Building a Better Future Plan - Representation Form

Part A - Personal Details

Please indicate whether you are completing this form yourself or if you are an agent completing this on behalf of a client
I am an agent completing this form on behalf of a client

Part A - Personal Details (Completing form on own behalf)

Please provide the following personal details. Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate. The personal data you provide will be used to ensure that representations comply with government guidance and that they can be used as part of the Local Plan examination process. More information on how we use your personal information can be found as part of the 'Planning Policy' privacy notice is available here.
No Response

Please provide the following details where applicable and/or relevant
No Response

Part A - Personal Details (Agent on client's behalf)

If an agent is appointed, please provide the following information:
Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate.
The personal data you provide will be used to ensure that representations comply with government guidance and that they can be used as part of the Local Plan examination process. More information on how we use your personal information can be found as part of the 'Planning Policy' privacy notice is available here.

Title	Mr
First Name	Paul
Last Name	Carnell



Please provide the following information about the client for whom you are completing this form on their behalf

Title	Head of Planning & Development
First Name	Emma
Last Name	Ward
Organisation (if applicable)	Stonebond Properties (Guildford) Limited

Part B - Your representation(s)

Which part of the Building a Better Future Plan does your representation relate to?
Please provide as much detail as possible.
If you wish to make a change to the Policies Map, please comment on the corresponding policy, and explain what change you would wish to make. If you would be helpful if you could show this in visual form
A full list of policies and allocations can be found in the contents page(s) of the Publication Plan - you can access this document here.

Policy Number	-
Allocation Number	18
Paragraph Number	-
Page Number	129-130

Do you consider the Local Plan is ...
(Please select as appropriate)

	Yes	No
Legally compliant	X	
Sound	X	

Please give details of why you consider the Building a Better Plan is not legally compliant or is unsound. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

Please see cover letter attached

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.
You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see cover letter attached

If you wish to upload any documents to support your representation, please do so below. Please note that there is a maximum file size of 50MB and you can upload a maximum of 10 files to include with your form.

- File: 260901 Local Plan Consultation Response PC.pdf - Download
- File: 02103 TTRPS_Padnell Grange_BHS_v3_26_03_2026 FOR ISSUE.pdf - Download

Examination Hearing Session Invitation

If your representation / representations are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please note that while this will provide an initial indication of your wish to participate in examination hearing session(s), you may be asked at a later point to confirm your request to participate.
No details on the examination hearing session(s) have yet been determined and will be made available upon the submission of the Building a Better Future Plan to the Planning Inspectorate.

No, I do not wish to participate in examination hearing session(s)

Examination Hearing Session Invitation (2)

You indicated that you wish to participate in the examination hearing session(s). Please outline why you consider this to be necessary.
Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in examination hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

No Response

Future Notification

Do you wish to be notified of any of the following milestones in the Building a Better Future Plan process?
These milestones include:

The Local Plan has been submitted for examination
The publication on the Inspector's Report
The adoption of the Local Plan

If you indicate that you wish to be notified, the email address you provided in Part A of the form will be used by the Council to notify you of these milestones.

Yes, I wish to be notified

ECE Planning
64 – 68 Brighton Road, Worthing
West Sussex, BN11 2EN

Shaping places.
Unlocking potential.

1 September 2026

Planning Policy Team
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

PC/Let/P2319

Dear Sir/Madam,

Ref: Representations to the Havant Borough Regulation 19 Version of the Building Better Future Draft Local Plan – Padnell Grange, Waterlooville

ECE Planning is writing on behalf of Stonebond Properties (Guildford) Ltd ("Stonebond"), in support of Allocation 18: Padnell Grange, Waterlooville. This letter of representation provides comments on the draft allocation proposed within Havant Borough Council's ("HBC") Regulation 19 Building a Better Future Plan.

Stonebond has an interest in the site and is seeking to redevelop the site for residential use (hereafter referred to as the "Site"), in accordance with the existing site allocation under the Havant Borough Local Plan (Allocations) 2014 (W126).

A full planning application for development to the site for 90 residential dwellings has been submitted to Havant Borough Councill under reference APP/26/00332. The application was validated on 5th June 2026 and is undetermined at the time of writing.

Housing Allocation 18: Padnell Grange, Waterlooville

We are supportive of the inclusion of this brownfield site as a housing allocation within the draft Local Plan to meet local housing need. We note the indicative net yield in the allocation is 83 units (allowing for the loss of Padnell Grange itself). As was noted in Stonebond's representations to the Regulation 18 plan, we are not clear on the reason why the proposed allocation has reduced by one dwelling compared to the 2014 site allocations document.

Nevertheless, the site masterplan submitted in support of application APP/26/00332 demonstrates that the site can accommodate 90 new homes. We therefore consider that the housing number in the allocation be adjusted to 90 units, or to a 'minimum of 84', to at least be in line with the existing allocation.

Managing Director
Chris Barker MATP MRTPI

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The draft policy sets out several key features and development requirements. Stonebond's regulation 18 consultation response included comments on both the key features and the requirements of the policy. We have reviewed the Regulation 19 plan and comment further below on these matters with reference to the planning submission material where relevant.

Key Features

Commercial Site

One of the key features listed in the draft allocation is the site being in "*close proximity to a commercial site*". This was raised in the Regulation 18 response, and we continue to request clarity as to which commercial site is being referred and how it influences the development proposals for the site. There are no 'commercial sites' in the vicinity of which we are aware.

Historic value of existing grange and barn

The allocation notes the existing grange and barn on site have some local historic value. The main Padnell Grange building has undergone several phases of extension and alteration on its northern and eastern elevations, which have eroded its original character.

The 19th century timber framed barn has degraded over recent years – the roof has been partly removed and the building boarded and fenced off due to safety concerns.

Planning application APP/26/00332 is supported by a heritage report prepared by RPS which is attached to this representation for information. The report considers the potential heritage value of Padnell Grange and the 19th Century Barn against the criteria of *Historic England guidance HEAN07 – Local Heritage Listing: Identifying and Conserving Local Heritage*.

The report notes that the exact age of Padnell Grange farmhouse is not known (likely second half of 19th century) and there is no identified architect. The house was extensively altered in the 20th Century to the extent where it does "*not exhibit historical interest*" and has "*little architectural interest*".

The report concludes that "*The original form of the farmhouse building has been modified with extensions to the rear, extensions to upper levels, and most of the windows replaced. The original building is unbalanced by the mass of the subsequent alterations. The later 20th century modifications do not exhibit historical interest and have little architectural interest. They are in my opinion neutral in style and slightly detracting in terms of massing and scale.*"

Further, "*there is no historical interest to the farmhouse building in its current form, and, in my opinion, the architectural treatments are not good examples of the style.*"

The 19th Century Barn is considered a "*common building typology for the period of construction, retaining minor interest in the structural farming, but the gradual deterioration the building has detracted from the interest. On this basis the Barn is not considered to merit recognition [as an NDHA]*".

The historic value of both the Grange and the 19th Barn are overstated in the emerging policy. Though we consider there is some townscape value in terms of a sense of place provided by Padnell Grange, we do not consider that perceived local historic value should be listed as a key feature of the site.

Allocation Requirements

f) Retain and incorporate protected trees and hedgerows on site;

Padnell Grange has a significant amount of tree cover. It is not possible to redevelop the site for the quantum of development proposed in the local plan without the loss of some trees. This principle was established as part of the previous planning application for the site (APP/19/00224), to which the Arboricultural Officer raised no objection to the trees shown for removal. This included 1 no. moderate quality tree and 21 no. low quality trees / tree groups, of which some are currently TPO'd.

An Arboricultural Impact Assessment (AIA) has been undertaken and submitted in support of planning application APP/26/00332. It notes that 21 individual trees and four groups would be removed to facilitate the development of 90 new homes.

The existing access to the site from Padnell Road is lined by trees on either side as it enters the grounds. This is the logical point for vehicular access to the site and indeed is where Policy W126 of the local plan explicitly requires it to be located. Upgrades are necessary to deliver a safe access to serve the allocated quantum of development. The impact on trees in this area is unavoidable but notably explicitly accepted given the allocation of the site for residential development.

The design and layout of the scheme have been significantly revised during its development to accommodate retained trees, many of which are protected by TPO, using no-dig cellular confinement surfacing and other techniques. The AIA is submitted with this representation for information.

The loss of trees at the site is unavoidable but limited to only where necessary to facilitate development. This should be reflected in the emerging policy as follows:

"Retain and incorporate protected trees and hedgerows on site wherever possible"

h) Set development back from the western boundary and includes a strong landscape buffer to the golf course;

We do not believe there needs to be a separate requirement to note development should be set back from the western boundary. HBCs Borough Design Guide SPD (2011) already requires under Policy CS16 High Quality Design, that development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. This is not a unique allocation requirement as it applies to development generally. In addition, the built-up area of Cowplain is located to the western boundary of the site, therefore whilst there needs to be the protection of residential amenity, this requirement limits development where there are no constraints, which restricts development unnecessarily.

Furthermore, Stonebond has engaged with the adjoining golf course (Waterlooville Golf Club) as part of developing the proposed scheme subject to planning application APP/26/00332. Stonebond have worked closely with the club to develop the plans along the eastern boundary – they welcome the latest iteration including protective netting to mitigate any errant shots from those using the adjacent tee and fairway.

There is no material planning need for a landscape buffer to the golf course and this requirement should be deleted.

Explores the retention of the main Padnell Grange house and the barn and incorporates them into a locally distinctive scheme;

As noted above and in the accompanying heritage statement, there is not sufficient heritage significance to justify the retention of Padnell Grange house and the 19th Century barn as part of the new development.

We have also undertaken and submitted a structural appraisal report. In summary, it notes that "*Padnell Grange farmhouse is in an adequate structural condition although the original extents of the house have been extensively modified and extended. The alterations are not sympathetic to the original form of construction.*"

Further, "*The original cellar, most loadbearing walls at ground and first floor levels, and the timber first floor structure remain. The load bearing walls have been significantly altered, with some removed and large openings formed*".

The historic barn "*is in a very poor structural condition with evidence of widespread timber decay and structural instability. Significant alterations have been made to the barn during the development of the farm. If the building were retained it is likely that a large amount of the original structural timber would require replacement.*"

Further, Stonebond has also commissioned Abbey Consultants to consider refurbishment of the buildings to meet current sustainability standards demanded by building regulations.

The consultants note that the existing structures are constrained by their original construction methods, thermal performance, and building fabric, which together restrict the extent to which meaningful energy improvements can be delivered. The buildings would fall short of current and emerging regulations relating to thermal insulation, airtightness, heat loss prevention, and integration of renewable technologies, even with substantial intervention to the building fabric.

