

### Old Bedhampton Conservation Area Appraisal Review 2019

To anonymise the representations each private individual has been given a separate number (respondent number) whilst organisations/groups will be referred to by name (not the name of the person who submitted the comments). Responses to the consultation have been broken down into individual points that have been raised.

|   | Comment   | HBC Response  | Action  | Respondent number |
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| 1 | This is one of few green areas available to residents for healthy walking & other exercise. It also helps 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. By including it into the conservation area it would further ensure the security of this land against future housing developments. | Noted   | Bidbury Mead has been included into the Conservation Area | 1                 |
| 2 | Appendix 6 link is not correct. The link is not to "Trees".<br>Can the correct link be inserted.  | The tree appendix was excluded from the actual appraisal, the link appeared by mistake  | NFA   | 2                 |
| 3 | 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.   | Removal of Permitted Development rights at this stage is only a recommendation and may be subject to further consultation if the Council decides to pursue an Article 4 | Include recommendation for Article 4 in cabinet report.   | 3                 |
| 4 | Recommendation 1, extending the conservation area to include Bidbury Mead, the old school and chapel would be of particular benefit in raising local awareness  | Support for recommendations is noted  | NFA   | 3                 |

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|    | of our village and demonstrating that the very special character of Bedhampton extends beyond Old Bedhampton.  |   |  |   |
| 5  | 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.  | Support for recommendation is noted   | NFA  | 3 |
| 6  | 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.  | Support for recommendation is noted   | NFA  | 3 |
| 7  | I strongly support the proposal to extend the conservation area as proposed  | Support for recommendation is noted   | NFA  | 4 |
| 8  | Would support the inclusion of Donkey Field. This area is of great historical significance due to biscuit factory links to Crimean war, but also acts a “breathing space” for the residents of Bedhampton. The buildings and open spaces are essential to creating the atmosphere of the area. | The donkey field was not put forward as an extension as it has no built form and does not meet the requirement for ‘special historical or architectural interest’ as required by the Listed Buildings and conservation Areas Act. However, adjacent areas have low level archaeological alerts on them suggesting that these areas may have archaeological potential that would be a constraint out side of the proposed Conservation Area. | NFA  | 4 |
| 9  | Circular routes to the south involving Broadmarsh  | The Conservation Area appraisal does not have the remit of designating public rights of way or permissive routes.<br><br>It is not clear if this comment in reference to the much cited about Narrow marsh Lane path.   | NFA  | 4 |
| 10 | Portsmouth takes its water supply from the 7 Springs on and near Bidbury Mead – there is an opportunity to illustrate the importance of the “water cycle”  | The Council has expressed to the Friend of Bidbury Mead that it will consider the area to the east of Old Bedhampton as a separate possible repatilarian based Conservation Area  | Include in the cabinet report as a separate recommendation | 4 |

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| 11 | Development of allotments on Donkey Field have degraded the value of the field  | Agree, allotments are not visually attractive and support the reasoning not to include the field in the CA however they do provide an important community function  | NFA   | 4 |
| 12 | 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. | The independent review was commissioned by the local group Friends of Bidbury Mead. At the time of commissioning it was discussed that the report that went out to public consultation would need to be agreed by the Council's Conservation Team. HBC have agreed to look at the areas to the north east as a separate Conservation Area based around water, as it geographically falls outside of Old Bedhampton village, and there are some draw backs to designating an area controlled by statutory undertakers who could effectively do works that might not be consistent with the purpose of a Conservation Area. The idea has not been dismissed.<br>The area south of Lower Road was not included as it lacked the Special architectural or historic interest required for designation. | Include in the cabinet report as a separate recommendation for CA for Portsmouth Water area to the east     | 5 |
| 13 | 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 building along Lower Road are predominantly modern development with the exception of Manor Farm and the terrace of cottages. However, these are not considered to be of particularly special interest either historically or architecturally, they are also not well enough related to the existing conservation area to warrant extending the area to include them. However, the Conservation Team would consider the former Farm buildings for inclusion on the Council 'List of Locally Interesting Buildings' or Local List   | Include in the cabinet report a separate recommendation to add to the List of Locally Interesting Buildings | 5 |
| 14 | The adjacent setting of the conservation area is an important aspect of its significance, particularly areas such as  | Setting can be considered to fall with the Conservation Area as well as outside the boundary. Setting of a Conservation Area is afforded protection under   | NFA   | 5 |

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|    | Bidbury Mead, lands to the south of Bidbury Lane and farmlands to the south and south west of Lower Road.  | paragraph 72 of the Listed Buildings and conservation Areas Act 1990. Which states that Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. |  |   |
| 15 | consider extensions of the conservation area to include Lower Road sunken lane   | As stated above.<br>Lower Road is not considered to be a sunken lane. The National trust defines a sunken lane as 'Sunken lanes are roads or tracks that are incised below the general level of the surrounding land, often by several metres. They are formed by the passage of people, vehicles and animals and the action of running water'.  | Lower Road was not identified as a sunken lane on the maps for consultation as its width has obviously been greatly increased with the development of lower Road | 5 |
| 16 | Consider extensions of the conservation area to include Narrow Marsh Lane along with the Railway Bridge to the south western areas   | The path (not a public right of way) across the field south of Lower Road referred to here as Narrow Marsh Lane and the railway bridge are not considered to be of special historic or architectural interest as required by the Act. There could also be legal implications if the Council included a path and suggested that it was accessible for public use.   | Path not included in the proposed boundary.  | 5 |
| 17 | Refers to tow submissions made by the Bedhampton Heritage alliance   | See response for Bedhampton Heritage Alliance  | See response for Bedhampton Heritage Alliance  | 6 |
| 18 | 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. | Noted  | NFA  | 7 |

