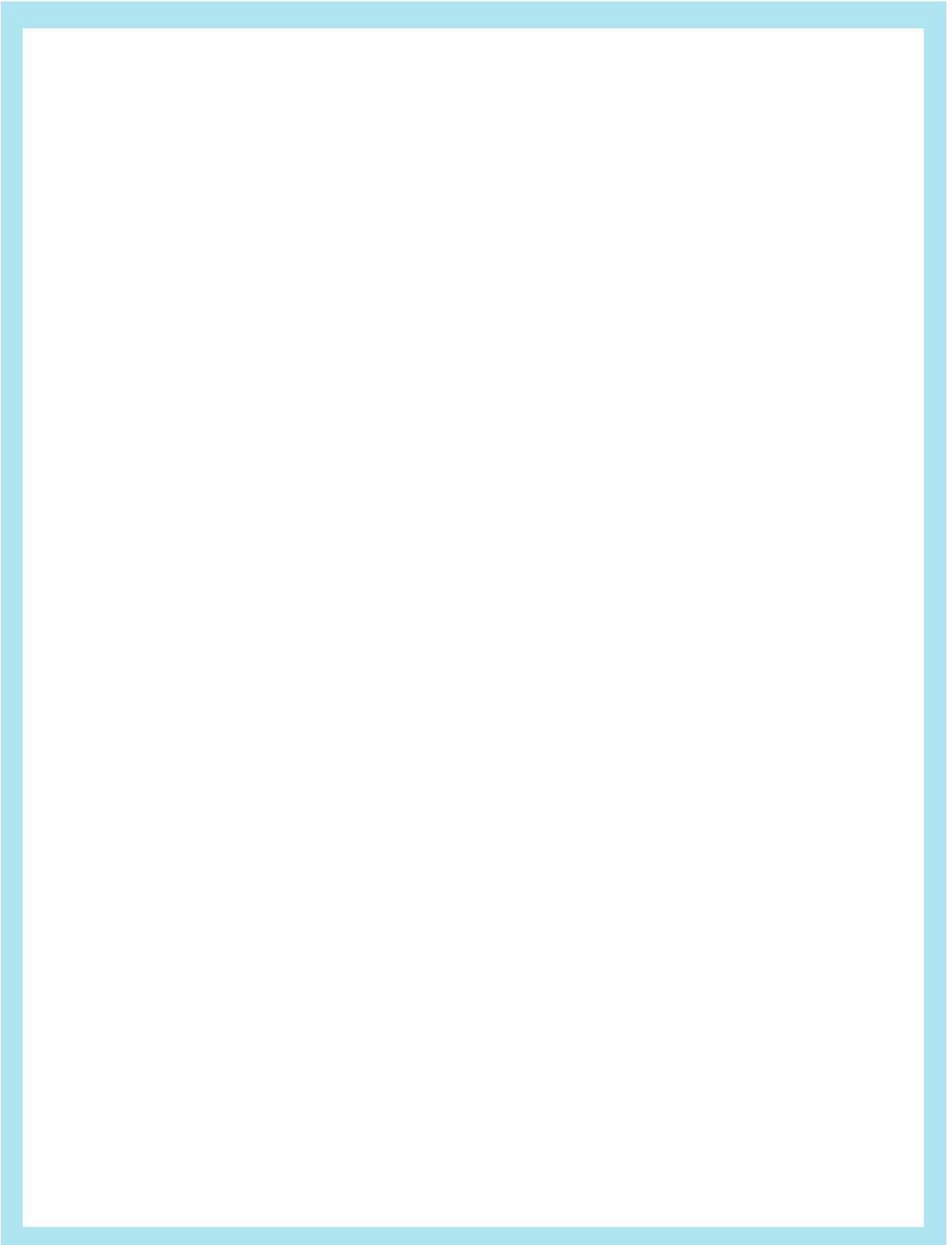
**3:** Please give the reason(s) why you do or do not consider the Local Plan document to have been prepared in line with legal and procedural requirements?

Please be as specific and concise as possible in your response.



**4:** Please explain what changes or actions are needed to make the Local Plan legally compliant.

Please suggest revised wording of any policy or text.



# Soundness:

5: Which part of the Local Plan are you commenting on?

<b>Policy number</b>	<input type="text"/>	<b>Evidence base study</b> <input type="text"/>
<b>Paragraph number</b>	<input type="text"/>	
<b>Page number</b>	<input type="text"/>	

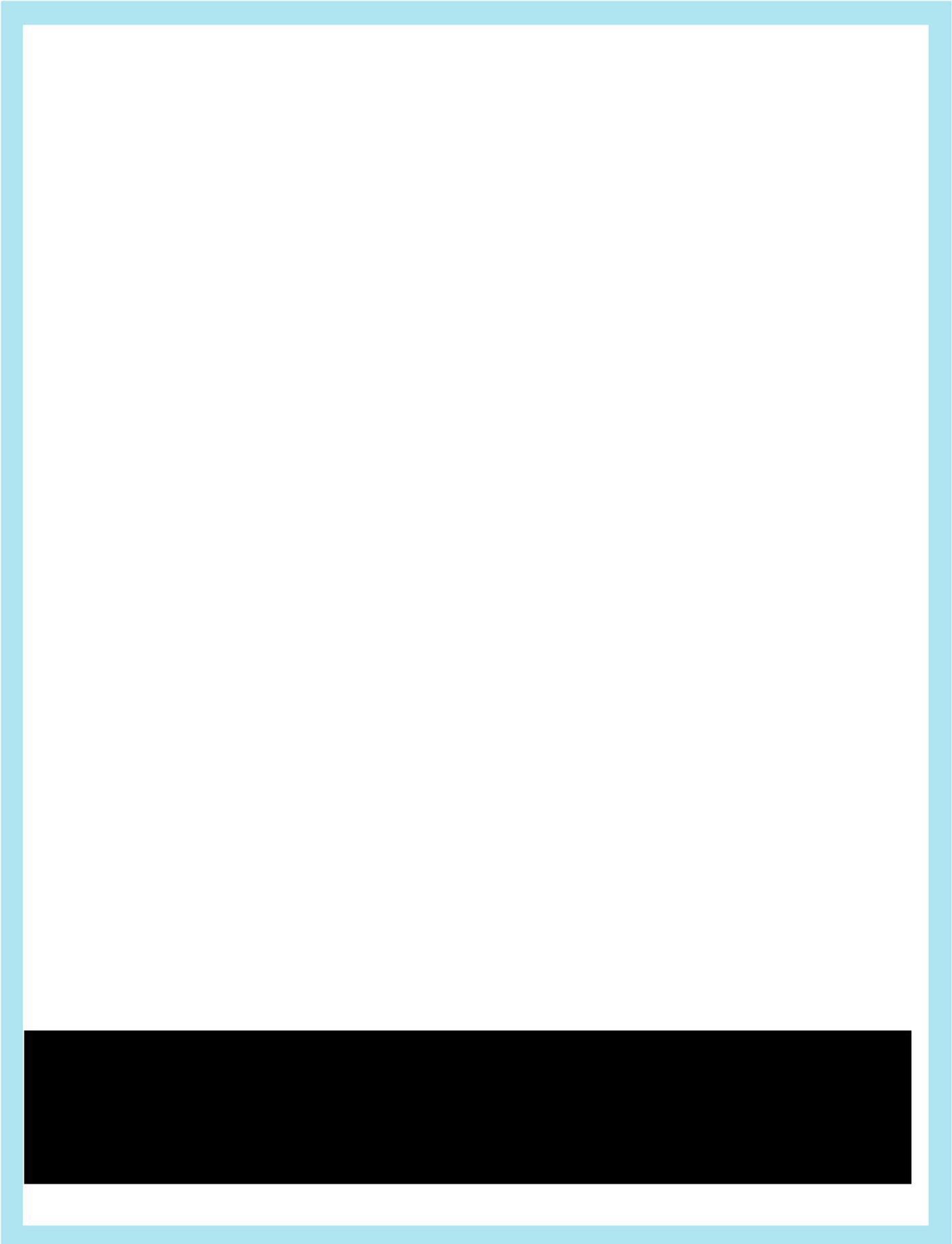
6: Do you consider the Local Plan is sound in terms of being:

	<b>Yes</b>	<b>No</b>
<b>Justified</b>	<input type="text"/>	<input type="text"/>
<b>Effective</b>	<input type="text"/>	<input type="text"/>
<b>Positively prepared</b>	<input type="text"/>	<input type="text"/>
<b>Consistent with National Policy</b>	<input type="text"/>	<input type="text"/>