In contrast, a new build approach enables new dwellings to be designed from first principles around a high performance, low carbon specification. A new structure can incorporate modern materials, advanced insulation systems, and optimised thermal envelopes that dramatically reduce heat demand and operational energy consumption. This includes the ability to achieve superior levels of airtightness, significantly mitigate against the effects of thermal bridging, and orient the building to maximise passive solar gain. These measures are not feasible within the constraints of the existing buildings.

It is also considered that the existing building's layouts and structural frameworks significantly limit the integration of future proof technologies such as air source heat pumps, mechanical ventilation with heat recovery (MVHR), and rooftop solar photovoltaics (PV). A new build development provides the opportunity to fully integrate these systems in a coherent and efficient manner, ensuring both compliance with current sustainability requirements and resilience to future regulatory changes.

Retention and conversion of the buildings would also pose significant challenges in terms of meeting national space standards. It would also create several inherent challenges associated with the introduction of communal spaces. Creating flats in the existing buildings would necessitate new communal corridors, stairwells, and shared access areas that the current layout is not designed to accommodate. These spaces would be inefficiently arranged within the existing structure, reducing usable floor area, compromising daylight and ventilation, and making it harder to meet modern space and amenity standards.

It is clear from the technical work undertaken to support the planning application that there is no justification for requiring the retention of the barn so this element of the policy should be removed.

We also consider that there is no reason in heritage terms to consider the retention of Padnell Grange house. The limited townscape value is outweighed by the opportunity to provide a high quality, sustainable and future proofed housing scheme.

However, if the council are minded to require further consideration for its incorporation into a development, we recommend the policy is reworded as follows:

"Explores the retention of the main Padnell Grange house and, if appropriate and viable, incorporates it into a locally distinctive scheme";

Comment on General Key Policies

Where we have no comment on Local Plan policies we have remained silent on these within this representation. However, there are certain general policies we wish to comment on.

We are supportive of the provision of housing within **Policy 6: *Amount of Housing***, however, it is concerning that the Council considers that the borough is only capable of providing 7,087 homes (337 per annum) over the plan period compared to the housing need requirement of 15,822 homes (879 per annum). This is a significant shortfall, and there is an opportunity here for the Council to be more ambitious in its plan making. The significant shortfall does, however, highlight the importance of Padnell Grange being retained as an allocation for residential development.

Whilst we are supportive of measures being taken to improve health within the borough and combat climate change, we raise concern around the necessity of requiring a Health Impact Assessment (HIA) in ***Policy 12: Health***. Our concern is that it is not clear what would be contained within a HIA that is not already provided within other documentation required for planning validation purposes. It is recommended that this part of Policy 12 is removed due to being an unnecessary requirement.

While we support **Policy 13: *Housing Density***'s aim to optimise housing density, the policy would benefit from greater flexibility. The rigid minimum density thresholds may not suit all sites, particularly those with design, heritage, or access constraints. The term "*artificially lowered density*" also needs clearer definition to avoid ambiguity. Additionally, clearer guidance on the scope of 'Density Studies' would ensure proportionate requirements for all scales.

We support **Policy 20: *Biodiversity Net Gain*** for 10% Biodiversity Net Gain and flexibility around how this is delivered.

We support the aim of **Policy 38: *Affordable Housing*** to deliver affordable housing and encourage continued flexibility to ensure these targets remain achievable alongside other development requirements.

Conclusion

In summary, Stonebond Properties (Guildford) Ltd is supportive of Draft Local Plan Allocation 18 Padnell Grange, subject to minor alterations to the wording of the policy text.

We also wish to raise comment on some of the general policies within the Draft Local Plan particularly around general housing provision in the borough which is considered to be significantly low and further land should be allocated for residential development.

We look forward to confirmation that these representations are duly made.

Your faithfully If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

ECE Planning



Huw James MRTPI
Director

Built Heritage Assessment

Land at Padnell Grange, Waterlooville, Hampshire, PO8 8ED

Project Reference

794-PLN-HER-02103

Version 3

March 2026

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	First Draft	John Brown			March 2026
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3	Final for Approval	John Brown	Craig Halsey	John Brown	March 2026

Approval for issue		
John Brown	[redacted]	26 March 2026

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Prepared for:

Stonebond Properties (Guildford) Limited and The Borrow Foundation

ATTN: Emma Ward MRICS

Executive Summary

- Stonebond Properties (Guildford) Limited and The Borrow Foundation (The Applicant) are preparing detailed planning application for residential development at Padnell Grange, Waterlooville, Hampshire PO8 8ED. Tetra Tech have been commissioned to review previous analysis of the farm buildings at the site and to provide a Built Heritage Statement to accompany the application.

- In terms of designated heritage assets, there are no World Heritage Sites, Scheduled Monuments, Historic Battlefields, conservation areas, or listed buildings within the Site. There are no listed buildings within the Site or immediate vicinity that would be potentially affected through changes to their setting.

- A previous Heritage Assessment (Pegasus 2019) submitted with an earlier outline planning application identified the potential for the buildings onsite to be considered as non-designated heritage assets (NDHAs). The conclusion of this assessment was that only the 19th century barn (Building 5) merited recognition as a non-designated heritage asset, due to the degree of modification of other structures, including the farmhouse. The Conservation Officer agreed that the buildings are not of high heritage value, and with the barn meriting local listing. They also considered whether the farmhouse could be retained in a 'stripped down form'.

- This report reviews the 2019 Pegasus assessment material and undertakes an independent assessment of heritage significance using the criteria set out in HEAN07 – Local Assets. These criteria were not referenced in the 2019 assessment.

- As part of this report, the main farmhouse (Building 01 – Padnell Grange) and the 19th century barn (Building 05) were independently assessed based on their previously identified potential to be identified as NDHAs. A Structural Appraisal report was also undertaken by Conisbee Ltd (Appendix 1).

- The Padnell Grange farmhouse (Building 01) has been considerably altered and modified, and 'aggrandised'. The 19th century Barn (Building 05) is determined through structural survey (Appendix 1) to be in very poor condition, due to weathering and deterioration over time. it has also been modified, and only the framing was deemed to be of potential interest.

- In conclusion, it is considered that based on HEAN07 criteria the farm buildings onsite do not merit recognition generally as non-designated heritage assets.

- All existing buildings will be cleared and the site redeveloped. This will remove the 19th century barn, and even though it is not considered to meet the criteria for an NDHA, there is potential for historic building recording to mitigate any loss of residual heritage interest associated with this structure, should it be deemed appropriate as a condition of detailed planning approval.

- Development proposals will otherwise generate no adverse impacts on the significance of any identified Built Heritage Assets in the wider Study Area. Therefore, there is no reasonable case to refuse application on heritage grounds.

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1 Introduction

1.1 This Built Heritage Statement has been prepared by Tetra Tech Consulting Limited on behalf of Stonebond Properties (Guildford) Limited and The Borrow Foundation ("the Applicant") to support a planning application for land at Padnell Grange, Waterlooville, Hampshire (the 'Site'). Tetra Tech have produced a separate report to address archaeological matters.

1.2 The Site comprises a 4.50ha area of land centred on National Grid Reference (NGR) SU 69943 11124. The Site lies within the administrative area of Havant Borough Council.

1.3 In accordance with relevant national and local policy and guidance on heritage assets and planning, this assessment draws together the available, historical, topographic and land-use information to clarify the heritage assets that are considered relevant to the Site.

1.4 This assessment considers those aspects of the detailed design application, which relate to appearance, scale, landscaping and layout, that may result in effects on heritage assets through changes to their setting.

1.5 The Built Heritage Statement comprises an examination of evidence held on the National List of Heritage Assets, managed by Historic England, along with other sources, including the 2022 Pegasus Buit Heritage Assessment which accompanied a previous application.

Limitations

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

1.7 HER data has a time limit of 12 months from the original search date and cannot be relied on after that.

2 Planning Background & Development Plan Framework

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated[1].

2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

Legislation

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

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

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

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

2.7 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

2.8 For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention […] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

[1] (https://www.gov.uk/government/publications/national-planning-policy-framework--2)

National Planning Policy

2.9 National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2024).

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

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

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

2.13 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.

2.14 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.15 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or several criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.

2.16 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

2.17 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

2.18 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

National Planning Practice Guidance (DCLG)

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

2.20 The NPPG defines the different heritage interests as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

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

Overview: Historic Environment Good Practice Advice in Planning

2.22 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

2.23 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

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

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

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

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

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

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

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

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

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

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

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

4. Explore ways to maximise enhancement and avoid or minimise harm; and

5. Make and document the decision and monitor outcomes.

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

2.31 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.32 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.33 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

HEAN07: Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note (2021, 2nd ed).

2.34 Local heritage lists are established by local authorities to identify and manage risk to places that have recognisable heritage value at the local level, but which may not meet the criteria for designated as nationally significant heritage assets. This guidance note sets out processes and guidance for local authorities around identifying non-designated heritage assets (NDHAs) and provides criteria for assessing potential NDHAs. a 3rd edition of this document was circulated for consultation in 2025.

Local Planning Policy

The Havant Borough Council Core Strategy

2.35 The Local Plan framework is provided by the Havant Borough Core Strategy, adopted in March 2011. The strategy contains the following policy relevant to heritage.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

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

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.

11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

2.36 Havant Borough Council is currently developing a new draft local plan, titled 'Building a Better Future', which sets out the Council's policies for a fifteen year period. The draft plan contains the following policy relevant to heritage matters.

Policy 30: Heritage and the Historic Environment

<u>Proposals affecting heritage assets</u>

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

Accordingly, development proposals will be permitted which:

a) Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and

b) Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

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

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

c) Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or

d) All of the following circumstances apply:

i. The nature of the heritage asset prevents all reasonable uses of the site; and

ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

iv. Harm or loss is outweighed by the benefit of bringing the site back into use.

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

Where a development proposal is likely to cause 'less than substantial harm' to the significance of a heritage asset or its setting, the following will apply:

e) For a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.

f) For a non-designated heritage asset, a balance judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals affecting the significance of a non-designated heritage asset

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

Proposals for the removal of part or all of a heritage asset

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

2.37 Under the draft Local Plan, the Site is allocated for residential development (Allocation 19; SHELAA Reference: WA03). However, the policy contains no specific requirements with regards to heritage matters.

Previous Planning history and consultation

2.38 A review of a heritage assessment by Pegasus (2019) for a previous application on the Site has been undertaken. The following comments are noted in the Pegasus 2019 report at paragraph 6.7:

'It is understood that the buildings were previously assessed by Havant Borough Council for inclusion on the 'Local List'; however, it was decided that the buildings were not of sufficient architectural or historic interest to be included. Thus, the buildings are not classified by Havant Borough Council as 'Locally Listed'

2.39 This assumption was however contradicted by the Conservation Officer's statement in response to the previous 2019 application[2], which noted that:

'The integrity of the farmyard has been devalued by the modern and altered buildings. However, they do still represent the historic use and development of the site'.