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| 19 | 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.  | Noted  | NFA  | 8      |
| 20 | Factual errors<br>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! | Re-attribute Fig 7 map to John Pike and change caption to indicate tracing was not done in 1842<br><br>Change caption to fig 8 to Tracing of tithe map annotated by J Pile   | Corrections to be made in the finalised version  | 9      |
| 21 | Factual errors<br>The old error, that Bedhampton was laid to waste by the Danes in the 10 <sup>th</sup> century is trotted out once more, when I have shown quite conclusively that this is due to confusion with Beddington in Surrey.  | The Publication 'A History of Hampshire: vol 3' originally published by Victoria County History refers to Betametone but makes no reference to invading Danes. It appears to have come from a leaflet on the History of the Church of St Thomas the Apostle received by HBC 16 March 1990 and taken at the time in good faith as being accurate. | Corrections to be made to delete reference to invasion by Danes in the finalised version | 9 & 10 |
| 22 | Typo's and minor errors.<br><ul style="list-style-type: none"> <li>➤ Page 6 para 2.3 line 4 Bidbury Lane not Mead</li> <li>➤ line 6 'east' not 'west'?</li> <li>➤ Page 7 para 2.9 line 5 should the 'track' be identified by its now identified name Narrow Marsh Lane?...and should</li> </ul>  | Change to lane<br><br>The description of the boundary is confusing revise text. Remove text about Narrow Marsh Lane as it is not an exception to the original form<br>The track is not recognised as a lane in terms of street naming and numbering and doing so could potentially cause confusion.  | Text amended<br><br>Text amended<br><br>NFA  | 11     |

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|  | <ul style="list-style-type: none"> <li>➤ the record show the 19th century provision of the railway bridge?</li> <li>➤ Page 7 para 2.10 line 1 space between 'setting' and 'but'.</li> <li>➤ Page 8 para 2.17 add "and all linked to access via Narrow Marsh Lane."</li> <li>➤ Page 8 para 2.23 line 1 delete 'up'.</li> <br/> <li>➤ Page 9 para 3.1 line 10 delete the reference to the Danes (see email re John Pile comments).</li> <li>➤ Page 13 para 3.17 line 4 separate 'post the'.</li> <li>➤ Page 16 Fig 8 clarify the date for J Pile annotations e.g. 'annotated to show 1842 records by John Pile in XXXX (1990's?)' or refer to Bedhampton Historical Collection records?</li> <li>➤ Page 21 para 3.35 line 4 the map date is inconsistent with Fig 11.</li> <li>➤ Page 28 para 4.2 first bullet point Lower Road is also part of the sunken lane network adjacent to the Conservation Area.</li> <li>➤ Page 30 para 4.10 there are views of the swathe from the railway which provide both the setting of Bedhampton and Havant.</li> <li>➤ Page 32 para 4.16, perhaps as a separate paragraph, should there be reference to the earth bank boundaries throughout the</li> </ul> | <p>The point of this comment is not clear.</p> <p>There is space</p> <p>Para refers to Norman times no evidence to support Narrow Marsh lane being present at the time<br/>Removed</p> <p>Delete last sentence</p> <p>There is space</p> <p>We do not have a date for the John Pile traced map</p><br><p>Check maps against Landmark historic map and change date to 1897</p> <p>Lower Road was removed from this as it is not deemed to meet the description of a sunken lane due to its wide and open nature</p> <p>Noted</p><br><p>Noted</p> | <p>NFA</p> <p>NFA</p> <p>Text amended</p><br><p>Text amended</p><br><p>NFA</p> <p>NFA</p><br><p>Amend figure</p> <p>NFA</p><br><p>NFA</p><br><p>NFA</p> |  |
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|    | <p>settlement?</p> <ul style="list-style-type: none"> <li>➤ Page 47 Figure 30 'approach from the south along..?'</li> <li>➤ Page 54 Figure 35 photo caption of Bidbury Lawn is wrong (repeat of Fig 35).</li> <li>➤ Page 57 Title should say Mission Hall not Chapel.</li> <li>➤ Page 57 para 7.6 4th bullet point Lower Road not Lane.</li> <li>➤ Page 59 para 7.18 should this include the banks of the sunken lanes?</li> <li>➤ Page 60 para 7.20 new highway works 'and associated traffic management measure and/or signage'?</li> </ul> | <p>Changed to 'looking north from Lower Road'</p> <p>Caption as Bidbury Lawn</p> <p>The inscription on the building actually say Gospel</p> <p>Change to Road</p> <p>Noted</p> <p>Suggested wording is felt to be covered by existing text</p>   | <p>Caption Changed</p> <p>Caption Changed</p> <p>Change to Gospel Hall</p> <p>Amend text</p> <p>NFA</p> <p>NFA</p> |    |
| 12 | <p>'Recent evidence revelation related to Donkey Meadow (Mill Field). Deeds related to the former substation 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'.</p>                  | <p>Whilst the information does show changes in the settlement development, neither the siding, biscuit factory remains in evidence. Therefore, in order not to further increase the 'history' section of the document further it has been decided to leave this information out of the appraisal as Conservation Area Appraisals are not intended to be a complete historical account.</p> | <p>NFA</p>   | 11 |
| 13 | <p>There is a problem on pages 52 and 53 that may have arisen because HBC decided not</p>   | <p>These pages refer to buildings at Old Manor Farm south of Lower Road. Which the Conservation Team had</p>   | <p>Move to appendix Appendix of Local</p>  | 12 |