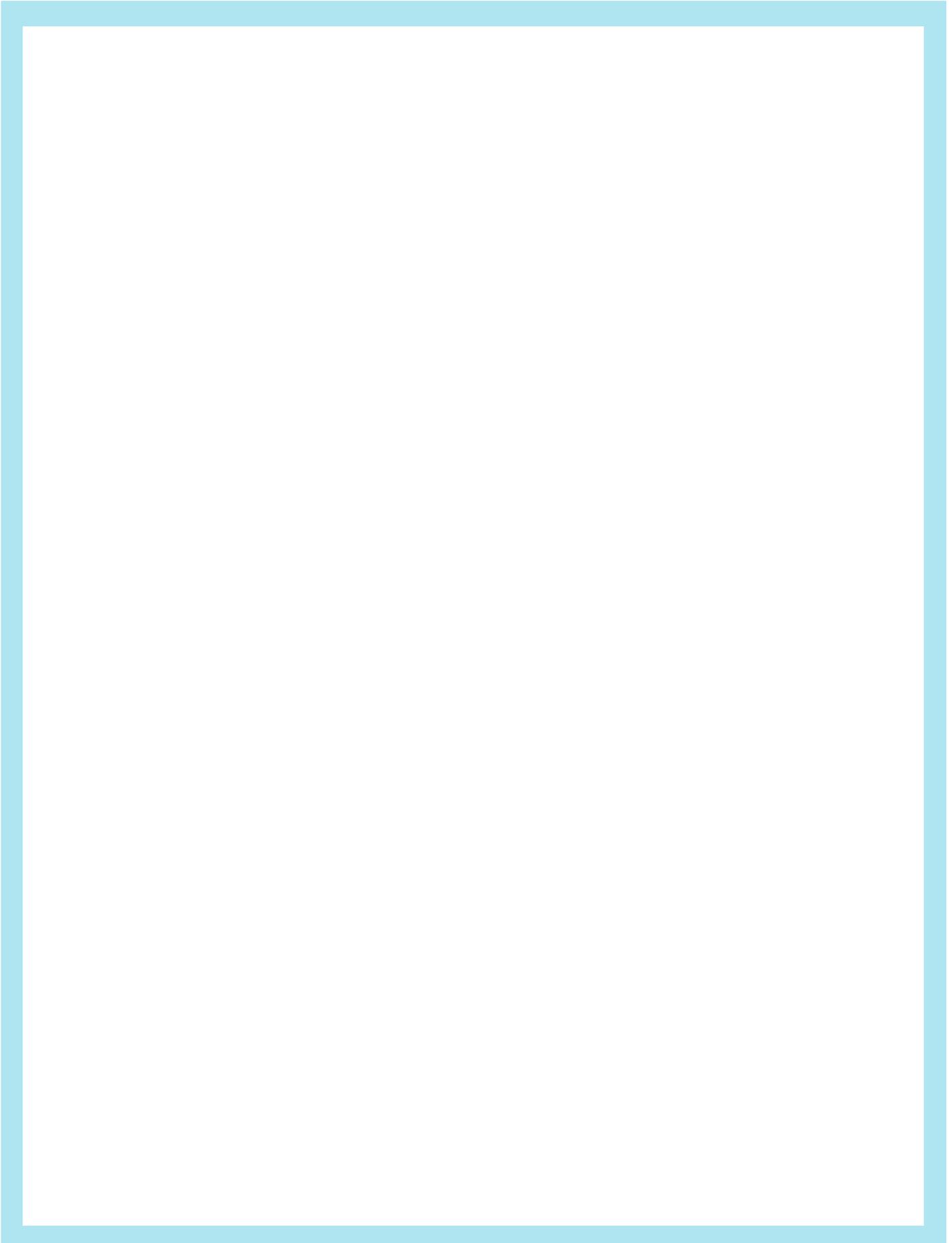
**7:** Please give the reason(s) why you do or do not consider the Local Plan document to be sound.

Please be as specific and concise as possible in your response.



**8:** Please explain what changes are needed to make the Local Plan sound.

Please suggest revised wording of any policy or text.



**9:** If you are seeking a change to the plan, would you like to appear at the examination hearings?

**Yes**

**No**

Please be aware that your comments within this form will carry the same weight as any evidence presented at the examination hearings. It is the inspector's choice as to who is invited to appear at the hearings.

**10:** If you wish to appear before the inspector at the examination hearings, please explain why this is necessary.

**11:** Do you wish to be notified of the following:

- The Local Plan has been submitted for examination
- The appointment of an independent examiner
- The adoption of the Local Plan

**Yes**

**No**

**12:** Please confirm the date that this form was completed.

**Date**

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# **PART C: SUPPORTING DOCUMENTS**

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Please list any supporting documents that you are submitting with this form.

**Hill, Jessica**

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**From:** [REDACTED]  
**Sent:** 18 March 2019 15:40  
**To:** Planning Policy and Urban Design  
**Subject:** Old Bedhampton Conservation Area consultation

Dear Sir/Madam

I am writing in response to your consultation on the above document. As you are aware we control land to the south of Lower Road, which has been identified as suitable for residential development in the Council's emerging Local Plan. Our planning consultants, Luken Beck, have submitted separate representations supporting this allocation as part of the Council's recent Local Plan consultation.

We support the findings of the Old Bedhampton Conservation Area Appraisal and in particular paragraph 7.7 which concludes that it would not be appropriate to extend the current Conservation Area boundary to incorporate land south of Lower Road.

Should the Council be minded to make changes to the document following this consultation exercise, we would be grateful if you could notify us.

Regards

[REDACTED] | Head of Planning

Tel: +44 (0)23 [REDACTED] | [REDACTED]

Website : [www.bargatehomes.co.uk](http://www.bargatehomes.co.uk)



[REDACTED]

# Old Bedhampton Conservation Area Appraisal, January 2019.

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## Bedhampton Heritage Alliance Representation March 2019.

This submission is made on behalf of the [REDACTED] formed to protect the Heritage of Old Bedhampton. It consists of [REDACTED], [REDACTED]

[REDACTED]. It also represents the 1,785 residents and visitors who petitioned Havant Borough Council on 13<sup>TH</sup> February 2018. The Alliance held a public meeting on 27<sup>th</sup> February 2019 at which several unanimous votes backed the Alliance to make a number of representations to HBC regarding The Old Bedhampton Conservation Review Appraisal. Some were in favour of the Borough's proposals based on the evidence available. The meeting, also unanimously mandated the Alliance to propose an extension of the Conservation Area to include the carriageway, verges and hedges of Lower Road, Old Manor Farm, Farm and Workers Cottages as well as Narrow Marsh Lane and its railway bridge.

### Conservation Area and Heritage Assets.

This contribution shall seek to demonstrate how the whole area (Map 1) provides a cohesive place with historic evidence that surrounds the core of the village and why the Appraisal should make a change to its recommendations for boundary extensions to HBC Cabinet and Full Council.

The Conservation Area was last reviewed 25 years ago, 1994. Best practice guidance suggests a review cycle of every 5 – 10 years. The current review for consultation makes 9 recommendations which are broadly supported (paragraphs 7.8 to 7.29) but perversely and perhaps deliberately excludes one suggestion made by an Independent Heritage Consultant with superficial reasons that do not survive scrutiny. The Appraisal document also makes some presentation errors and factual inaccuracies which will be listed elsewhere (R Tate email to Jessica Hill 24/03/19, part 1 & 2) .

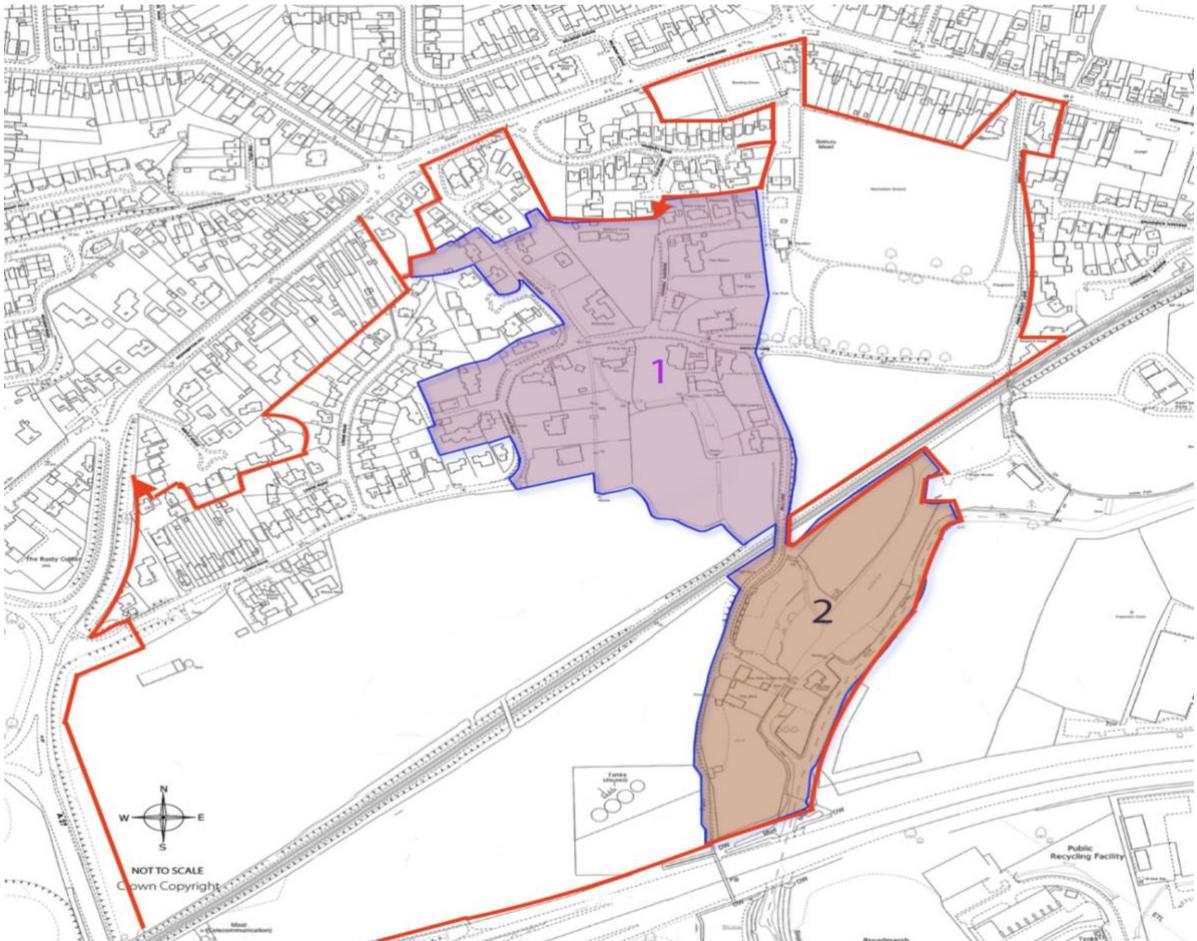
The knowledge and understanding of the current Conservation Area, the History, the Heritage and its settings are relatively well documented although there appears to be a palpable lack of understanding of the uniqueness of Old Bedhampton amongst decision makers. The Old Bedhampton Conservation Area Appraisal, January 2019 is in the main playing catch up, given the 25 years that have elapsed since the last review. There is no detailed assessment of future threats and consequently no documentation of a strategic plan for ongoing maintenance and development of Old Bedhampton. Paragraphs 7.6 and 7.7 acknowledges the Independent Heritage Consultant's suggestion of a further extension