'In my opinion the C19 barn is of sufficient value to be classed as a non-designated heritage asset. It should be noted that the farm buildings were recommended to be put on Havant Borough Council's Local list at the planning and development committee in October 1999. The reason they did not get brought forward onto the list was because the owner at the time objected to this and hence, they were never included'.

'Whilst I largely agree with what has been written in the heritage statement, I feel the scheme as it stands is too dismissive of the buildings on site, as it has not looked at ways to embrace any within the new development where it/they could be used as a positive feature- rather than seen as an inhibitor. The most obvious candidates for possible retention/adaptation is Padnell Grange in a stripped down form and a conversion of the C19 barn. Whilst the buildings are not of high heritage value I feel the applicant has missed the opportunity to produce a high quality and locally distinctive scheme. The history and former use of the site could have been utilised far better to make an interesting and characterful scheme that tells a story'.

2.40 Our client wrote to Havant Borough Council in October 2025 to try and ascertain a copy of the above referenced committee notes to provide further detail, however as at this date has been unable to obtain a copy.

2.41 The Pegasus report provided no reference for their assumption. The previous reporting and opinions of the Conservation Officer identified only two structures might be considered worthy of retention in a future scheme:

Padnell Grange Farmhouse (Building 1 - though potentially in a reduced form reflecting its original footprint)

The 19th century timber barn (Building 5 – the interest lies in the barn's framing particularly)

[2] APP/19/00224 – Padnell Grange, Padnell Road, Waterlooville

3 Site Description

Location and Topography

3.1 The Site (Fig.1) is located at Padnell Grange, Cowplain, Hampshire PO8 8ED. The Site is an irregularly shaped parcel of land that measures c 2.8ha in extent and is bounded by residential buildings and Cherry Tree Avenue to the west and south, Padnell Road to the north and a golf course to the east. The Site undulates and slopes downwards towards to south/south-east from c 64m OD to c 58m OD.

3.2 The Site contains several former farm buildings, dating from the mid-19th to the late 20th century. The most visually notable of these is the principal two-storey residential farmhouse building known as 'Padnell Grange'. This building was originally apparently of a regency/Queen Anne Revival style, much modified and extended with 'aggrandised front portico, somewhat out of scale with the house. To the south of this principal building is a grouping of outbuildings arranged around a central courtyard, formerly in agricultural and industrial use. They include a 19th century barn to the western edge of the courtyard, another two-storey dwelling in Late Victorian gothic revival, with a clock face, and several other modifications.

3.3 Land surrounding the buildings to the east and west primarily comprises open lawn, with areas to the immediate east and north of Padnell Grange being more landscaped. This includes a terraced area leading up to the turning circle in front of the building, and a former 'ornamental' garden area with late 20th century garden 'follies'. The northern area of the Site also includes a few mature trees, visually merging with the denser vegetation of Padnell Cuts Wood to the north. This is also the location of a former car parking area. The concrete foundations and 'mushroom' pads of a former granary building are also apparent.

3.4 A public right of way (Ref 108/127/1) runs notionally North to South through the site, along the accessway to the existing buildings, and continues southwards to a footpath connection at the eastern end of Cherry Tree Avenue

3.5 Plates 1 to 4 demonstrate the current condition of the Site at the time of the most recent Site visit in December 2025.

4 Historical Background Summary

4.1 The summary historical background is provided for historical context to the Site and its contribution to Significance of the relevant Heritage Assets identified in Section 5 below.

4.2 Bedhampton was the nearest settlement to the study site recorded in the 1086 Domesday survey. It lay c.4.8km to the south of the study site and characterised as a very large settlement (Open Domesday website).

4.3 Prior to the postmedieval period, the Site is thought to be largely wooded. the earliest detailed mapping of the area dates from the mid-late 18th century.

4.4 A brick making industry is known to have existed in the area as early as 1710 and a 'Padnol brickiln' is noted on Taylor's map of 1759 south of the study site (Fig. 3; HER ref: 22929).

4.5 The study Site is shown in open land/woodland on the 1791 Milne's Map with no brick kilns shown in the vicinity (Fig. 3).

4.6 The 1806 Ordnance Survey (Fig. 4) shows the study site and the area to the west as occupied by Padnell brick kilns and so does the 1826 Greenwood's Map (Fig. 5).

4.7 The 1841 Blendworth Parish, 1842 Bedhampton and 1842 Catherington Tithe Maps show the majority of study site within an area of wood (plot 726 – plot number not visible) and pasture (plot 728) with a cottage and garden in the centre (plot 727). The structures associated with brick production area focused on the eastern part of the Site (Fig. 6).

4.8 The 1865 Ordnance Survey shows the study site in more detail. A clay pit is shown in the north-western area of site, the central structure comprises of six buildings with associated gardens, pathways and a well. Brick sheds and further clay pits are shown in the eastern area of the Site (Fig. 7).

4.9 The 1897 Ordnance Survey (Fig. 8) shows further expansion of the central structures of the Padnell Brick and Tile Works. A clay mill, brick sheds and a square kiln are shown in the north-eastern area of the Site.

4.10 The Site is shown largely unchanged in 1909. A few minor extensions to the central structure are observed (Fig. 9).

4.11 The 19th century complex of clay mill, a square kiln, 4 brick sheds and clay pits was demolished in the 1930s with the central Padnell Grange buildings largely unaltered (Fig. 10; HER ref: 22929).

4.12 The study site is then shown as largely unchanged until at least 1962 (Figs. 11 and 12). However, the area surrounding the study site was subject to a residential redevelopment by 1973-74. Structures associated with the brick and tile production were removed from the study site and the area to the west. A new access road leading to Padnell Grange was constructed along the northern and central area of site (Fig. 14). As noted below, the main farmhouse was substantively remodelled during this period.

4.13 Further structures were added to Padnell Grange by 1999 (Fig. 15), but the Site has remained largely unchanged until the present (Figs. 16).

Building Phasing

4.14 A detailed site fabric analysis is provided in the 2019 Pegasus Report and is summarised below (Pegasus 2019). The Building numbering is retained for ease of comparison.

Building 1- Padnell Grange Farmhouse

4.15 The historic core of the main Padnell Grange buildings dates to the early -mid 1860s, as it is depicted on the 1865 Ordnance Survey Maps (Fig 7-8), but not the earlier tithe maps. The current appearance of the building is, however, the result of a mid-late 20th century renovation and extension of the building. This includes remodelling of the principal (east) elevation and general alteration to fenestration.

4.16 The building, as whole, is constructed of red brick and applied flint cladding, typical of the vernacular style of 19th century farmhouses in Hampshire, but potentially a later cladding addition. The building has undergone several phases of extension and alteration including the northern extension and remodelling of the east elevation in the 1970s (Planning Application Ref: 17054/8)[3].

4.17 The remodelling of the east elevation included the reconfiguration of existing openings to create a large central doorway with double doors above. The original doorway (located one bay to the south of the existing) was reconfigured to become a window. A large portico was also added at this date, with anecdotal evidence suggesting that the remodelling was undertaken to mimic 'Graceland's' in reference to the owner Dr Borrow's love of Elvis Presley.

4.18 The exterior and interior ground floor was inspected. It is apparent that no internal fixtures or fittings of heritage value are retained, nor is the existing internal layout considered to be of any particular historical value, Any features of character, such as timber panelling or Georgian style alcoves, are either located within the 1970s extension and reclaimed materials, or are clearly later insertions based upon their style.

Building 2 – Rear Outbuilding

4.19 This is an outbuilding to the rear and to the west of the main Padnell Grange building. Building 2 comprises a single storey range, currently divided into two garages. The south elevation is construction of red brick and flint, and this area of built form is thought to represent part of a building shown on the 1868-1878 Ordnance Survey Map. The building has, however, been substantially altered in the late 20th century, latterly via conversation into garages as noted.

Building 3 – Eastern Range

4.20 Building 3 comprises the eastern range of the outbuilding courtyard complex. It is modified and includes historic fabric and fittings evidently of reclaimed material. The date and provenance of reclaimed material is unknown. A building is shown on the same footprint as most Building 3 on the 1897 Ordnance Survey Map. Based upon cartographic sources these elements are thought to have been constructed between 1873 and 1897.

4.21 The building is constructed of red brick and flint, in line with other 19th century built form within the Site; however, the overall external appearance displays several 20th century alterations, such as the eyebrow dormers and upvc windows. The right-hand door appears to be reclaimed 'Tudor revival' from the Arts and Crafts period.

[3] Pegasus 2019. Section 6

4.22 Originally thought to date from the late 19th century, Building 3 has been substantially altered, including the extensive rebuilding of the roof and internal modifications.

Building 4 – Northern Range

4.23 Building 4 forms the northern range of the outbuilding complex. Parts of the north elevation, constructed of rebrick and flint, is thought to represent built form shown on the 1897 Ordnance Survey Map, and based upon cartographic sources it is considered to have been originally constructed between 1873 and 1897. The building has, however, been substantially altered, including the main body and south elevation, extensions to the north and west. Three has been total internal remodelling in association with its late 20th century use as laboratory.

Building 5 – Western Range (19th Century Barn)

4.24 Building 5 forms the western range of the outbuilding complex, and comprises a large timber framed barn, which is considered to date to the 1860s-1870s, as it is depicted on the 1865 Ordnance Survey Map, but not the earlier Tithe Maps.

4.25 The timber frame is simple in its construction, typical of an agricultural building of a mid-19th century date. The timber frame is founded on a dwarf wall of red brick and timber. The south elevation of the building is clad in timber weatherboard, evidently a later addition based upon its condition. The west elevation is enclosed by red brick and flint and includes several slit windows. This fabric is thought to relate to the 19th century construction of the building. The north and south elevations are enclosed with modern brick and breeze blocks, both being later insertions of no historical interest. Since the previous 2019 assessment, the roof has been removed over concerns for instability and collapse under high wind. No internal features of note were recorded during the site visit.

4.26 Padnell Grange and Building 5 (the 19th Century Barn) are considered further below in the assessment of significance.

Building 6 – Southern Range

4.27 Building 6 forms the southern range of the outbuilding complex, with elements thought to date to the 1860s-1870s, as it is depicted on the i865 Ordnance Survey Map (Fig x), but not earlier. The range is primarily single storey in height, although the western end incorporates a two storey element, which may have operated as some form of dwelling based upon its style; although no chimney breast was noted. Evidence of 19th century fabric is evident within the western bay and along the north elevation, both of which are constructed of red brick and flint. The building has, however, been substantially altered, including extensions to the east and south (for use as laboratories), and extensive internal remodelling.