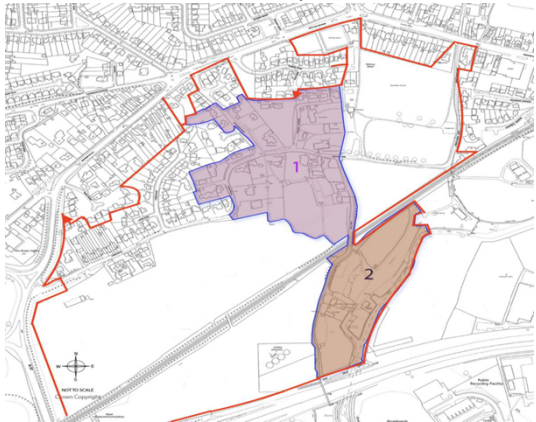
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|   | to follow the consultants advice.  | agreed to include on the Local list but sit out side of the conservation area. See also comment 14 below   | Interest Buildings  |    |
| 14  | I am not clear as to whether it is still the intention of the 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.  | As the buildings have been identified by the Conservation Area review process I see no reason why they should not be mentioned within the document. See also no. 13  | Add appendix of Local Interest Buildings and positive buildings | 12 |
| 15  | 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.<br>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 draft document went through a through review prior to the public consultation to ensure that the areas that were consulted on met the criteria for designation as a Conservation Area.<br>On this second point, the setting is not required to be included within the Conservation Area to be afforded protection from planning legislation. The National Planning Policy framework paragraphs 189, 190, 193, and 194 all require various consideration to local heritage assets and their setting to be taken into account. | NFA<br><br>NFA  | 12 |
| 16  | 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.  | Amend text to refer to the building as being in Mill Lane  | Amend text  | 12 |
| 17  | Figure 35 stands alone and is followed by paragraphs referring to Bidbury Lawn shown in the Figure on page 54 but wrongly titled   | Remove photograph of Old Manor Farm and correct caption for figure 35 to Bidbury Lawn  | Amendments  | 12 |
| Comments 18-25 below were submitted against the Local Plan Consultation but refer to the Old Bedhampton Conservation Area so have been included |  |  |   |    |
| 18  | The Land South of Lower Road site is not within the Conservation Area, nor is it   | Noted and the Planning Policy Development Management Teams will be kept informed of the results  | NFA   | 13 |



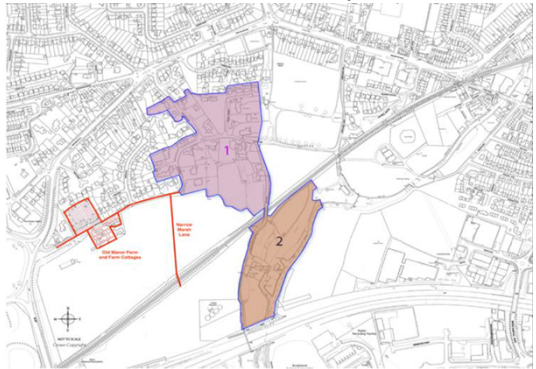
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|    | <p>proposed to be through the reviewed conservation area.</p> <p>Nonetheless, this process is not yet complete but is likely to be prior to or during the course of the Examination. Following its completion, if the reviewed Conservation Area differs from that currently proposed, the Council may submit proposed changes to the Inspector regarding this allocation as a result.</p>   | <p>and conclusion of the Conservation Area consultation. It is important to stress that the planning application process and the Local Plan process are separate to the decision on proposed Conservation Area boundary.</p>  |     |    |
| 19 | <p>Unavoidable delays meant that it was not complete before HBC wanted to progress work on the Local Plan. They therefore used the receipt of an earlier draft to call a meeting in August 2018 (when residents could not be represented) to determine a strategy for it.</p>  | <p>Residents were represented at the meeting by the three publicly elected ward Councillors as well as Cllr Fairhurst (HCC) who was representing Friends of Bidbury Mead.</p>   | NFA | 13 |
| 20 | <p>The meeting decided not to extend to the southwest “unless further evidence of its special architectural or historic interest is provided to justify its designation...” Historic England advised that “..the purpose of any consultation, therefore, should be to illicit views on whether any additional land is of such interest...” The consultant’s final report (October 2018) recommended consultation to include this area and this has not been done by HBC.</p> | <p>The meeting was to decide which areas suggested by the draft appraisal met the test for inclusion in the Conservation Area. E.g. had ‘special architectural or historic interest’. So that the document that was consulted on was not a referendum on which areas to included but an exercise to draw out further relevant information and concerns.</p> | NFA | 13 |
| 21 | <p>Further evidence has and continues to come to light concerning this area and this points to inconsistency of the HBC approach. To the northwest HBC propose two areas for inclusion. Bedhampton Road</p>  | <p>Although the comment does not specify the nature of the further evidence it is presumed to relate to ‘Narrow marsh Lane’ the path across the field south of Lower Road; the former site of the biscuit factory or railway sidings.</p>   | NFA | 13 |