to include Lower Road west of the Triple Bend. This has been rejected on the grounds that the farmland should not be included as it is of no architectural or historic interest and lacks physical content. However quoting from paragraph 2.8 of the Appraisal document: “.. the historic landscape and field patterns remains remarkably intact, including the network of routes, tracks and paths, some of which have their origins recorded as far back as the 1770s. Narrow Marsh Lane and its Victorian railway bridge, Old Manor Farm (a positive building of local interest) and Lower Road Cottages have the same historical post railway importance as does the Old Bedhampton School and Mission Hall Area. In addition, the surrounding land is considered to be of “Archaeological Importance” (paragraph 2.15).

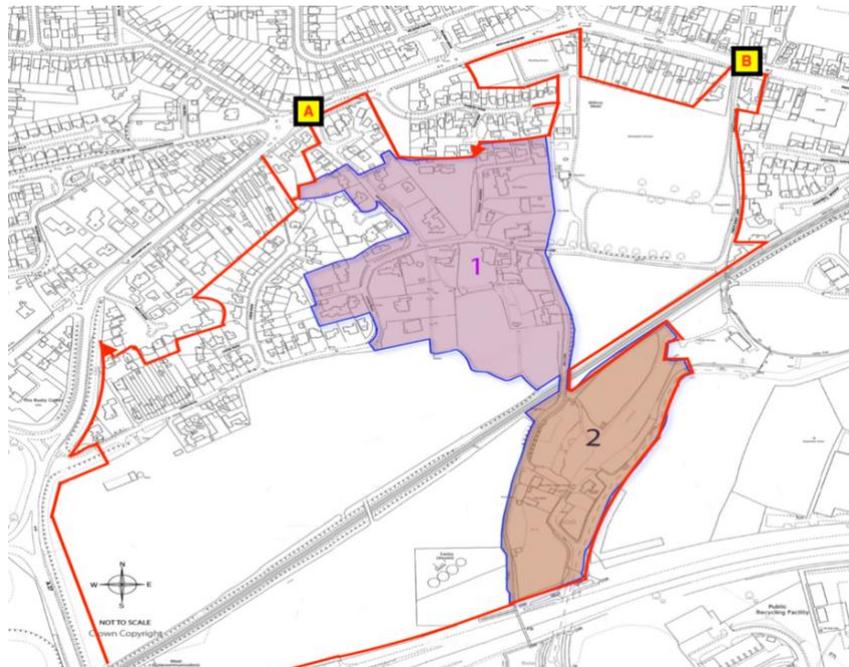
Up to this date, any appraisal of Old Bedhampton has naturally focused on the core centre around the Church of St. Thomas and Mill Lane. The area bounded in red on Map 1 demonstrates a single discrete area (“Greater” Old Bedhampton) which measures approximately 1km from west to east (west Lower Road to north Kingscroft Lane) and 0.75km from north to south (the Hulbert Road portal to the southern end of Mill Lane). This area is only accessed by 2 vehicle access points (Map 2). This is in comparison to 8 pedestrian/cyclist access points (Map 3). The discrepancy between walkers/cyclists and motor vehicles explains and emphasises the social character of the area as a tranquil and safe pedestrian/cycling asset. This asset serves not just local residents but also residents from the west, north and east of Old Bedhampton who come to enjoy the History and Heritage assets at its core. The area is also an important transit point for walkers and cyclists to access The Broad Marsh shore line of Langstone Harbour safely by using the pedestrian bridge across the A27. Once at Broad Marsh there is then the choice of using the coastal path to Langstone (Wayfarers Walk) and beyond or the coastal path to Farlington (Shipwrights Way Walk) and beyond.



**Broad Marsh looking south across Langstone Harbour across to Portsmouth.**



**“Greater” Old Bedhampton Area (Map 1).**



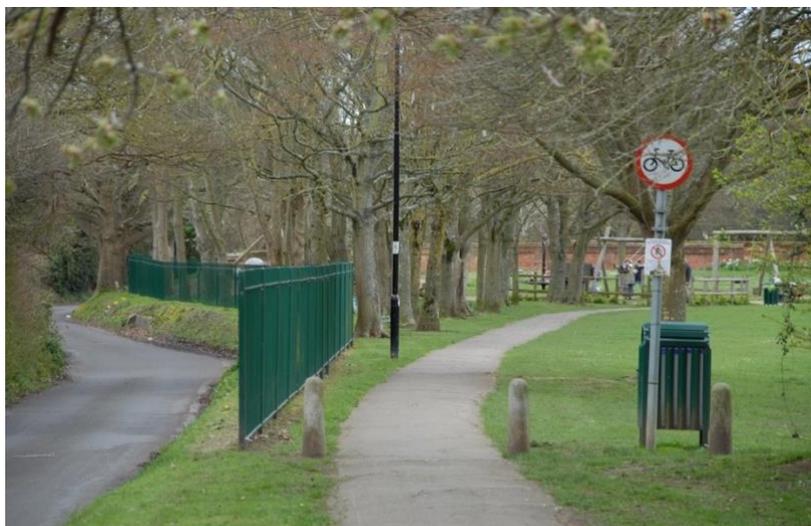
**Motor vehicle access points. (Map 2).  
The area is served by only Brookside Road and Kingscroft Lane.**

Brookside Road (A) is the main access. It is in substantial parts a shared space (without pavements) and runs through the Conservation Area to the heart of Old Bedhampton. It currently serves 126 households, St. Thomas Church, The Tennis Courts and Bowling Club, Cricket and Football on the Mead as well as Family recreation at the adventure area and an authorised light industrial Unit at the western end of Lower Road.

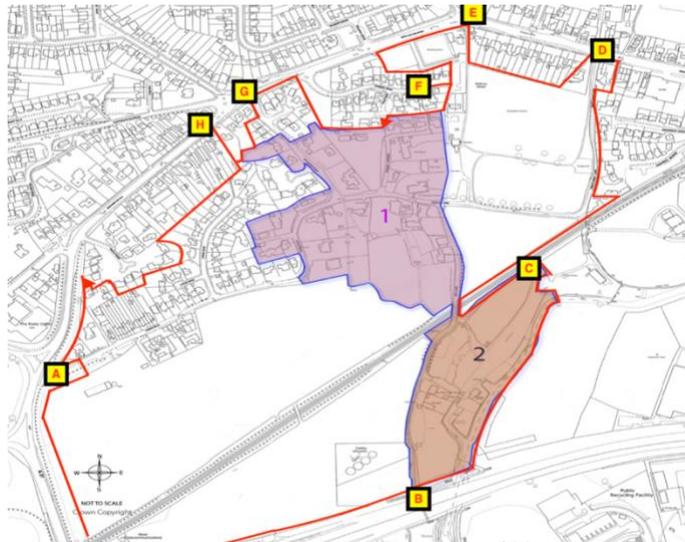


**Brookside Road.**

The second road portal is Kingscroft Lane (B) which is a single track sunken lane with no pavements or verges which leads into Bidbury Lane and then Lower Road, all of a similar character. Travelling against the contour created a deeper cut (in Kingscroft) than along the contour (in Bidbury Lane and Lower Road) thus resulting in less cut and spreading occurring.