Building 7 - Outbuilding

4.28 Building 7 was constructed between 1973 and 1989, and comprises a steel framed, rectangular outbuilding with single skin brick elevations. The flooring is covered in red clay tiles, with the roof being corrugated asbestos sheeting.

Building 8 - Outbuilding

4.29 Building 8 was constructed in the mid-20th century, present on the Site by the 1973 Ordnance Survey Map, and comprises a steel framed, rectangular outbuilding with single skin brick elevations. Anecdotally, it is suggested that the building was utilised as a ‘ballroom’, with this correlating with the presence of parquet flooring (original location and date unknown) and faux Ionic columns around the steel stanchions.

Building 9 – Former Piggery

4.30 Building 9 is a former piggery constructed in the mid-20th century, present on the Site by the 1973 Ordnance Survey Map. The long rectangular building is constructed of redbrick with Crittall windows (where retained), and internally is divided by wooden stalls

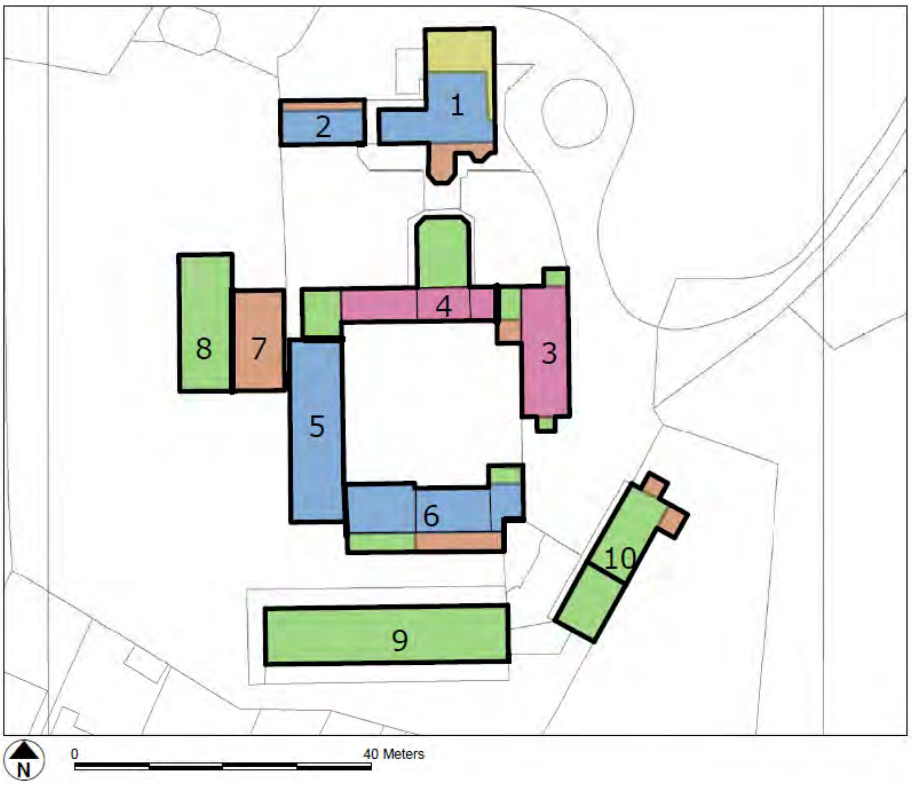
Building 10 - Outbuilding

4.31 Building 10 was constructed in the mid-20th century, present on the Site by the 1973 Ordnance Survey Map, and comprises a red brick, rectangular outbuilding with an asbestos sheeted roof. The building is divided into several spaces internally and are thought to be associated with the industrial use of the Site

Landscape Elements of the Site

4.32 Most of the Site is laid to lawn. Some areas of design intent are located to the north and east of the main Padnell Grange building, established between the 1970s and 1980s, and they include: a terraced area leading up to the turning circle in front of Building 1, and a former 'ornamental' garden area with late 20th century garden 'follies'. The grounds of Padnell Grange located within the Site are not considered to be of any historic, evidential or aesthetic value, though they provide the setting for the existing buildings on the Site.

4.33 No above ground remains of the former clay and tile works, as depicted on historic cartographic sources, were identifiable during the site visit. these are discussed in the archaeological DBA.



Extract from the Pegasus report with building numbers referred to in this document.

5 Assessment of Significance

5.1 Existing national policy guidance (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

5.2 In accordance with paragraph 207 of the NPPF, GPA03 and the Havant local plan, this report considers the potential for the Site to contribute to the significance of the designated heritage assets and their settings, within the vicinity if the Site. For the purposes of identifying this contribution, The report considers only those assets deemed affected through the previous appeal process. No additional built heritage assets are identified, either designated or non-designated.

Designated Built Heritage Assets

5.3 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within the Site, or within the close vicinity of the Site. The nearest designated heritage asset to the Site is the Grade II* Registered Park and Garden of Leigh Park, located c.1.7km to the southeast. There is no intervisibility between the Site and the Registered Park and Garden, or any other designated heritage assets within the wider environs. The Site does not have any historic associative or functional connections with any such assets. As such, it is not considered that the Site forms part of the setting of any designated heritage asset which contributes to its heritage significance.

Non-Designated Built Heritage Assets

5.4 While the Pegasus heritage report assessed all the buildings and considered only the barn to merit NDHA status, it does not appear to assess the building using nationally accepted criteria set out in HEAN 07. The review this building, and the farmhouse, is therefore based on specific assessment criteria set out in: Historic England guidance HEAN07 – Local Heritage Listing: Identifying and Conserving Local Heritage, and more general guidance on significance identified in the English Heritage (Historic England) National Farmsteads Character Statement.

5.5 I also note that since 2019 the condition of the barn roof has deteriorated and roof cladding removed, with the structure boarded up to make safe (See Appendix - Plate 1). The following assessment is based on the existing report, review of information presented in the Conisbee Structural Survey (Appendix 1) and the recent site visit:

5.6 There is some potential historical interest attached to Padnell Grange as a farmyard group structure when considered in conjunction with Buildings 02, 03, 04, 05 and Building 06. Buildings 02, 03, 04 and 06 have also been further substantively modified but Building 05 has some vernacular architectural interest as a surviving 19th century ancillary farm structure.

5.7 To assist the assessment process, both the Padnell Grange Farmstead and the 19th century Barn building are assessed below according to the guidance and criteria set out in: Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition) (HEAN07).

Padnell Grange Farmhouse (Building 1)

5.8 Of these two structures, I consider the farmhouse has been substantively altered and degraded in terms of its historical and architectural interest as a result. It presents an 'aggrandised' form of the late 20th century, rather than its original and more polite classical ('Queen Anne Revival'?) form. The heavy portico entrance is over-scaled relative to the original architectural intent.

5.9 Due to the degree of alteration, I agree with opinion of the 2019 '. Pegasus report and the Conservation Officers 2019 application comments. there appears to be no merit in the current architectural quality of the building that would merit recognition as a NDHA. The practicality (or lack thereof) of 'restoring' the building to an earlier and more appropriate form is addressed in the Conisbee condition survey (Appendix 1). In essence, retention of the building might be considered based on sustainable re-use of existing materials, rather than as a heritage outcome.

5.10 Having completed the assessment according to criteria set out in HEAN07 my professional view is that the farmstead is does not merit retention on heritage grounds as a non-designated heritage asset (NDHA) for the following reasons.

5.11 The exact age of the farmhouse building is undetermined, but certainly from the second half of the 19th century – no architect has been identified.

5.12 The original form of the farmhouse building has been modified with extensions to the rear, extensions to upper levels, and most of the windows replaced. The original building is unbalanced by the mass of the subsequent alterations. The later 20th century modifications do not exhibit historical interest and have little architectural interest. They are in my opinion neutral in style and slightly detracting in terms of massing and scale.

5.13 Overall, in conclusion, there is no historical interest to the farmhouse building in its current form, and, in my opinion, the architectural treatments are not good examples of the style.

5.14 In this instance the farmhouse building is assessed as having only a negligible degree of significance in a local context. It has been substantially modified historically, and though its original form is still appreciable, it does not represent a particular architectural interest above and beyond a form typical of the period of construction.

5.15 There is therefore considered to be no Built Heritage reason to preclude demolition and replacement of the Padnell Grange farmhouse building.

HEAN07 Criteria – Padnell Grange Farmhouse (Building 01)

Criterion	Description	Comment
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.	Building – Farmhouse – common
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions	The Farmhouse dates from the mid -19th century. c. 1841-1868
Rarity	Appropriate for all assets, as judged against local characteristics.	Common asset type and style of construction for the period.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics	Building has some moderately interesting vernacular carpentry elements but is modified historically and generally is of limited architectural interest
Group Value	Groupings of assets with a clear visual design or historic relationship.	Building is one of a group associated with the existing farmyard.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.	The building dates to the 19th century and is modified. It exhibits no archaeological value.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets … can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place	The building has no known historical associations with people or events of note. There are no community connections identified.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	There are no landmark associations identified in terms of local community. The site can be viewed from a public footpath (Ref: 108/127/1).

19th Century Barn (Building 05)

5.16 The 19th century barn has been subject to general deterioration over time, since the farm has gone of use. The 19th century barn (Building 05), while vernacular in nature, has been previously assessed as having more historical interest, being less altered from its original form. Since the 2019 Pegasus report, however, the building has deteriorated further as noted above. The current landowners have taken steps try to maintain the structure in the short term, while development plans and options are considered given the site is allocated. The building is showing signs or rot in the frame, and its condition is described in more detail in the Conisbee Structural Survey report (Appendix 1).

5.17 Alternative uses have been considered, but any residential conversion will likely affect this residual character, so that it would be potentially degraded in the act of conversion. The practicality of conversion (or lack thereof) is presented to the LPA through the structural survey as part of the planning application process.

5.18 Padnell Grange farmhouse following review of previous information is not considered to merit identification as a Non-Local Heritage Asset.

5.19 The 19th century barn is a common building typology for the period of construction, retaining minor interest in the structural farming, but the gradual deterioration the building has detracted from the integrity of the structure and its potential interest. On this basis the Barn is not considered to merit recognition.

5.20 However, if the 19th century barn is found to merit recognition as a NDHA by the Conservation Officer, but it is deemed not practicable to retain it in situ, then there is also an option of mitigation through historic building recording, which may reasonably satisfy the impact on the low heritage interest, when weighed against a balanced planning approach to the site.

5.21 The degree to which this is undertaken will be subject to the relative significance of the building and with consideration for health and safety.