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|    | to include post railway development and positive buildings and those of local interest. Bidbury Mead to include the historic use of the land in association with the Manor House and to recognise the sunken land character of Kingscroft and Bidbury Lanes.   | Whilst they might be historic there is nothing evident to visitor to Old Bedhampton to suggest that these areas should be considered 'special historical interest'. The path, whilst shown on old maps and named is not accessible to the public (is not a public right of way) and nothing has come to light to suggest that the route was particularly special compared to other paths.                   |     |    |
| 22 | To the south west there is also evidence post railway development, positive buildings and those of local interest, a similar quantity of the historic sunken lane network and significantly evidence of Narrow Marsh Lane. This is a significant pre-railway communication connection with Langstone Harbour and used to provide access to coastal lands used by the owners/occupiers of other notable buildings within the conservation area. | Yes, the railway development is historical but what makes this special? The curved bridge carrying Mill lane without a doubt falls into the special category, but the smaller private access bridge is not supportable as special historic or architectural interest. No further details of the design or construction of the bridge have come forward to support its inclusion into the Conservation Area. | NFA | 13 |
| 23 | It is not uncommon in the operation of the planning system that when development proposals are made this can result in hitherto unrecognised constraints emerging that can affect the proposals; trees that need protection, wildlife, archaeology, contamination and possibly buildings and other structures that need to be safeguarded. This is true of the heritage assets that have been uncovered here.                                  | Noted<br><br>That is why the council reviews its Conservation Areas from time to time.<br><br>Other avenues open to acknowledging our heritage include putting structures forward for Listing, adding to the local list as well as the protection offered by the NPPF through its recognition of non-designated heritage assets whether or not they are included in a local list                            | NFA | 13 |
| 24 | The previous Inspector did not need this evidence or extended conservation area designation to decide in favour of no development on this site.  | This was a planning decision not a decision on the Conservation Area. The two are separate issues. However, in terms of planning, decisions are weighed against benefits and negatives impacts, those may be subject to change over time as constraints and   | NFA | 13 |

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|    |  | pressures change.  |     |    |
| 25 | At the minimum, a strip of land either side of Lower Road and including the cottages and converted farm buildings together with another strip of land either side of Narrow Marsh Lane to include the shelter belt (with a view to its removal) and the railway bridge would be justified and protect the future of this heritage and prevent unsympathetic alterations to those elements that form part of its historic character and setting for the rest of the Conservation Area | <p>The significance of lower Road would not warrant inclusion of a strip including the 'banks' either side of the road.</p> <p>The road whilst it may be on the line of a historic route the road that is seen to today is double carriageway in width with a minor bank most obvious on the northern side forming the edge of the garden to properties along the road. The argument of a sunken lane at least for Lower Road does not stack up in comparison to other sunken lanes. The National Trust says, 'Sunken lanes are roads or tracks that are incised below the general level of the surrounding land, often by several metres.'</p> <p>The exclusion to the buildings at Old manor farm, buildings are considered to be dis-engaged from the historic settlement and as such would relate poorly to the Conservation Area however their inclusion on the local list is a possibility.</p> <p>To include strips of land covering Narrow marsh lane; the path across an open field would also relate poorly to the features of architectural and historic interest and as explained early (21) the path is not considered to have 'special historical interest to warrant inclusion.</p> | NFA |    |
| 26 | Soundness of policy H20  | The soundness of policy H20 is a Local Plan issue not a Conservation Area review matter, likewise the impact on the conservation Area of Local Plan proposals  | NFA | 13 |
| 27 | Support of the Conservation Area Appraisal particularly paragraph 7.7  | Noted  | NFA | 14 |
| 28 | 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.  | As comment 25 above  | NFA | 15 |

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| 29 | <p>This contribution shall seek to demonstrate how the whole area (Map 1)</p>   | <p>The National Planning Policy framework states ‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’ (paragraph 186)</p> <p>The key words are ‘Special Interest’ there is too much included in the suggested boundary that would not meet the criteria and would devalue the Conservation Area status.</p> | NFA | 15 |
| 30 | <p>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</p> | <p>The review that has been consulted on makes the same number of recommendations as the report commissioned by Friend of Bidbury Mead. However, the wording has been altered and the extensions have been limited to Bidbury Mead and the area around the former school.</p> <p>The appraisal for public consultation makes two changes to the proposed extension in that it does not include the Portsmouth water land to the east or the land south of Lower Road. See previous comments on the matter</p>   | NFA | 15 |
| 31 | <p>The Appraisal document also makes some presentation errors and factual inaccuracies which will be listed elsewhere.</p>   | <p>See comments from 9 and 11</p>   | NFA | 15 |
| 32 | <p>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</p>   | <p>Narrow Marsh Lane (track across field south of Lower Road) and the railway bridge have a low contribution level for the following reasons:</p> <ul style="list-style-type: none"> <li>a) No public access and therefore severely limited amenity value</li> </ul>  | NFA | 15 |

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|    | <p>the Old Bedhampton School and Mission Hall Area.</p> <p>In addition, the surrounding land is considered to be of “Archaeological Importance” (paragraph 2.15).</p>  | <p>b) Visually very difficult to see even from Lower Road which is outside of the proposed conservation area.</p> <p>HBC have agreed to add Lower Road Cottages and Manor Farm by to the local list along with the Gospel Hall.</p> <p>The surrounding land is considered to an area of high archaeological <u>potential</u> according to Hampshire CC archaeological service. Areas are also recorded as yellow archaeological alert. Area of High Archaeological Importance are a formal designation under section 33 of the Ancient Monuments and Archaeological Areas Act 1979 (of which there are 5 designated nationally; Canterbury, Chester, Exeter, Hereford and York) they should not be confused.</p> |     |    |
| 33 | <p>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 Lane) than along the contour (in Bidbury Lane and Lower Road) thus resulting in less cut and spreading occurring.</p> | <p>We would not consider Lower Road to be a sunken Lane due to the width of the road and the lack of significant depth of the banking.</p> <p>Lower Road has a noticeably more open nature that Kingscroft Lane.</p>   | NFA | 15 |
| 34 | <p>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.</p>   | <p>The criteria for designation of Conservation Areas is the presence of ‘special architectural or historic interest’.</p> <p>The tranquillity has not been proven to be linked to the history or architecture of Bedhampton.</p> <p>The idea of protecting tranquillity would make an interesting Neighbourhood plan policy and could possibly fall within the scope of such a document.</p>  | NFA | 15 |