**Kingscroft Lane.**



### 8 Pedestrian/cyclist Access Portals (Map 3).

All 8 of these pedestrian/cycle portals convey a distinct feeling of arriving at or leaving the area of “Greater” Old Bedhampton. On the one side there is the frenetic activity and congestion of traffic on either the Rusty Cutter Roundabout, Bedhampton Hill Road or Bedhampton Road (B2177), whilst on the other side and within yards there is the immediate transformation to an area of tranquillity and beauty with the feeling of safety.

This balance between pedestrian and vehicular penetration of this area gives the experience of the whole area the same character. One that has been recognised as having an air of tranquillity that is attractive to visitors and contributes to a feeling of wellbeing.

### A. The western end of Lower Road



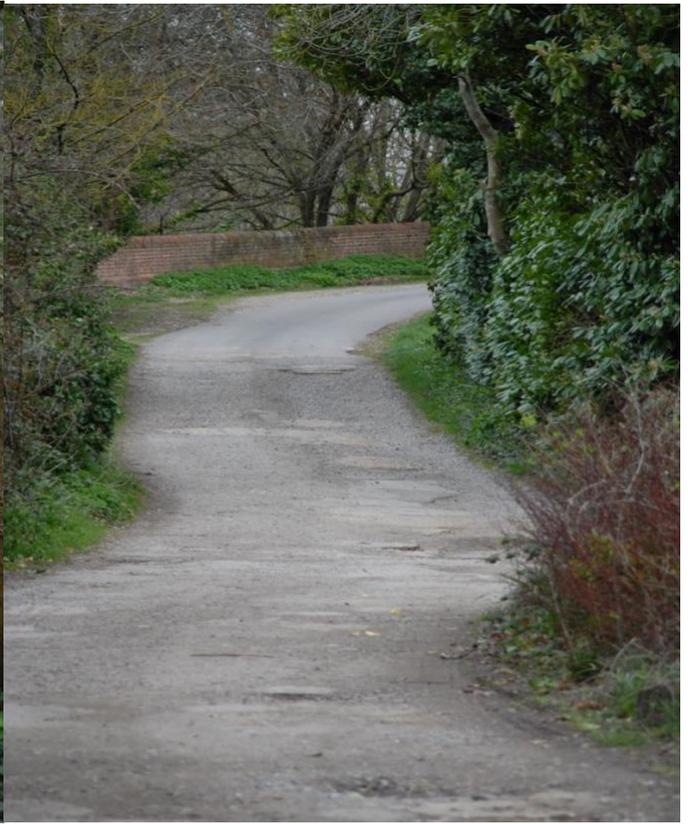
Leaving

Arriving

**B. The south end of Mill Lane**

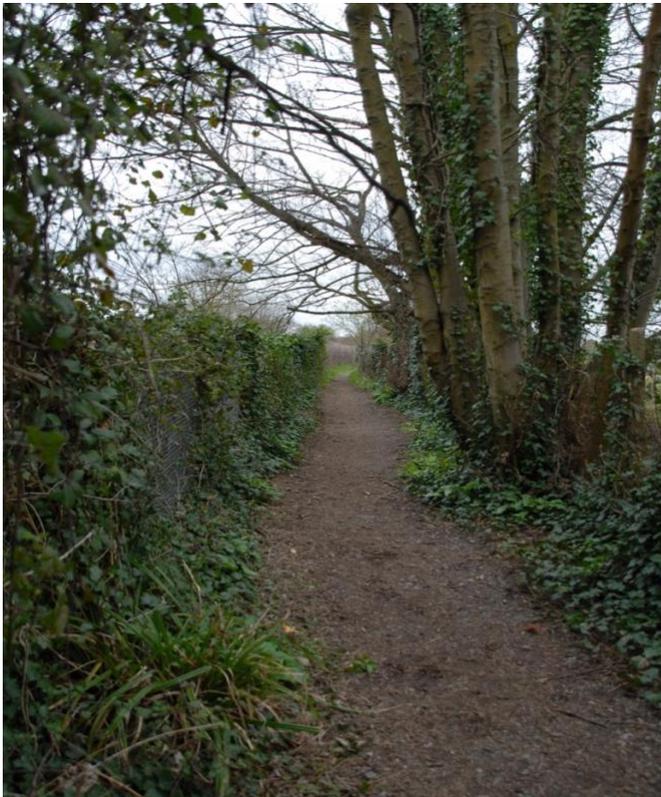


**Leaving**



**Arriving**

**C. Mill Lane, east**



**Leaving**



**Arriving**

## D. Kingscroft Lane, north



Leaving



Arriving

## E. Hulbert Road



Leaving



Arriving

## F. Nursery Road



Leaving

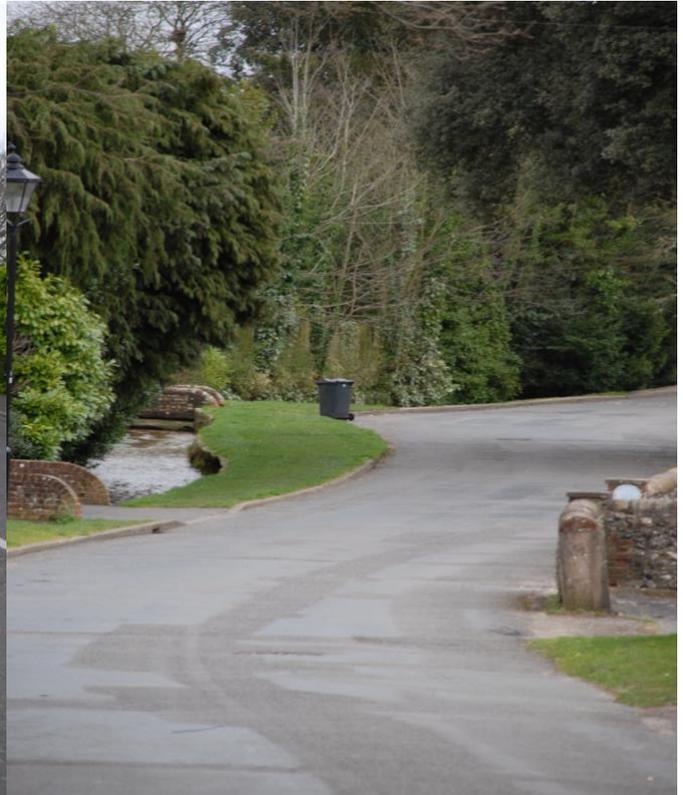


Arriving

## G. Brookside Road



Leaving



Arriving

## H. Lodge Road Cut



**Leaving**



**Arriving**

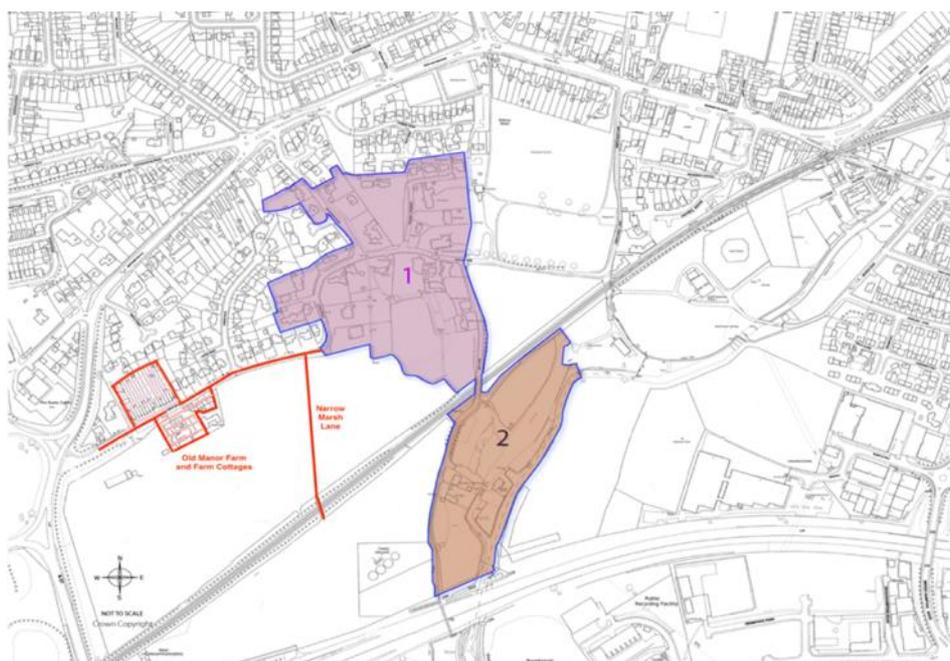
Walkers and cyclists appreciate and enjoy the ease of access to these beautiful areas. The sense of wellbeing is enhanced by the tranquillity, ambiance of significant heritage and relative safety resulting from a lack of vehicular interference. Through cyclists preferring to use Lower Road and Kingscroft Lane as opposed the nearby trunk road network when passing from west to east and visa versa. This privileged facility is a definite positive factor promoting health and wellbeing for all residents living within “Greater” Old Bedhampton and its surrounding wards.