HEAN07 Criteria – 19th Century Barn (Building 05)

Criterion	Description	Comment
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.	Building – Ancillary Farm building – Timber Barn
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions	The barn dates from the mid -19th century. c. 1841-1868, based on historical mapping.
Rarity	Appropriate for all assets, as judged against local characteristics.	Common asset type and style of construction for the period.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics	Building has some moderately interesting vernacular carpentry elements but is modified historically and generally

Criterion	Description	Comment
		is of limited architectural interest.
Group Value	Groupings of assets with a clear visual design or historic relationship.	Building is one of a group associated with the existing farmyard.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.	The building dates to probably the second quarter of the 19th century and is modified. It exhibits no archaeological value.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets … can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place	The building has no known historical associations with people or events of note. There are no community connections identified.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	There are no landmark associations identified in terms of local community. The site can be viewed from public footpath

6 The Proposed Detailed Development & Review of Potential Development Impacts on Built Heritage

Proposed Development

6.1 The development proposals are shown on the planning application Drawings P101 to P150, with examples of building typologies provided in the DAS prepared by OSP Architects. The detailed Site plan is shown in Drawing P101, and Materials Plan is P102. The Proposals require complete redevelopment of the Site, which will result in the removal of all buildings and structures currently present. Some landscaping elements, such as mature trees, will remain. In summary the following activities will occur:

- Demolition of all existing buildings and structures on the Site;
- Earthworks;
- Provision of local roading infrastructure;
- New landscaping; and,
- Development plots for residential housing up to 90 dwellings.

6.2 The detailed development proposals Site plan (Drawing P1010) is illustrated on Figure 17 of this report for ease of reference.

Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets

6.3 Given the analysis of the Site has determined that the existing buildings have no particular historical or architectural interest, the proposed developments will not generate any material adverse effects to heritage values.

6.4 Thus, the redevelopment of the grounds is not considered to result in an impact to any features of heritage value. However, there is potential for historic building recording to mitigate any loss of residual heritage interest associated with the barn structure (Building 05), should it be deemed appropriate as a condition of outline planning approval.

6.5 Regarding the wider historic environment, it is not considered that the Site forms part of the setting of any designated heritage assets which contributes to its heritage significance. Thus, the proposals will not result in a change that will cause harm to their significance via change in setting.

In the detailed drawings, it is apparent that the use of brick and dark weatherboard cladding for new buildings will reflect the original vernacular and architectural language of the existing buildings, with the weatherboard cladding treatment concentrated in the original ‘farmyard’ grouping of ancillary buildings and brick reflecting more domestic forms as existing currently on the Site (Drawing P102). Roofing materials are split into grey tiles employed on the buildings in the central core, and brown tiles to the surrounding lots. In terms of creating a ‘sense of place’ that responds to the previous character of the Site, these materials are appropriately employed in the new development.

7 Summary & Conclusions

6.1 Stonebond Properties (Guildford) Limited and The Borrow Foundation (The Applicant) are preparing a detailed planning application for residential development at Padnell Grange, Waterlooville, Hampshire PO8 8ED. Tetra Tech have been commissioned to review previous analysis of the farm buildings at the site and to provide a Built Heritage Statement to accompany the application.

6.2 In terms of designated heritage assets, there are no World Heritage Sites, Scheduled Monuments, Historic Battlefields, conservation areas, or listed buildings within the Site. There are no listed buildings within the Site or immediate vicinity that would be potentially affected through changes to their setting.

6.3 The buildings and grounds of Padnell Grange located within the Site are not considered generally to be of any particular historic, evidential or aesthetic value, and are not considered to be commensurate with the heritage significance of a non-designated heritage asset.

6.4 A previous Heritage Assessment (Pegasus 2019) submitted with an earlier outline planning application identified the potential for the buildings onsite to be considered as non-designated heritage assets (NDHAs). The conclusion of this assessment was that only the 19th century barn (Building 5) merited recognition as a non-designated heritage asset, due to the degree of modification of other structures, including the farmhouse.

6.5 The Padnell Grange farmhouse (Building 01) has been considerably altered and modified, and 'aggrandised'. The 19th century Barn (Building 05) is determined through structural survey to be in very poor condition, due to weathering and deterioration over time. it has also been modified, and only the timber framing was primarily deemed to be of potential interest.

6.6 The main farmhouse (Building 01 – Padnell Grange) and the 19th century barn (Building 05) were further independently assessed due to their potential to be identified as NDHAs In conclusion, it is considered that based on HEAN07 criteria the farm buildings onsite do not merit recognition generally as non-designated heritage assets.

6.7 Under the proposed redevelopment, all existing buildings will be cleared and the site redeveloped. This will remove the 19th century barn, and even though it is not considered to meet the criteria for an NDHA.

6.8 Thus, the redevelopment of the grounds is not considered to result in an impact to any features of heritage value. However, there is potential for historic building recording to mitigate any loss of residual heritage interest associated with the barn structure (Building 05), should it be deemed appropriate as a condition of planning approval.

6.9 With regard to the wider historic environment, it is not considered that the Site forms part of the setting of any designated heritage assets which contributes to its heritage significance. Thus, the proposals will not result in a change that will cause harm to their significance via change in setting.

6.10 Overall, the potential for impact on built heritage significance is negligible and is not considered to be grounds for any refusal of the planning application.

Sources Consulted

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Cartographic

1759 Taylor's Map of Hampshire
1791 Milne's Map
1806 Ordnance Survey Drawing
1826 Greenwood's Map
1841 Blendworth Parish, 1842 Bedhampton and 1842 Catherington Tithe Map
1865 Ordnance Survey
1897 Ordnance Survey
1909 Ordnance Survey
1932 Ordnance Survey
1941 Ordnance Survey
1962 Ordnance Survey
1973-74 Ordnance Survey
1999 Google Earth Image
2025 Google Earth Image

APPENDICES

Appendix 1 – Conisbee Structural survey: Structural Appraisal Report.

Please note this document is 33 pages long and is provided as a separate attachment for ease of reading.

PLATES



Plate 1: 19th Century Shed existing condition (19 December 2025)



Plate 2: 19th Century Shed (Building 05) existing condition. Details (19 December 2025)

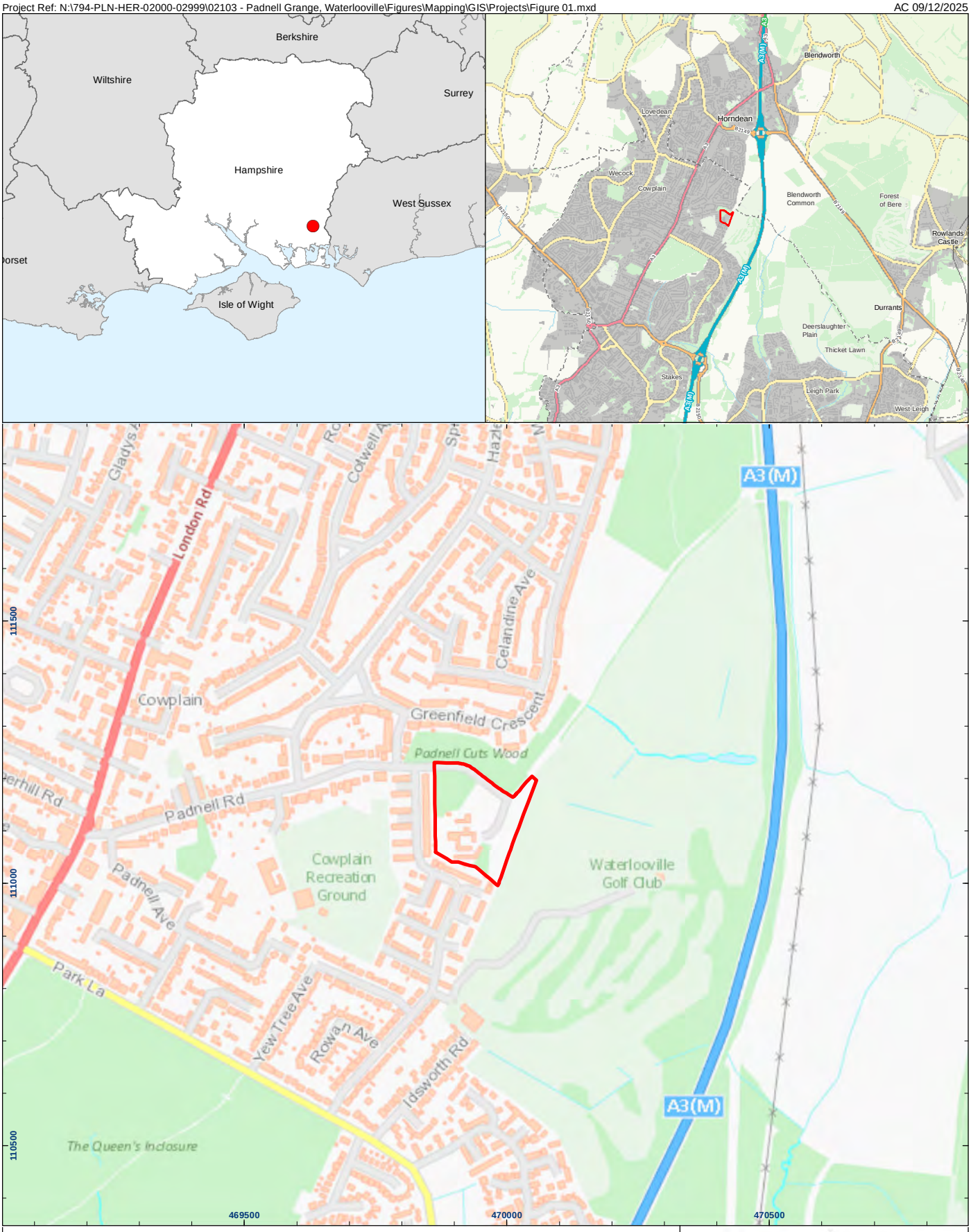


Plate 3. Padnell Grange Farmhouse (Building 01) existing condition (19 December 2025)



Plate 4: Farmhouse existing condition (19 December 2025)