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| 35 | 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.  | Lower Road is significantly more open and not enclosed like Kingscroft and Bidbury Lane which were included inside the Conservation Area boundary on account of the boundary feature walls that meet the special architecture requirement and form part of the historical connection to water of the area. |  | 15 |
| 36 | <p>Extension of Conservation Area to Lower Road, Old Manor Farm, “Workers” Cottages and Narrow Marsh Lane, Map 4.</p>    | Buildings to be considered for local listing. A track would be required to be special historically to be worthy of conservation area status. A majority of paths and PROW stem from historical routes however what makes this route stand out above others and therefore special has not been proven.      | NFA  | 15 |
| 37 | 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” (paragraph7.13). | Noted  | NFA<br>Other than locally listing buildings that have been identified a positive | 15 |
| 38 | Quoting from the Appraisal document: “The   | Para 2.9 refers to exception to the lack of change to the  | Remove reference to  | 15 |

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|    | <p>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</p> | <p>historical landscape, which the track has been shown to have been present since 1770s. The change is the A27.</p> <p>There is significant difference between use, and public use. At present I am not convinced that there is sufficient to support the argument of public use.</p> <p>Local authority document cannot be seen to encourage use of a path or track over which there is no legal right of use.</p> | <p>track from this part of the text</p> |           |
| 39 | <p>An ongoing historic search has yet to demonstrate a formal closure order.</p>   | <p>The path referred to as Narrow Marsh Lane has not been designated as a public right of way and therefore evidence of a stopping up order is unlikely to be found.</p>   | <p>NFA</p>                              | <p>15</p> |
| 40 | <p>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.</p>   | <p>Views from lower road were removed from the document that went out to consultation as the land to the south of Lower Road was not included in the Conservation Area as it does not meet the requirement of Special historic or architectural interest.</p>  | <p>NFA</p>                              | <p>15</p> |
| 41 | <p>The 40-year-old shelter belt of 40’ high Leylandii type conifers is described as</p>  | <p>Whether or not the trees are deserving of their TPO is not within the scope of this appraisal. The respondent</p>   | <p>NFA</p>                              | <p>15</p> |

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|    | “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.  | should contact the Arboriculture Team for comment.   |  |    |
| 42 | 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.  | Paragraph 186 of the NPPF states <i>‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’.</i>   | NFA  | 15 |
| 43 | 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. | The ‘Greater Bedhampton Area’ (GBA see comment 29 map) as the submission proposes is a strange boundary, excluding some areas and including other with no justification based on the mix of housing styles included, and little link to architectural interest.<br>GBA includes the bowling and tennis club to the north (which has an open space designation under the local plan) but not land to the east.<br>The proposed boundary may work for a neighbourhood plan area were the scope of what can be protected by policies is much wider. However, too much of the suggested area would not meet the criteria for designation as a Conservation Area. | NFA  | 15 |
| 44 | Conservation Area status accompanied with an Article 4 Direction should be agreed with local residents to prevent further erosion of the evidence and setting.   | The implement of an Article 4 will follow the designation of the Conservation and would be subject to an additional consultation with residents. Unless councillors wish to pursue an article 4 with immediate effect (which may carry risk of compensation claims)  | Include article 4 in recommendations for cabinet | 15 |
| 45 | <b>Recommendations:</b>  | Noted that there is a positive agreement on the  | NFA  | 15 |



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|    | 1. Enact the 9 recommendations made in the Appraisal document.  | recommendation made in the appraisal that was consulted on.   |     |    |
| 46 | 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.   | The reasons for not including these areas have been explained previously in this document.  | NFA | 15 |
| 47 | 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.  | Narrow Marsh Lane is not publicly available for use as it has not been designated as a Public Right of Way. Any permissive use would have to be agreed with the land owner. The route suggested also lies out side of the proposed Conservation Area.                                     | NFA | 15 |
| 48 | Work closely with Bedhampton Heritage Alliance to protect and enhance "Greater Old Bedhampton and Broad Marsh water front for future generations.   | The Conservation Area appraisal review relates to built historic environment. Concerns relating to the water front may be best addressed to the East Solent Partnership and with individual land owners.  | NFA | 15 |
| 49 | Consider establishing a visitor's centre to exhibit educational material of the local history, geology, environment and ecology with some refreshment.  | Whilst the idea is positive this is beyond the scope of the conservation Area Appraisal.  | NFA | 15 |
| 50 | Support the Alliance in developing its fledgling "Time Travellers Self-Guided Walk".  | This sort of enterprise has previously been supported by the Economic Development Team and not really within the remit of this appraisal. We would normally be happy to offer support in terms of historic environment; However, Conservation Officer time is limited to two days a week. | NFA | 15 |
| 51 | 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. | Whilst this is a commendable idea in an ideal world, the landowner is free to seek opportunities that they see as being appropriate for them.   | NFA | 15 |