Families and sportsmen/women enjoying the facility of Bidbury Mead appreciate the beauty, tranquillity and feeling of safety as compared to those areas surrounding Old Bedhampton to the north, east and west.



Kingscroft Lane, Bidbury Lane and Lower Road are the only remaining elements of the Havant to Portsmouth turnpike. The 3 elements of sunken lanes are a continuum of which the former 2 are deemed worthy of conservation. It appears arbitrary and illogical to ignore Lower Road and its converted farm buildings and workers cottages which are also of equal value and historic duration as Bedhampton School and Mission Hall Area.



**Extension of Conservation Area to Lower Road, Old Manor Farm, “Workers” Cottages and Narrow Marsh Lane, Map 4.**



**Part of Old Manor Farm, circa 1900, now converted to residential properties. A Positive Building of Local Interest.**

Quoting from the Appraisal document: “There are a limited number of designated listed buildings within the conservation area. Some non-designated buildings have been identified as positive buildings due to their heritage value as they make a positive contribution to the character and appearance of the conservation area, local distinctiveness and sense of place.....” (paragraph 7.12). “However, and even if on the local list, this provides no additional control, but it is an objective of the NPPF to conserve such buildings as they carry material weight when determining the outcome of a planning application” (paragraph 7.13).

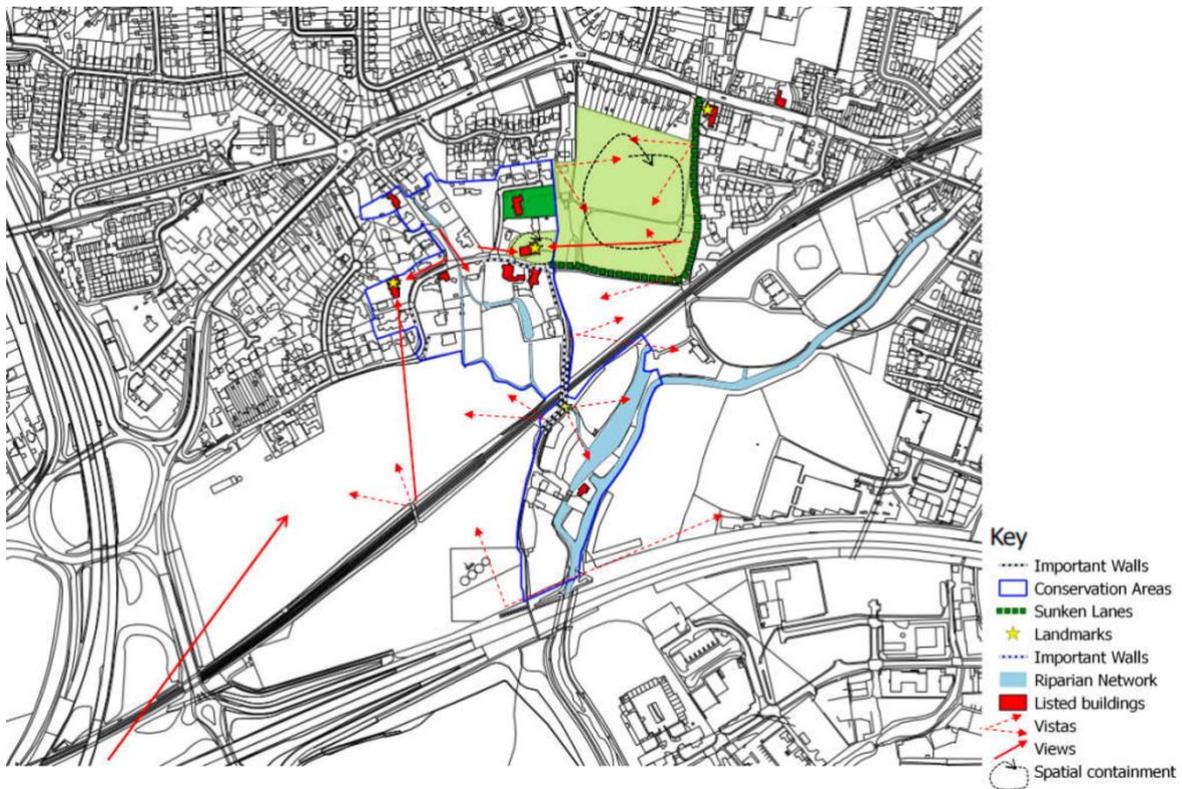


**Lower Road “Workers” Cottages**

Quoting from the Appraisal document: “The route of Narrow Marsh Lane which is known to have existed in circa. 1770 and on historic map dating from 1797 (Figure 6), which leaves Lower Road and leads to a bridge over the railway line to the land beyond. Recorded as a route in the late 18th century, it is now a track. The link to the harbour was severed by the construction of the A27 by pass (paragraph 2.9). The historical association with Belmont to the north is indicative of the historical importance and significance of this route for access to Broad Marsh and the harbour for the owner, to serve the adjacent lands and in the wider context for the settlement.” (paragraph 3.22). “There is evidence of the public use of Narrow Marsh Lane up to 1957 from the records of historian John Pile, dated 9.10.1994. ‘early routes remaining in use in 1957.’” (paragraph 3.36). In fact, there is recorded evidence of recreational use by local residents at least till circa 2005 at which time access was denied. An ongoing historic search has yet to demonstrate a formal closure order.



**The north end of Narrow Marsh Lane leading to the early Victorian railway bridge.  
The southern end of Narrow Marsh Lane at Landing Place in Langstone harbour as seen  
on the historic map above.**



**There are no views identified from Lower Road on the above Townscape plan. There are several views available, such as Lower Road to the Mill Lane bridge.**

The 40 year old shelter belt of 40' high Leylandii type conifers is described as “intrusive” (para 2.9) and are not deserving of their TPO designation as they obliterate views to and from Lower Road to the Conservation Area at Mill Lane and completely obscure the open rural setting to the south and west of the Conservation Area.



**Mill Lane Bridge from Lower Road.**

Not shown, are views to be had from the large numbers of trains passing daily that provide an image not only of the setting of Old Bedhampton but also that of Havant itself and its historic relationship with the valuable coastal lands on the shore of Langstone Harbour.

It is hoped that the area of “Greater” Old Bedhampton as outlined on Map 1 has been shown to be one discrete entity with all parts being interdependent to form what is a unique enjoyable historical and architectural environment and is in part an Area of Archaeological Importance (paragraph 2.15). Whilst some physical parts are deserving of designation as a Conservation Area, others are equally important for providing a semi-rural quality to the setting of the whole area. It may be argued that this is a unique microcosm in Havant Borough which demonstrates the history of the area over the past 250 years whilst remaining vibrant in tranquil unassuming way.

To avoid taking a long term strategic view to protect and enhance the whole area (“Greater” Old Bedhampton) leaves the western approach (western Lower Road) vulnerable to piecemeal permitted development (e.g. brick walling Lower Road verge banks) which will erode its extensive character and in turn undermine The Conservation Area and its tranquillity that currently makes it such a valuable attraction for recreation and therefore health and wellbeing. Conservation Area status accompanied with an Article 4 Direction should be agreed with local residents to prevent further erosion of the evidence and setting.

1.19 Paragraph 185 of the NPPF requires that, “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

The HBC Old Bedhampton Conservation Appraisal January 2019 has made a reasonable attempt at catch up from 1994 but now needs to be more imaginative and put in place safeguards for the whole of “Greater” Old Bedhampton. Protection and enhancement will not be achieved with quarter century reviews. The strategic plan should be considered to be a living and evolving project as more and more evidence continues to come to light. It is clearly understood that Havant Borough Council heritage resources are severely constrained, but The Bedhampton Heritage Alliance is willing to assist as it has already demonstrated with numerous positive actions to date.

### **Recommendations:**

1. Enact the 9 recommendations made in the Appraisal document.
2. Extend the Conservation Area to include Lower Road, (carriage way, hedges, verges and banks), Old Manor Farm, “Workers” Cottages and Narrow Marsh Lane with Railway Bridge.

3. Extend a path from the south side of Narrow Marsh Lane bridge to Mill Lane along the south side of the railway in order to make a circular walk for even the most physically challenged.
4. Work closely with Bedhampton Heritage Alliance to protect and enhance “Greater Old Bedhampton and Broad Marsh water front for future generations.
5. Consider establishing a visitor’s centre to exhibit educational material of the local history, geology, environment and ecology with some refreshment.
6. Support the Alliance in developing its fledgling “Time Travellers Self Guided Walk”.
7. Discuss with land owners and the local community innovative ways of using the farmland (community farm?) that protects and enhances the conservation Area and its settings as well as the local environment and ecology, if the land is no longer to be used for farming.