FIGURES



Site Boundary

N

0 100 200 m

Scale at A4: 1:10,000

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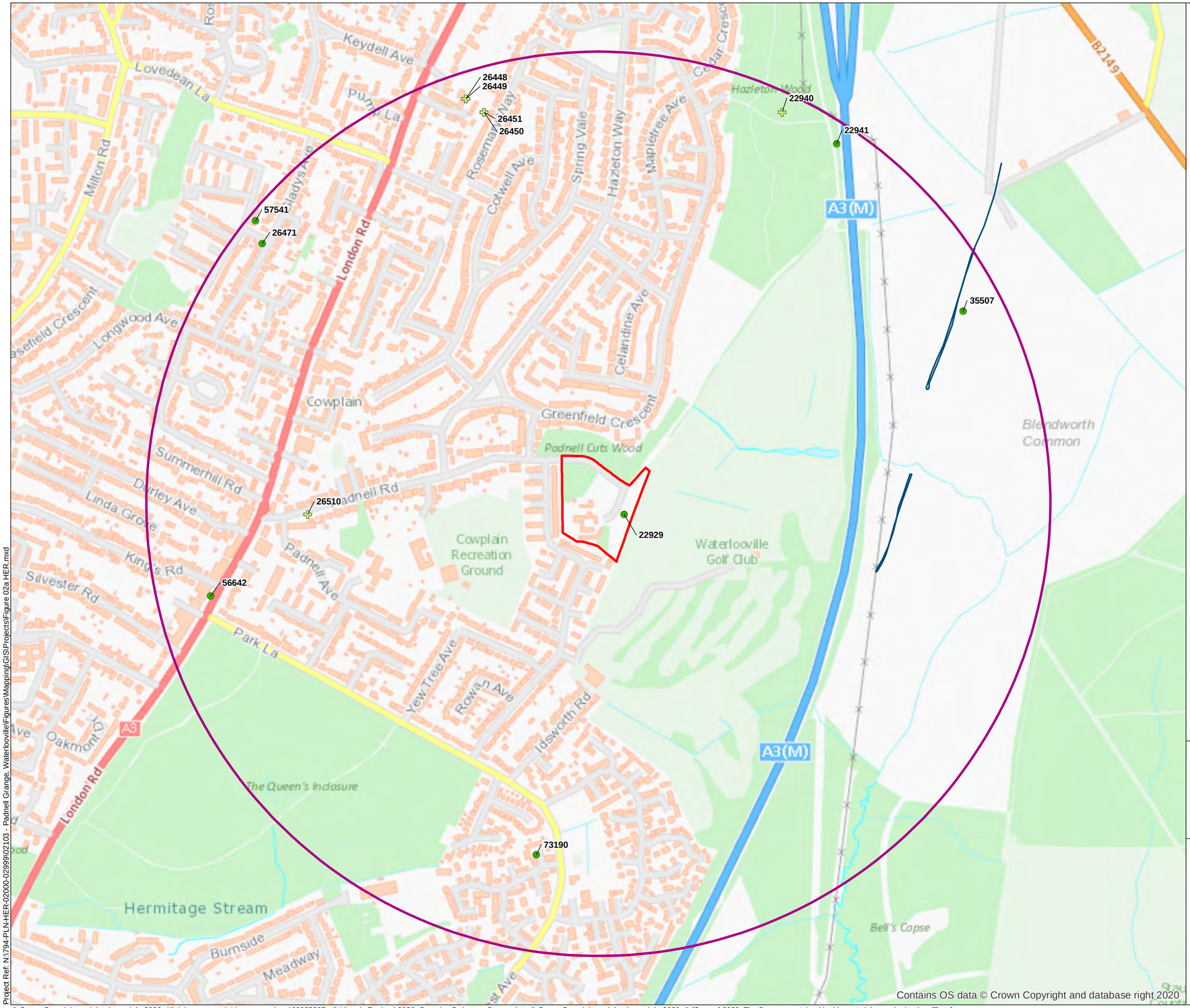
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Figure 1

Site Location

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AC 13/03/2026



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Legend

- Site Boundary
- 1km Search Buffer

Non-designated Heritage Assets:

HER Data

- Monument
- Findspot
- Cropmarks

N

0 100 200m

Scale at A3: 1:8,000

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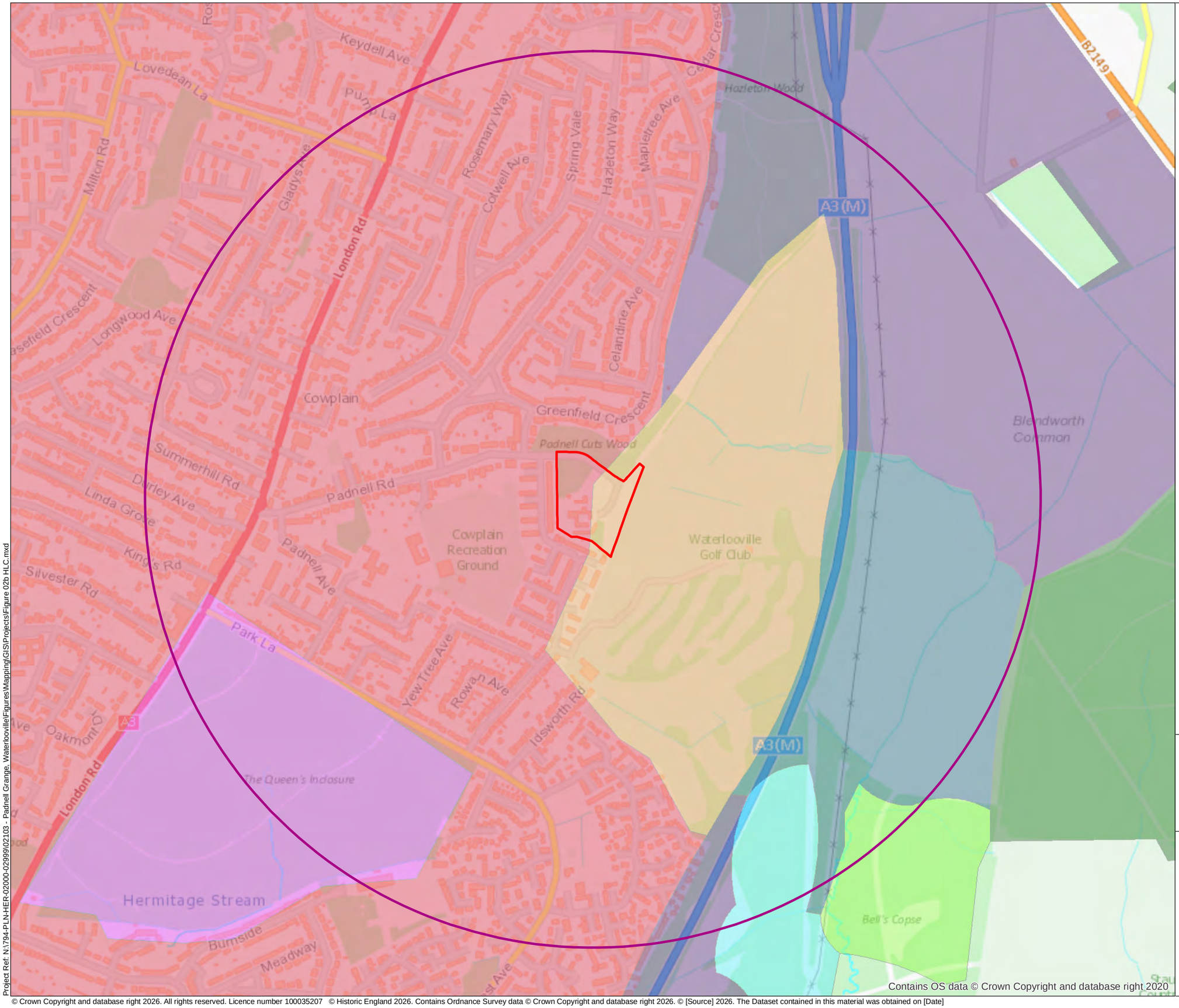
Figure 2a

Summary of cultural heritage designations (Hampshire HER)

Project Ref: N:\794-PLN-HER-02000-02999\02103 - Padnell Grange, Waterlooville\Figures\Mapping\GIS\Projects\Figure 02a HER.mxd

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AC 13/03/2026



Legend

- Site Boundary
- 1km Search Buffer

Historic Landscape Characterisation:

- 19th century plantations (general)
- Golf Courses
- Medium regular fields with straight boundaries (parliamentary type enclosure)
- Post 1810 settlement (general)
- Pre 1810 wood pasture
- Replanted assarted pre-1810 woodland
- Replanted other pre-1810 woodland
- Unenclosed heath and scrub

N

0 100 200m

Scale at A3: 1:8,000

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Figure 2b

Historic Landscape Characterisation (Hampshire HER)

Project Ref: N:\1794-PLN-HER-02000-02999\02103 - Padnell Grange, Waterlooville\Figures\Mapping\GIS\Projects\Figure 02b HLC.mxd

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Approximate Site Location

N

0 250 500 750m

Scale at A4: 1:25,000
(approximately)

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Figure 3

1759 Taylor's Map of Hampshire

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Approximate Site Location

N

0 250 500 750m

Scale at A4: 1:25,000 (approximately)

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Figure 4

1791 Milne's Map

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Approximate Site Location

N

0 100 200 300 m

Scale at A4: 1:15,000 (approximately)

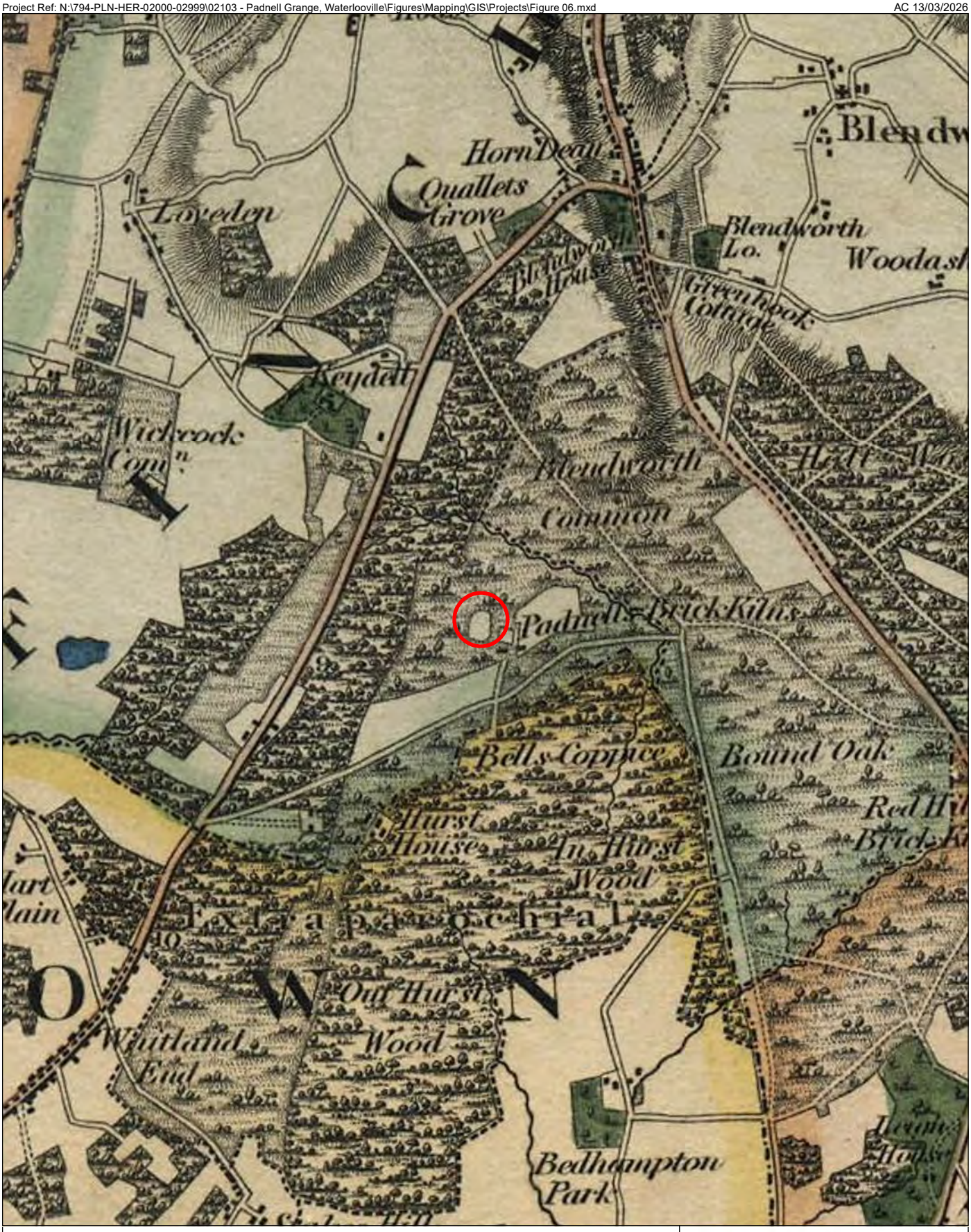
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Figure 5