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| 52 | The first point raised in this submission refers to a petition on the draft Local Plan seeking removal of the Lower Road Site on various grounds  | That comment relates to proposed development site off Lower Road in the Local Plan and not the Conservation Area appraisal which are two different things.  | NFA | 16 |
| 53 | Some by way of comment and also, based on the evidence available, to propose an extension of the Conservation Area westwards to include<br>(i) the carriageway, banked verges and hedges of Lower Road,<br>(ii) Old Manor Farm conversion and Farm Cottages<br>(iii) the workers cottages on the north side of the Lower Road<br>(iv) Narrow Marsh Lane and its railway bridge. | i) See previous response line 25<br>ii) See previous response line 25<br>iii) See previous response line 25   |     | 16 |
| 54 | A separate submission is being made by BHA 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.  | Issues will be responded to against that submission   | NFA | 16 |
| 55 | Two relevant emails have been sent on 24th March 2019. One relates to errors of fact within the consultation. The other to typographical errors.  | Issues will be responded to against that submission   | NFA | 16 |
| 56 | 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.  | The boundary changes recommended by FBM consultant were considered against criteria for designation and amended to those that could meet requirements for designation. This process took place with ward Councillors the consultant and a | NFA | 16 |

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|              |   | representative of FBM   |  |    |
| 57           | Further prior submissions have been made by BHA 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. | <p>Potentially a well designed low density scheme is not considered to be harmful beyond the weight of the public benefits it can provide.</p> <p>As demand for housing increases the benefit from such a scheme could increase.</p> <p>Designation of a Conservation Area does not prevent the possibility of development, however it will require clear justification and more stringent consideration of design factors and mitigation</p> | NFA  | 16 |
| 58           | BHA 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.  | <p>This may be appropriate for the PsP 2036 consultation, but this is a consultation on the Conservation Area the two are separate and not related.</p> <p>The NPPF was up dated in July 2018 prior to the consultant completing their work and discussion with Historic England about the draft appraisal which was in August. The NPPF was up amended in Feb 2019</p>   | The point of the comment is not clear<br>NFA | 16 |
| 59           | 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.   | <p>This is only an inconsistency if comparing the FBM document to the consultation document.</p> <p>As explained previously Lower Road was removed as being shown as a sunken lane as it has been significantly widened to take two lanes of traffic and is not significantly sunken. The length of the road is irrelevant in the consideration of what is a sunken lane.</p>   | NFA  | 16 |
| Bidbury Mead |   |   |  |    |
| 60           | BHA <b>supports</b> the inclusion of Bidbury Mead and notes that HBC consider that the sunken lanes and the historic uses of the  | The reference to sunken lanes have been reduced in the consultation document with the map only showing Kingscroft lane and part of Bidbury Lane as sunken.  | NFA  | 16 |

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|                            | <p>land contribute to the justification for its inclusion.</p> <p>noted that there are no historic buildings here only structures</p>   | <p>Structures such as walls are key features of the open space of Bidbury Mead helping to define it. Unlike other land around the Conservation Area this is a public realm space and has a relationship with The Manor House signified through the presence of C16 gateway in the garden wall into the Bidbury Mead</p>   |     |    |
| 61                         | <p>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.</p> | <p>This is covered by recommendation 3</p>  | NFA | 16 |
| Old School and Gospel Hall |   |   |     |    |
| 62                         | <p>BHA <b>supports</b> 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.</p>   | <p>Noted</p>  | NFA | 16 |
| 63                         | <p>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.</p>   | <p>Not necessarily.</p> <p>Positive building to be added to the local list are done separately from this appraisal the Local list and Conservation Area Appraisal are two separate documents with different constitutional processes to make alteration and additions.</p> <p>Additions to management plan would generally happen when an appraisal is updated as they would have to be approved by cabinet and Council</p> | NFA | 16 |

| The Donkey Meadow (triangle of land south of Bidbury Lane) |  |   |     |    |
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| 64   | 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.  | Believed to be in the ownership of Portsmouth Water a statutory undertaker could effectively carryout works that might not be deemed appropriate in the setting of a Conservation Area. One of the consideration when omitting this are from the consultation document the others being back of 'special' architectural or historic interest. The area is partly used for allotments however there is no tangible evidence of history | NFA | 16 |
| 65   | 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   | Walls over 1m next to highway, included within the Conservation Area boundary would be protected from demolition without planning permission. Trees over 75mm at roughly chest height would require an application of notification to be felled   | NFA | 16 |
| 66   | 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.   | Again, the historic connection has been lost and is not tangible as no physical evidence remains on site. As a result, the area was not included in the boundary.   | NFA | 16 |
| 67   | 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 | The view does not include historic interest and would potentially be blocked by the suggested perimeter planting. It does serve a community function as allotments however they are visually intrusive and would not warrant inclusion in the Conservation Area. Area was not included in the boundary.   | NFA | 16 |

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|  | 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. |   |                                 |    |
| 68   | BHA 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, BHA <b>support</b> the inclusion of this land within such a wider initiative.  | Conservation team have already made a clear undertaking to consider this land and that to the west owned by Portsmouth water as a separate Conservation Area Appraisal related to water but not with the scope of Old Bedhampton. | Follow up with Portsmouth Water | 16 |
| 69   | Bidbury Mead Friends will be happy to discuss their proposals for further enhancements here and measures to prevent current threats to the amenities here.   | There are no perceived threats to this area. The only threat being comment 67 to move the allotments from BHA with could potentially be result in a loss of amenity   | NFA                             | 16 |
| land to the east owned by Portsmouth Water |  |   |                                 |    |
| 70   | 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  | This comment related to land to the east in Portsmouth Water ownership and outside of the proposed boundary changes.<br>There are no proposals affecting existing footpaths in the Conservation Area appraisal.                   | NFA                             | 16 |