#### References:

1. NPPF 7/18.
2. The Old Bedhampton Conservation Area Review Appraisal, HBC January 2019.

## **Submission to Havant Borough Council regarding the Old Bedhampton Conservation Area Review 2019.**

### **1. Introduction.**

- 1.1 This submission is made on behalf of the [REDACTED] [REDACTED] formed to protect the Heritage of Old Bedhampton. It consists of [REDACTED] [REDACTED], [REDACTED] [REDACTED] and [REDACTED] [REDACTED]. It also represents the 1,785 residents and visitors who petitioned Havant Borough Council on 13th February 2018.
- 1.2 The Alliance held a public meeting on 27th February 2019 at which unanimous support backed the Alliance to make a number of representations to HBC regarding the Old Bedhampton Conservation Review Appraisal. Some representations in favour of the Borough's proposals. Some by way of comment and also, based on the evidence available, to propose an extension of the Conservation Area westwards to include
- (i) the carriageway, banked verges and hedges of Lower Road,
  - (ii) Old Manor Farm conversion and Farm Cottages
  - (iii) the workers cottages on the north side of the Lower Road
  - (iv) Narrow Marsh Lane and its railway bridge.
- 1.3 A separate submission is being made by [REDACTED] to cover the whole of the old village based upon it being a complete entity within the Borough's heritage and as such worthy of protection and enhancement. This submission will examine the evidence and case related to each identified parcel of properties/lands.
- 1.4 Two relevant emails have been sent on 24<sup>th</sup> March 2019. One relates to errors of fact within the consultation. The other to typographical errors.
- 1.5 This submission examines the Boundary Review and proposed extensions to the area and those currently excluded but recommended by the independent heritage consultant for consultation.
- 1.6 Further prior submissions have been made by [REDACTED] in response to the consultation on the Pre-submission Local Plan (PsP) 2036 related to proposed housing on land south of Lower Road (H20) and the irreparable detrimental harm this will do to the Conservation Area and its setting and provided evidence of heritage assets here that are not currently protected but BHA consider are worthy of such protection and enhancement.

### **2. NPPF, Planning (Listed Buildings and Conservation Areas) Act 1990 and advice from Historic England.**

- 2.1 [REDACTED] has already illustrated how the PsP 2036 fails to follow the guidance in the NPPF(2019) {Review paragraph 1.2}. The advice given by Historic England came in August 2018 before the consultant's work was finished and may now require updating.
- 2.2 [REDACTED] understands that the HBC officers wish to focus primarily upon the physical aspects of *special architectural or historic interest* to be found within the area. With this in mind [REDACTED] have sought to concentrate on this

aspect of the heritage assets located within the surroundings of the current conservation area boundary albeit they have uncovered much evidence of the use of the lands that has historic significance.

- 2.3 Notwithstanding this, the review appears to have some inconsistencies within the approach adopted and these have also guided these representations e.g. paragraph 4.2 mentions both Kingscroft and Bidbury Lanes as sunken 'rural' lanes but neglects to include Lower Road and any analysis of it despite it being of similar length and continuity and part of the same turnpike route.

### **3. Bidbury Mead.**

- 3.1 ■■■■ **supports** the inclusion of Bidbury Mead and notes that HBC consider that the sunken lanes and the historic uses of the land contribute to the justification for its inclusion.
- 3.2 It is noted that there are no historic buildings here only structures.
- 3.3 The Local Plan 2036 also indicates that it will be designated as a 'Green Space', which too is supported.
- 3.4 It is hoped that the management plan for this area will seek to prevent further erosion of the sunken lane character of Kingscroft Lane by the creation of accesses to properties on the east side. It should also resist any widening of the lane as a result of increased use by vehicles wishing to leave the area and travel in a easterly direction as a result of restricted movements being introduced at the exit from Brookside Road.

### **4. Old School and Mission Hall area.**

- 4.1 ■■■■ **supports** the inclusion of this area and notes that HBC consider that the presence of positive buildings (cottages) that are associated with post railway development contribute to the justification for its inclusion.
- 4.2 It is assumed that this will involve more research and analysis of the buildings here to add to the guidance together with any additions to the Management Plan.

### **5. Triangle of land south of Bidbury Lane.**

- 5.1 Known as Donkey Meadow (previously Mill Field) is devoid of special architectural interest but has a rich historic interest in the evolution of the village, which even now as a result of this consultation is still being revealed.
- 5.2 The hedgerow and brick wall along the northern boundary respectively form part of the sunken lane character of Bidbury Lane and one element of the various water related installations within the area. These will be safeguarded by their inclusion within the boundary of Bidbury Mead (3 above).
- 5.3 Historic interest comes from records that show, inter alia, here was a Manor House, that became the Poor House, a biscuit factory, some workers cottages, a railway siding and wagon turntable and only recently uncovered a related property known as Siding Cottage.
- 5.4 The absence of any buildings allow views across the land to be available that are only marred by the presence of the allotments. Relocation of the allotments and/or perimeter planting to provide a screen could enhance these views. In particular relatively close views from passing trains enable

an appreciation of the openness of the current setting of the church, The Granary and Bidbury House. Bidbury Mead also provides a vantage point from which to look across this land to appreciate the railway bridge on Mill Lane and the open setting of the village provided by its coastal rural position. This two way facility includes views along the northern section of Mill Lane and from the railway bridge that can take advantage of the limited amount of enclosure along the western boundary of the land to appreciate the attractive setting of Bidbury Mead.

- 5.5 All these attributes are worthy of safeguards, interpretation and enhancement. The guidance should embrace this.
- 5.6 [REDACTED] understand that HBC will engage in a dialogue and research with Portsmouth Water Company, who own Donkey Meadow, with view to possible measures to protect the heritage assets of the waterworks and tell the “Story of Water” and its role in the development of the Bedhampton and the Borough. Given this, [REDACTED] **support** the inclusion of this land within such a wider initiative.
- 5.7 Bidbury Mead Friends will be happy to discuss their proposals for further enhancements here and measures to prevent current threats to the amenities here.

## **6. Portsmouth Water Company.**

- 6.1 Murphy Associates identified that the land south of the railway and east of Mill Lane contains some significant buildings and structures associated with the operations of Portsmouth Water Company. A footpath runs through this area linking Mill Lane railway bridge with properties south of Bedhampton Halt. This route may be particularly attractive to employees at the businesses along Harts Farm Way.
- 6.2 [REDACTED] recognise that a detailed examination of these assets and their potential to be part of an extended conservation area or a stand-alone designation was beyond the brief accepted by Murphy Associates.
- 6.3 [REDACTED] **support** the approach outlined in 5.6 above as it relates to this area.

## **7. Land south of Lower Road.**

- 7.1 [REDACTED] **does not support** the exclusion of this area from consideration as a possible extension to the conservation area.
- 7.2 This area includes all the farmlands north of the A27 bypass, east of the Broadmarsh Junctions and west of Mill Lane excluding the Glebe lands south of the Rectory that are already within the conservation area boundary. The commission also looked at properties in Lower Road itself.
- 7.3 The issues surrounding heritage protection and enhancement have been heightened by the Local Plan 2036 proposals for site H20 which pre-date the Review and appear to be in conflict with the duty of HBC set out in the Introduction to the consultation Appraisal.
- 7.4 Bedhampton Historical Collection have so far uncovered much evidence related to the historical significance of the use of the farmlands and the public access to the harbour and foreshore by the population of the village as it grew and particularly by those with an ownership of parcels of the land who also have significant properties in the area as well as links with the Lord of the Manor and the Winchester Diocese.

- 7.5 Whilst the lands may not contain anything of '*special architectural interest*' there is clear evidence of two items of '*special historic interest...which is desirable to preserve or enhance.*' This relates in particular to Narrow Marsh Lane and its railway bridge. The remains of the harbour landing are still evident and, whilst the mid section has been lost to land reclamation associated with the A27 bypass construction, the northern section remains and was in regular public use until recent times.
- 7.6 Protecting and designating this strip of land would be consistent with preserving evidence of other significant historic connecting routes within the Borough e.g. the Hayling Billy line and the Hayling Island wade way. It would also be consistent with the present conservation area boundary, which has a narrow section covering the Mill Lane bridge alone.
- 7.7 It should be noted that previous uses of Bidbury Mead are used by HBC in support of an extension here. Historically the use of Bidbury Meads was '*mainly fields*'. So, recognising the previous uses of the farmland, whilst it might be difficult to decide where to draw any boundary line, would not be inconsistent with this justification.
- 7.8 The area is despoiled by the presence of the non-native shelterbelt. This blocks continuous vistas of the setting of the village. Its original purpose was short lived and it has no current purpose. It is not set on any historic boundary line. Its removal would enhance the setting of the existing conservation area. To include this line of trees together with Narrow Marsh Lane would provide an opportunity to remove them as part of a Management Plan. It offers a logical position for a tightly drawn boundary extension.
- 7.9 Lower Road contains a greater amount of post railway development (positive buildings) than found in Bedhampton Road together with converted buildings that have retained their '*special architectural or historic interest*'. The workers cottages on the north side of the road are set above the carriageway, which reinforces the sunken lane character of the road.
- 7.10 This evidential character is continued along both sides of the road up to the present conservation area boundary. It would appear inconsistent to include these characteristics found in Kingscroft and Bidbury Lanes within the Bidbury Mead proposal and leave out a length (almost as long these two when combined) of the former turnpike in Lower Road. Inclusion could provide the opportunity to prevent unsympathetic permitted development that erodes these attributes.
- 7.11 **oppose** excluding this area from consideration for an extension and **support** a 'T' shaped extension of the conservation area boundary to include Narrow Marsh Lane (north of the railway) and a strip alongside it to include the shelterbelt together with its railway bridge. Alternatively, there could be merit in including all the land up to the Glebe lands. Also a strip either side of Lower Road at its eastern end and at the western end to include the farm cottages, barn conversion on the south side and workers cottages on the north side.