1806 Ordnance Survey Drawing

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Approximate Site Location

N

0 250 500 750 m

Scale at A4: 1:25,000 (approximately)

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Figure 6

1826 Greenwood's Map

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Site Boundary (approximate location)

N

0 25 50 75 m

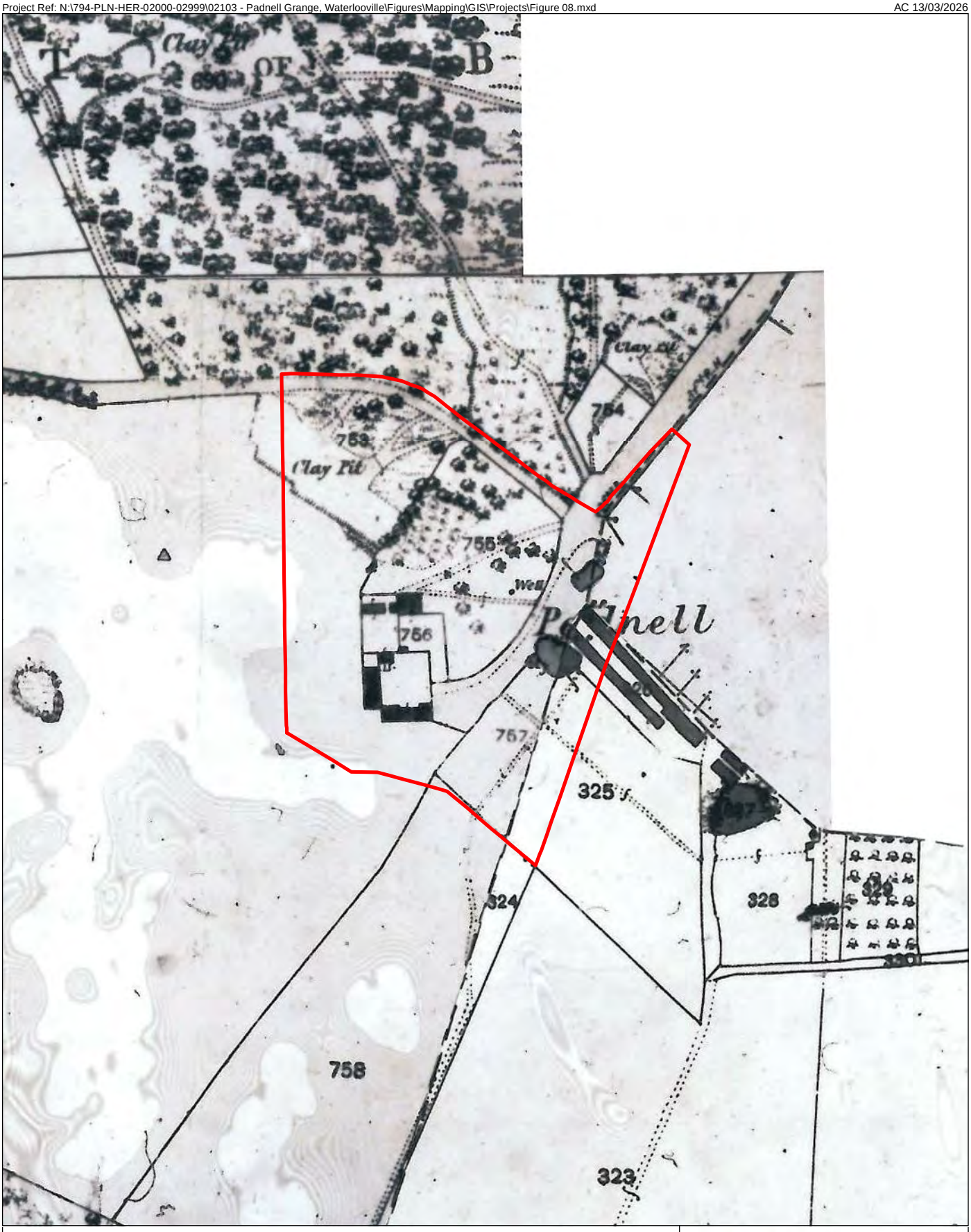
Scale at A4: 1:2,500
(approximately)

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Figure 7
1841 Blendworth Parish,
1842 Bedhampton
and 1842 Catherington Tithe Map

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Site Boundary

N

0 25 50 75 m

Scale at A4: 1:2,500

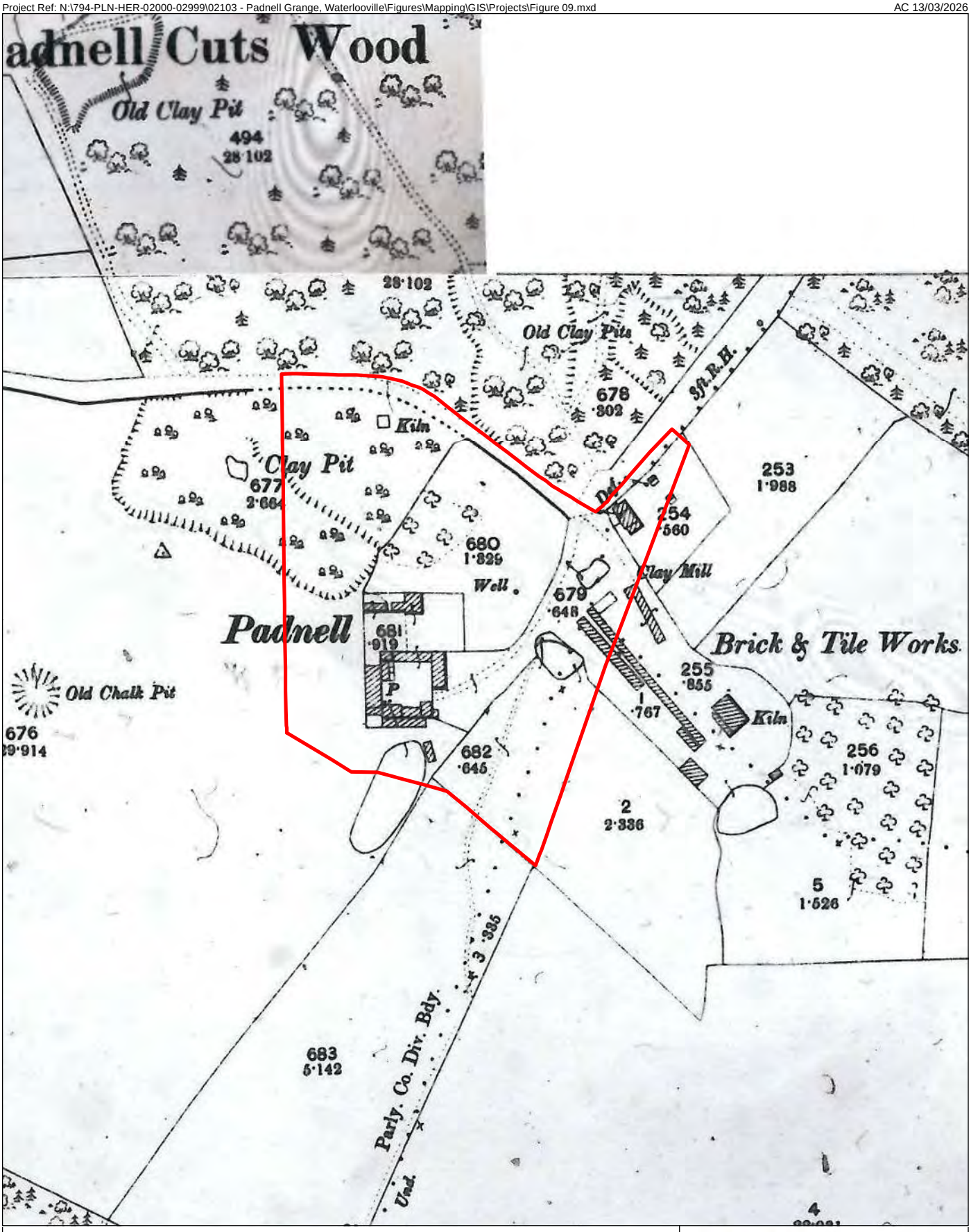
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Figure 8