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|                          | 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.   | Designation of Public Rights of Way is a County Council function.   |                  |    |
| 71                       | BHA 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.   | This comment related to land to the east in Portsmouth Water ownership and outside of the proposed boundary changes.<br><br>Noted   | NFA              | 16 |
| 72                       | BHA <b>support</b> the approach outlined in above as it relates to this area.  | This comment related to land to the east in Portsmouth Water ownership and outside of the proposed boundary changes.<br>As previously stated we will follow up with Portsmouth Water  | NFA at this time | 16 |
| Land south of Lower Road |  |   |                  |    |
| 73                       | BHA <b>does not support</b> the exclusion of this area from consideration as a possible extension to the conservation area.  | This area was excluded due to its lack of Special architectural or historic interest as required under the Listed Building and Conservation Areas Act section 69.   | NFA              | 16 |
| 74                       | 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.                                 | The appraisal and the Local Plan are two separate entities.<br>Conservation Area designation does not exclude development but can place greater controls on design and density to make development acceptable   | NFA              | 16 |
| 75                       | 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 | There is yet to be anything uncovered that would be deemed special interest either historically or architecturally. Historic ownership links are not considered sufficient to be deemed Special historic interest. Otherwise any field linked to a manor could be designated. | NFA              | 16 |

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|    | land who also have significant properties in the area as well as links with the Lord of the Manor and the Winchester Diocese.   |   |  |    |
| 76 | 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.  | The area the comment relates to sit well out side of the proposed boundary with the landing being south of the railway line. The suggestion that these open fields should be protected by Conservation area designation would be contrary to the NPPF paragraph 186. Whilst the northern part of narrow marsh lane may have been in use there is no Public Right of Way across this parcel of land.   | NFA  | 16 |
| 77 | 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. | To protect a strip of land that cover a path that is not publicly accessible with a designation for special architectural or historic interest would be at odds with the criteria for designation. The comparison with the Billy trail is considered to be mis-placed as the Billy trail follows the former track bed of the line and is a reflection on the industrial past that makes it special.   | NFA  | 16 |
| 78 | 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 ' <i>mainly fields</i> '. 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.            | The Council has not recognised any former use of Bidbury Mead, however there is an acknowledgement that there was some form of connect to the Manor via the C16 gateway in the wall. There is nothing on the historic mapping to indicate that its formal use was agricultural, Bidbury Mead's formal park setting is the main reason for inclusion. HCC image shows Maypole dancing in 1935 which would suggest that historically over the last 100yrs it has been used for recreational purposes. | NFA<br>Not considered to be inconsistent judgement | 16 |
| 79 | The area is despoiled by the presence of the non-native shelterbelt. This blocks continuous vistas of the setting of the  | The shelter belt sits outside of the proposed Conservation Area boundary however it is not the only vegetation belt that block the view into the village from   | NFA<br>No changes to the boundary                  | 16 |



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|    | 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.  | the south. There is the tree line that follows the CA boundary from the railway to the corner of Lower Road, trees beside the Lower end of Mill Lane.<br>To include the path and the belt of trees would be to include items that have no 'special architectural or historic interest' regardless of whether the boundary is tightly drawn  |     |    |
| 80 | 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 ' <i>special architectural or historic interest</i> '. The workers cottages on the north side of the road are set above the carriageway, which reinforces the sunken lane character of the road.   | The cottages on the north side have been altered in various ways which lowers their interest value and they are poorly related to the Conservation Area. The Conservation Team have said we would look at potentially seeing if the meet the criteria for adding to the local list.<br>The east-west section of Lower Road has been considerably opened out to take two-way traffic that it really cannot be considered a sunken lane based on a road way cut into a slope. | NFA | 16 |
| 81 | 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. | The characteristic of Lower Road is different, and this has been highlighted by comments in the appraisal referring to Kingscroft and Bidbury Lanes being described as single track lane.<br>The length of the lanes has no relevance in whether its is considered sunken or not.   | NFA | 16 |
| 82 | BHA <b>oppose</b> excluding this area from  | See responses to 79 and 80  | NFA | 16 |

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|    | <p>consideration for an extension and <b>support</b> 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.</p> <p>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.</p> |  |                         |                |
| 83 | <p>Circulation of the "Appraisal" document has been very well received by The EGOA and grateful thanks has already been conveyed to Bidbury Mead Friends (BMF)</p>  | <p>No comment required</p>   | <p>NFA</p>              | <p>17 EGOA</p> |
| 84 | <p>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.</p>  | <p>This is a resourcing issue and does not require any amendment to the appraisal. The recently published Conservation Area Appraisal, designation and management advice from Historic England makes a recommendation of every 5 years subject to resources and development pressures in the area. There are 14 Conservation Areas with the Borough and at present the Conservation Office resource stands at 2 days a week.</p> | <p>NFA</p>              | <p>17 EGOA</p> |
| 85 | <p>Absence of notable and relevant "hyperlinks" to included references such as the National Planning Policy Framework (NPPF) is disappointing</p>   | <p>These documents can change over time and therefore the hyperlink would require updating as older versions are archived</p>  | <p>Add link to NPPF</p> | <p>17 EGOA</p> |
| 86 | <p>Proposed corrections to the 'Appraisal' document have already been clearly defined and submitted by the Old Bedhampton Heritage Alliance. These</p>  | <p>Comments made by BHA will be addressed 13, 15 and 16</p>  | <p>NFA</p>              | <p>17 EGOA</p> |