## The Edward Gardens Owners' Association

Chairperson: [REDACTED]  
Vice Chair: [REDACTED]  
Secretary: [REDACTED]  
Treasurer: [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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Your Ref: Old Bedhampton – Conservation Area Appraisal dated January 2019

Our Ref: CAA\Sub\_Final-V1.0

Date: 27<sup>th</sup> March 2019

Policy Design  
Havant Borough Council  
Public Service Plaza  
Civic Centre Way  
Havant  
PO9 2AX

### Old Bedhampton Conservation Area Review Appraisal

This submission is made on behalf of [REDACTED] and serves to convey the general consensus of opinion of its members in response to the Conservation Area Review Appraisal dated January 2019.

The unique location of Edward Gardens situated at the very heart of the Old Bedhampton Conservation Area (CA) engenders an appreciation of living amongst a long and established heritage. With St Thomas' Church towering over the junction of Bidbury Lane and Edward Gardens it invariably acts as a constant beacon of enduring conservation. While the church is arguably the nucleus of Old Bedhampton, the several listed buildings surrounding it form a North and South legacy of great historical importance.

Circulation of the "Appraisal" document has been very well received by The [REDACTED] and grateful thanks has already been conveyed to [REDACTED] who very kindly contracted conservation specialists to undertake a long overdue review. The raising of funds through private donations is commendable and demonstrates the determination of a few individuals to conserve the heritage of Old Bedhampton. It is acknowledged that Havant Borough Council (HBC) is responsible for conducting such reviews and the last occasion was over 25 years ago in 1994, but insufficient resource has been the stated reason for such a lapse.

Proposed inclusions to the 'Appraisal' and responses to the nine recommendations in the Management Plan are listed in the attached Appendix.

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED]

## Appendix: [REDACTED] Proposed Inclusions and Recommendation Responses

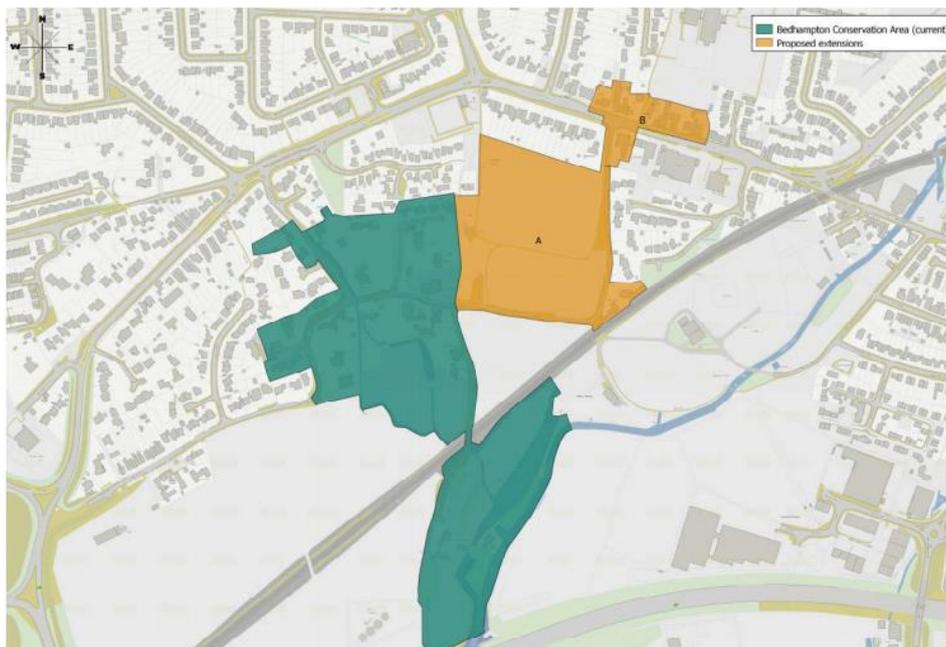
The 'Appraisal' document is clearly laid out and contains a coherent flow of detail although, as a "living" document and one that will be consistently referred to until the next review, it is suggested that a document control page is included. This will enable the document to be kept under review and record any future iterations it may undergo.

Absence of notable and relevant "hyperlinks" to included references such as the National Planning Policy Framework (NPPF) is disappointing. This document is distributed in the *Portable Document Format (PDF)* that specifically lends itself to including hyperlinks to assist the reader in accessing supporting reference material. Despite the NPPF undergoing constant updating, the destination hyperlink to access it should inevitably remain constant. Understandably, listing hyperlinks as footnotes results in further navigation by the reader and ultimately, some of these can be overlooked!

Proposed corrections to the 'Appraisal' document have already been clearly defined and submitted by the Old Bedhampton Heritage Alliance. These corrections are entirely agreed by The EGOA and to avoid unnecessary repetition are not included as part of this submission.

7 - Management Plan. This plan lists nine recommendations proposed by HBC to conserve, enhance and extend the Old Bedhampton CA. Drawn comment from the EGOA includes:

**7.8 Recommendation One** – That the boundary of the conservation area be extended to include Bidbury Mead and Old Bedhampton Scholl and Chapel.



*Extension of the current CA boundary to include Bidbury Mead and Old Bedhampton School & Chapel are very welcomed and supported.*

*A further area extension to include land south of Lower Road with former farm buildings and agricultural lands is also very strongly supported. This land and former farm buildings are integral to the entire CA and this must be acknowledged by their inclusion. Omission of our heritage key points at Narrow Marsh Lane, Victorian Railway Bridge and Old Manor Farm will inevitably mean these historical assets will be lost. HBC have a responsibility to future generations who have a citizen's right for them to be preserved.*

**7.17 Recommendation Two** – cumulative impact of minor alterations to all buildings within the declared CA including those that are *not* listed. A 'bold' statement regarding the removal of permitted development rights and for the removal of:

- Existing means of enclosure and boundary treatments, e.g. fence panels;
- Hardstandings;
- Front porches;
- Rooflights;
- Solar arrays;
- Changing the colours of already painted surfaces;
- Changing roof materials in use;
- Changing windows and doors;
- Eaves and barge boards;

All that are visible from the public domain.

*Clarification is sought regarding how retrospective enforcement will work in terms of owners and residents changing the outward appearance of their homes. Interpretation of this stated recommendation in its current form will undoubtedly cause confusion. The impact is potentially very significant on current buildings and any new developments. Given the clarification required, this recommendation is not yet supported by the EGOA.*

**7.18 Recommendation Three** – resisting proposals to remove boundary walls, piers and railings and resist applications for new boundary treatments that fail to respect the form and materials of traditional boundary treatment. Any existing evidence of former historic boundary treatments, including gateposts and decorative details, their reinstatement will be encouraged.

*Despite clarification being sought for “Recommendation Two” this recommendation is generally supported.*

**7.20 Recommendation Four** – the Council will seek to ensure that all existing historic features are retained and new highway works, and other works of general enhancement, will bring improvement to the CA.

*This recommendation is most welcome and supported. Enhancements that promote safety, particularly for our very young school children who walk along Bidbury Lane and Kingscroft to attend school, is urgently needed. Traffic calming measures are essential, but immediate actions could include maximum speed signage. Currently there are none!*



**7.23 Recommendation Five** – Tree Preservation Orders, in appropriate circumstances, where a tree has significant amenity value and considered to be under threat.

*Recommendation is supported. Conversely, a proposal to include circumstances where a tree poses a high risk to life and property. Tree preservation has an important role, but there are some circumstances in which a tree has become a real danger, such as being permitted to grow to an exceptional size and in close proximity to properties. The Council should consider all trees within the Conservation Area and carry out a risk assessment on those that are clearly posing a high level of risk to people and property, taking the necessary enforcement action if appropriate.*

**7.25 Recommendation Six** – Review of the existing “Local List” to establish the inclusion of *positive* buildings and assessing those that may warrant designation as a listed building.

*Recommendation is supported.*

**7.27 Recommendation Seven** – Consider a 20mph speed limit within Old Bedhampton to include Kingscroft Lane, Bidbury Lane, Mill Lane, Lower Road, Brookside Road and Edward Gardens, ensuring pedestrians, cyclists and horse-riders are given priority over vehicular traffic.

*Recommendation is fully supported. Existing narrow footpaths and the rural nature of these roads and lanes naturally put anyone on foot or cycling at risk of collision with vehicles. This photograph highlights the limited options that a pedestrian or cyclist can use to transit Bidbury Lane.*



**7.28 Recommendation Eight** – consider placing ‘welcome signs’ to the entry to the area within the highway without causing obstruction or conflict.

*Clarification is sought regarding the nature and content of such signage and how it will potentially impact on the public realm of Old Bedhampton. Street furniture, as stated several times within the ‘Appraisal’ is limited resulting in a rural setting being created as opposed to an urban one.*

**7.29 Recommendation Nine** – In coordination with Hampshire County Council and landowners, seek to prevent loss or erosion of the verges, earth banks and hedgerows to each side of the sunken lane running through the settlement.

*Recommendation is fully supported.*

**7.30 Review** – HBC statutory duty under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review conservation areas from time to time. This clause appears to be weak and would benefit from a stronger statement that commits HBC to a designated date to enable interested parties to anticipate and prepare for a review. Such preparations may include calling key people together to discuss any improvement plans HBC keeps under constant review in support of the majority of recommendations put forward in the ‘Appraisal’ document.



Historic England

SOUTH EAST OFFICE

Ms Jessica Hill  
East Hampshire District Council - Planning  
Penns Place  
Petersfield  
HAMPSHIRE  
GU31 4EX

Direct Dial: 01483 252017

Our ref: PL00552702

8 March 2019

Dear Ms Hill

### **Old Bedhampton Conservation Area Appraisal and Review of Boundary**

Thank you for consulting Historic England on the proposed conservation area appraisal for Old Bedhampton along with the proposed changes to the boundary.

You will know that conservation areas are designated locally and are reviewed, regulated and managed through local planning policy and control. A good assessment of character and appearance and what makes a conservation area 'special' relies on detailed local knowledge which Historic England cannot be expected to have across the whole country. As a consequence we generally defer to your intimate local knowledge and where we do comment on appraisals our comments tend to be brief and about the overall content rather than the specifics of the area. With this in mind I would like to make the following brief comments:

- The appraisal lacks a succinct summary of the special interest of Old Bedhampton. On p.28 there is a list of features which contribute to the special interest but there is no overview which explains how such features combine to give a unique character.
- The contribution made by setting to the special interest of Old Bedhampton could be better explained, how the remaining open fields illustrate the rural setting of the settlement and help define its morphology.
- The historical background section is very long for a document of this type and could be summarised.
- The informal semi-rural layout of the roads suggests that there is relatively little traffic through the conservation area and I assume that the place is relatively tranquil? If this is the case this needs to be described as character is also about experience which relates to sounds and activity as much as views.
- The title to section 3 has a word missing- 'Evidential and Historic *Value*'?
- The title on p.52 'Other positive buildings' lacks clarity, how are they 'positive'? Presumably you mean buildings which make a positive contribution to the special character and appearance of the conservation area.
- The mapping images at the rear of the document would benefit from being larger and clearer.
- Based on the information within the document we would support the extension



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Historic England

SOUTH EAST OFFICE

of the conservation area as proposed in recommendation 1. We would also support the proposed Article 4 Direction.  
I hope that the above comments are of assistance. Please contact me if you have any queries.

Yours sincerely,



Marion Brinton  
Inspector of Historic Buildings and Areas  
marion.brinton@HistoricEngland.org.uk



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## Hill, Jessica

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**From:** Hayward, David  
**Sent:** 24 May 2019 08:58  
**To:** Fellows, Peter; Hill, Jessica  
**Subject:** FW: Old Bedhampton: New evidence!

Hi both

Just in case you haven't picked this up. I'll pop in some time to discuss on Tuesday.

Perhaps at that point one of you could tell me the difference between a sunken lane (just about got my head around that one) and a hollow lane...

I'd suggest we add [REDACTED] email as a formal rep being nice and transparent. Jess – probably worth asking Asha to redact. There's some personal emails of the cllrs as well.

Thanks

David

### David Hayward

Planning Policy Manager  
Havant Borough Council, Civic Centre Road, Havant, PO9 2AX  
Tel: 023 9244 6174  
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**From:** [REDACTED]  
**Sent:** 23 May 2019 17:55  
**To:** Hayward, David <david.hayward@havant.gov.uk>  
**Cc:** Fellows, Peter <Peter.Fellows@havant.gov.uk>; Hill, Jessica <Jessica.Hill@Havant.gov.uk>; Haywood, Daphney <Daphney.Haywood@havant.gov.uk>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Mark Inkster <markinkster@havant.gov.uk>; [REDACTED]; [REDACTED]  
**Subject:** Old Bedhampton: New evidence!

Dear David,

For reasons that will be apparent below, I have copied this to members and officers to alert them to some late and very recent findings related to the Conservation Area Review.

Bedhampton Heritage Alliance (BHA) was concerned to have an authoritative confirmation of their stance regarding the 'sunken lanes' running through the village. Initial contact with Portsmouth

University resulted in them contacting Southampton University and through this BHA have been introduced to a Hampshire resident [REDACTED] who has already made two visits to Old Bedhampton.

His lifetime's, mostly volunteer, work is focussed on the production of a map of the whole county that interprets the landscape to be found within it. One example of the benefits of this is the time and cost saving that arises when looking into potential archaeological evidence. Having the ability to pinpoint where evidence may lie means fewer costly excavations. He has worked with a number of local authorities and the most recent example close by was with Rowlands Castle when the case was made for inclusion in the South Downs National Park.

You and/or the East Hant's heritage officers may be familiar with him.

He has promised a brief summary of his initial findings within the next week or so: but, given the urgency of the officers preparing the most up to date member briefing on the 12<sup>th</sup> June, we wanted to give you a 'heads up' asap. We will forward a copy of his findings once we have it. [REDACTED] will continue examining the records held by the Bedhampton Historical Collection to see what these might add to his work.

So, the first thing he said was that the present lanes form part of a network of roads and lanes that pre date Roman times and the establishment of any settlements by approximately 1,000 years. They will have been created and consolidated by drift routes used for the movement of livestock summer/winter to, for example, take advantage of the salt marshes in summertime.

He is referring to Kingscroft Lane and its extension southwards into the area now occupied by Portsmouth Water Company, Bidbury Lane, Brookside Road and Lower Road together with Mill Lane, Narrow Marsh Lane and Broad Marsh Lane (now lost to the A3M). He personally would describe Kingscroft Lane, Bidbury Lane and Lower Road as 'Hollow Ways', not sunken lanes, to describe how they are formed. The latter two are not as pronounced because the banks on their north sides would slip from time to time. Originally they could have been wider on their south side to cater for livestock and avoiding poor ground. The ancient hedging will have been provided at a later stage.

Secondly, Bedhampton is older than Havant. It had more benefits and a richer mix of them. It was settled to take advantage of the fertile narrow arable coastal strip, the salt marshes, the spring water quality (safer than stream water that might be contaminated) and access to the harbour for navigation and the variety of food sources it provided which added essential diet supplements for both humans and animals. This is confirmed by the presence of the link to Narrow Marsh Lane within the harbour to the position of the landing stage. A yearly balance could be made between the coastal strip around Bedhampton with clay soil to the north, which couldn't be worked but was left to forest (Bere) to provide game.

Thirdly, based upon his experience, and given the above circumstances, [REDACTED] believes that the initial dwellings that would have been temporary in nature would have existed either side of Lower Road in the vicinity of the present workers cottages and converted farm buildings. This may account for why Manor Farm was created here and not within the main village. Effectively the farm and workers cottages were developed on 'brownfield' land.

These three findings all place greater significance on the area to the south west of the conservation area that add to the case for inclusion within an extension area.

- The evidence of the roads and lanes being part of the same pre Roman network.
- The connections between and the combined impact of factors that came together to foster the making of this place.

- The origin of early dwellings at the western end of Lower Road a precursor to the later establishment of Old Bedhampton prior to the settlement of Havant.

It is possible that [REDACTED] further work may add to this understanding and provide more evidence. If development proceeds the understanding of this heritage will be lost.

I assume your briefing will include measures to take a less reactive and more proactive response to the future of this area: to provide a vision for the protection and enhancement of the heritage over short and long-term future e.g. the removal of the alien shelterbelt. This was not part of the consultation but it would be good to have sight of this strategy as soon as it is available.

Kind regards

[REDACTED]

[REDACTED]

## Hill, Jessica

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**From:** Poulton, Adele  
**Sent:** 29 March 2019 13:46  
**To:** Hill, Jessica  
**Subject:** Bedhampton Conservation Area Proposed Extension

Good afternoon Jess,

Thankyou for your consultation regarding the proposed extension to the Bedhampton Conservation Area. The extension of this protected status to the east of The Church of St Thomas and Mill Lane is welcomed, bringing trees of significant amenity value in these areas under statutory control.

With kind regards

Adele Poulton – Arboricultural Officer (non-working day Monday)  
East Hampshire District Council, Penns Place, Petersfield, GU31 4EX  
Tel: 01730 234218  
Email: [adele.poulton@easthants.gov.uk](mailto:adele.poulton@easthants.gov.uk)

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#Happy

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