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|    | corrections are entirely agreed by The EGOA and to avoid unnecessary repetition are not included as part of this submission.  |  |   |         |
| 87 | <i>Extension of the current CA boundary to include Bidbury Mead and Old Bedhampton School &amp; Chapel are very welcomed and supported.</i>   | Noted  | NFA   | 17 EGOA |
| 88 | <i>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.</i>  | This area was not included in the appraisal as it lacked special architectural and historic interest. Conservation Areas are not a landscape designation.<br><br>However, HBC is seeking to protecting the borough's heritage for future generation through use of designation powers.   | NFA   | 17 EGOA |
| 89 | <i>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.</i>  | Evidence has not been produced to support why this private track and bridge is of particular or special interest above any other path or bridge outside of a conservation area.<br><br>For example, Mill Lane bridge is 'special' due to its unique design and its connection to the mill and granary however the same cannot be said of this bridge. Conservation Area designation does not exclude development, it is a tool to ensure that ensures development is beneficial and will enhance the area. Where there are losses benefits must outweighs the harm. NPPF paras 193-196 | NFA   | 17 EGOA |
| 90 | <b>Recommendation Two</b> – cumulative impact of minor alterations to all buildings within the declared CA including those that are <i>not</i> listed. A 'bold' statement regarding the removal of permitted development rights and for the removal of: <ul style="list-style-type: none"> <li>Existing means of enclosure and</li> </ul> | The recommendation to remove permitted development rights is fairly standard in Conservation Area appraisals. It is a recommendation at this stage and would require further detailed consideration regarding possible financial and legal implications.   | Include in recommendation to report back on article 4 | 17 EGOA |

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|    | <p>boundary treatments</p> <ul style="list-style-type: none"> <li>• Hardstandings</li> <li>• Front porches</li> <li>• Rooflights</li> <li>• Solar arrays</li> <li>• Changing the colours of already painted surfaces</li> <li>• Changing roof material</li> <li>• Changing windows and doors</li> <li>• Eaves and barge boards</li> </ul>   |  |     |         |
| 91 | <p><i>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.</i></p> | <p>Conservation Area designation cannot be enforced retrospectively. However, the test for future development is that it should seek to preserve and enhance and the NPPF requires LPA to seek those opportunities where they arise in relation to designated heritage assets such as Conservation Areas. Benefits of designation as Conservation area are generally seen incrementally over time.</p> | NFA | 17 EGOA |
| 92 | <p><b>Recommendation Three</b> – 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. <i>Despite clarification being sought for</i></p>                      | Noted  | NFA | 17 EGOA |

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|    | <i>"Recommendation Two" this recommendation is generally supported.</i>   |  |     |         |
| 93 | <p><b>Recommendation Four</b> – 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.</p> <p><i>This recommendation is most welcome and supported.</i></p>  | Noted  | NFA | 17 EGOA |
| 94 | <p><b>Recommendation Five</b> – Tree Preservation Orders, in appropriate circumstances, where a tree has significant amenity value and considered to be under threat.</p> <p><i>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.</i></p> | The support to the recommendation is noted, however the safety of trees and management of risk lies with the individual landowners of trees and not the Council. | NFA | 17 EGOA |
| 95 | <p><b>Recommendation Seven</b> – 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,</p>   | Noted  | NFA | 17 EGOA |

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|    | <p>cyclists and horse-riders are given priority over vehicular traffic.</p> <p><i>Recommendation is fully supported.</i></p>  |   |     |         |
| 96 | <p><b>Recommendation Eight</b> – consider placing ‘welcome signs’ to the entry to the area within the highway without causing obstruction or conflict.</p> <p><i>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.</i></p>                                      | <p>The nature of any street furniture or welcome signs is not within the scope of this appraisal as that would be a Highway issue however the appraisal would be a material consideration in that process and could influence it design.</p>  | NFA | 17 EGOA |
| 97 | <p><b>Recommendation Nine</b> – 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.</p> <p><i>Recommendation is fully supported.</i></p>   | Noted   | NFA | 17 EGOA |
| 98 | <p><b>Review</b> – 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</p> | <p>The recommendation is worded to provide flexibility in order that the limited heritage resource within the Council can be used to address the Conservation Area of most concern at the time. For example, if there is potential threat from development or if a Conservation Area is considered to be at risk.</p> <p>The recommendation is considered to be within the suggestion of ‘from time to time’ by Historic England.</p> | NFA | 17 EGOA |

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|     | majority of recommendations put forward in the 'Appraisal' document.  |  |  |                        |
| 99  | 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.  | Noted  | NFA  | 18<br>HBC Tree Team    |
| 100 | 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.  | Summary of features changed to Features<br><br>List of features has explanation of their contribution to the character added to it.<br><br>Will also add a summary to the front of the appraisal for ease of use | Additional text in   | 19<br>Historic England |
| 101 | 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.  | Addition of para 2.3 Setting   | Addition to text   | 19<br>Historic England |
| 102 | The historical background section is very long for a document of this type and could be summarised.   | The history section was left in as the document was prepared on behalf of the community group who decided on the content with their consultant. It provides background.  | Reformat document to bring more essential information forward, emphasise the more critical section from a planning perspective. See also comment 100 | 19<br>Historic England |
| 103 | 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 | Text added in section 4  | Additions to text  | 19<br>Historic England |

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|     | views.  |   |  |                           |
| 104 | The title to section 3 has a word missing- 'Evidential and Historic <i>Value</i> '?   | Word added  | Text amended   | 19<br>Historic<br>England |
| 105 | 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. | Noted<br>Insert brief paragraph to explain positive buildings at the start of that section. | Positive buildings are buildings or structure that through their character, be it design, or materials make a positive contribution to the character of the Conservation Area. | 19<br>Historic<br>England |
| 106 | The mapping images at the rear of the document would benefit from being larger and clearer.   | Noted   | Will make maps A3 sized and crop tighter to reduce white space   | 19<br>Historic<br>England |
| 107 | Based on the information within the document we would support the extension of the conservation area as proposed in recommendation 1. We would also support the proposed Article 4 Direction.                           | Noted   | Include article 4 in recommendations in cabinet report   | 19<br>Historic<br>England |