1865 Ordnance Survey

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Site Boundary

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Scale at A4: 1:2,500

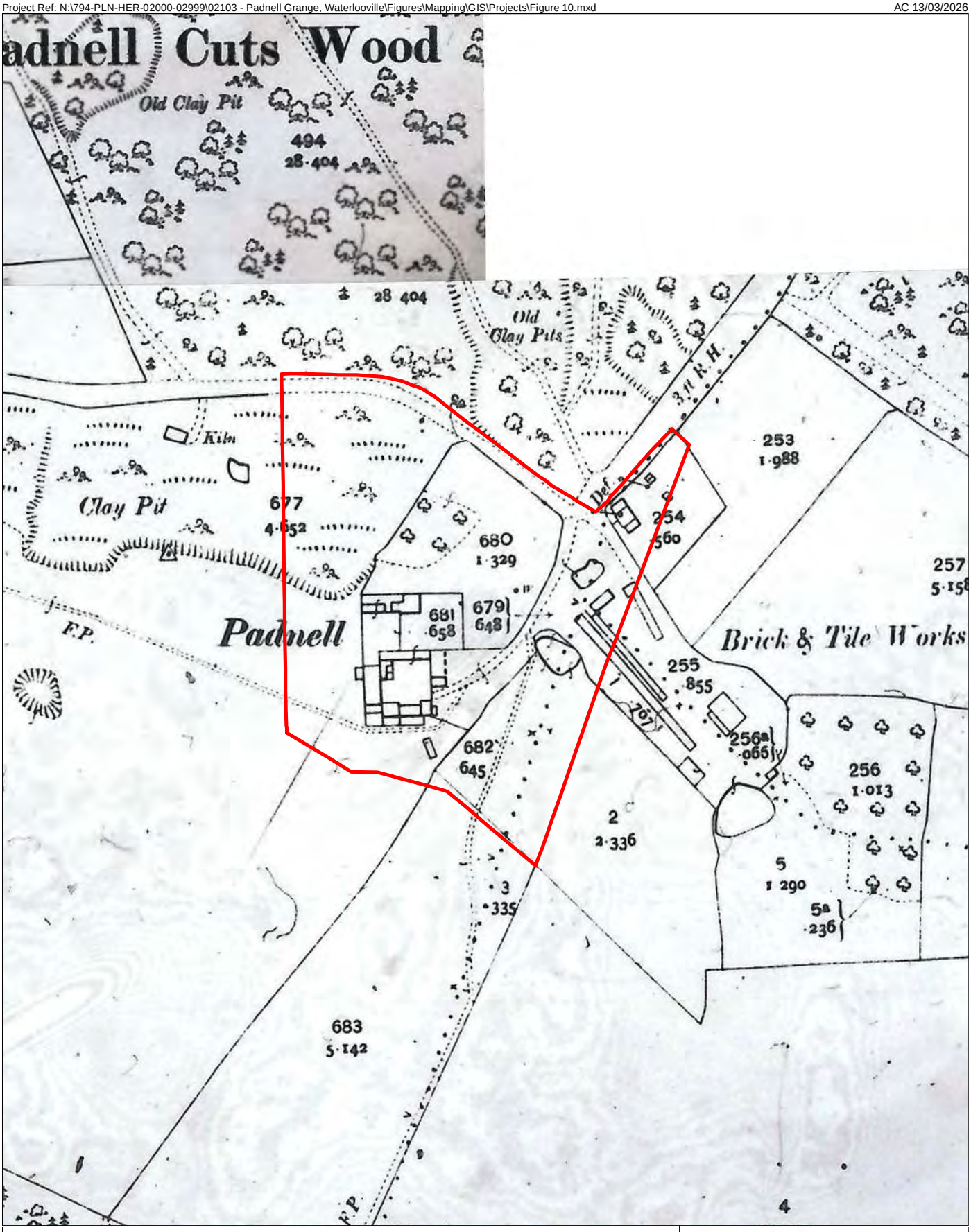
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Figure 9

1897 Ordnance Survey

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Site Boundary

N

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Scale at A4: 1:2,500

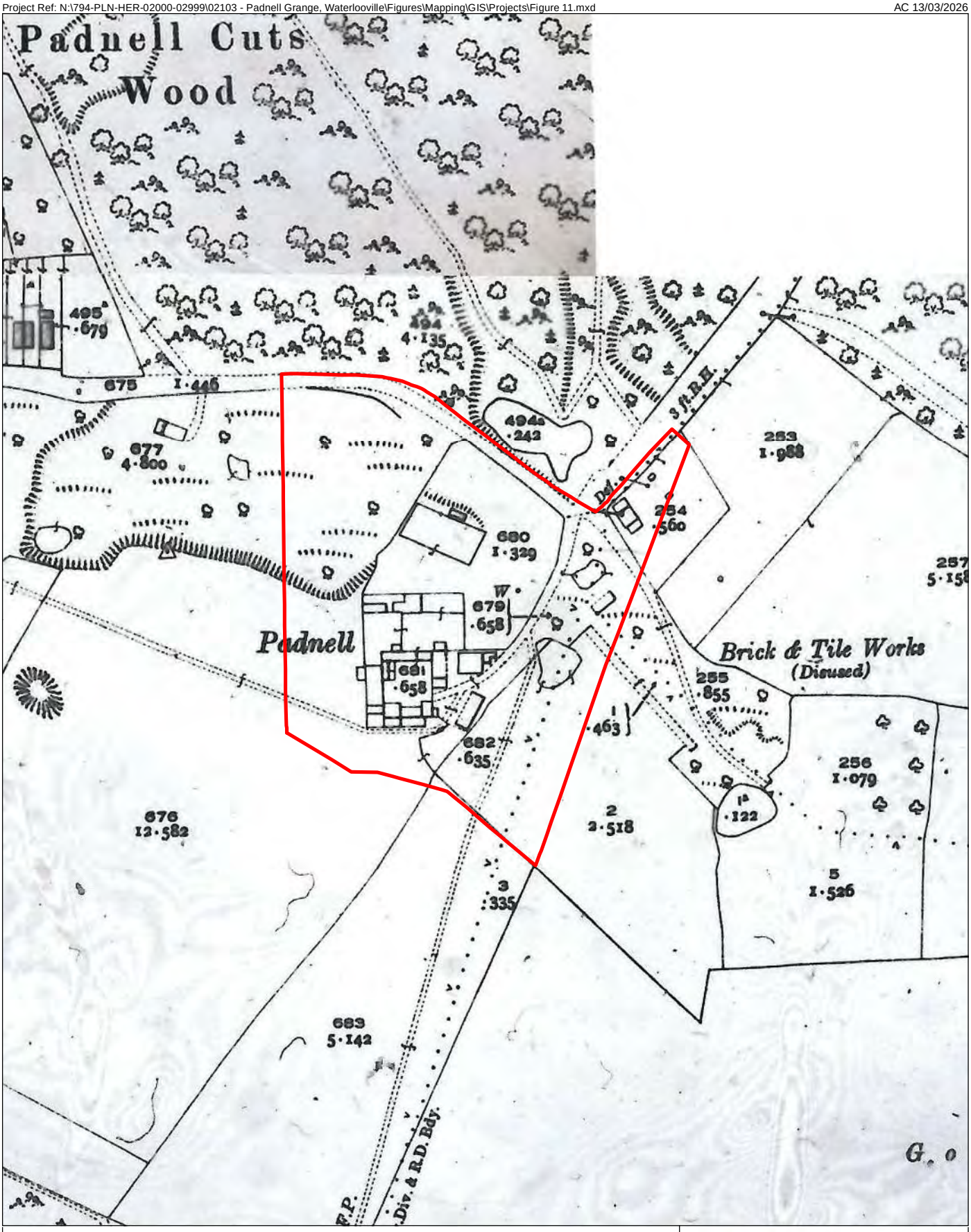
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Figure 10

1909 Ordnance Survey

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Site Boundary

N

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Scale at A4: 1:2,500

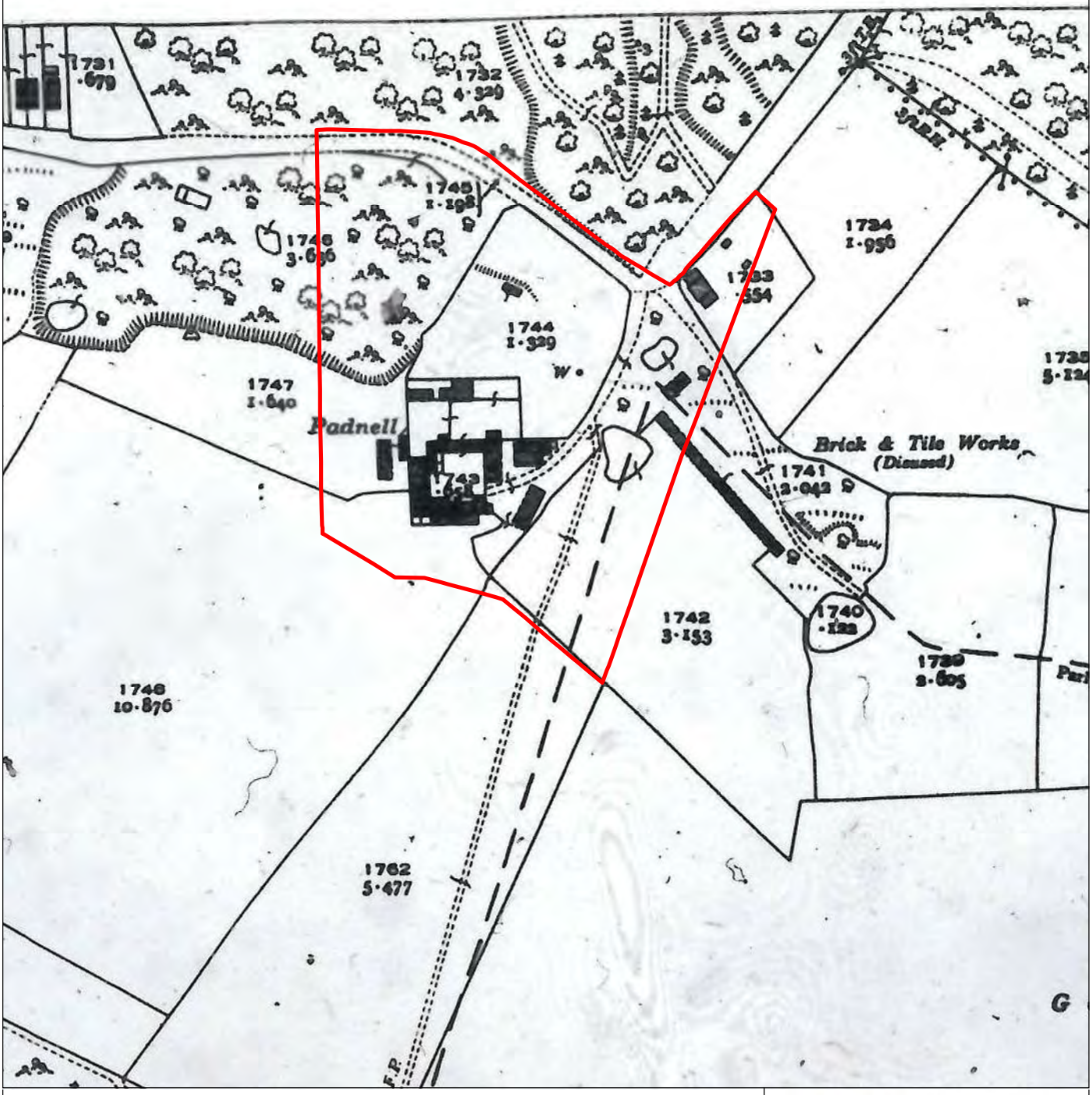
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Figure 11

1932 Ordnance Survey

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Site Boundary

N

0 25 50 75 m

Scale at A4: 1:2,500

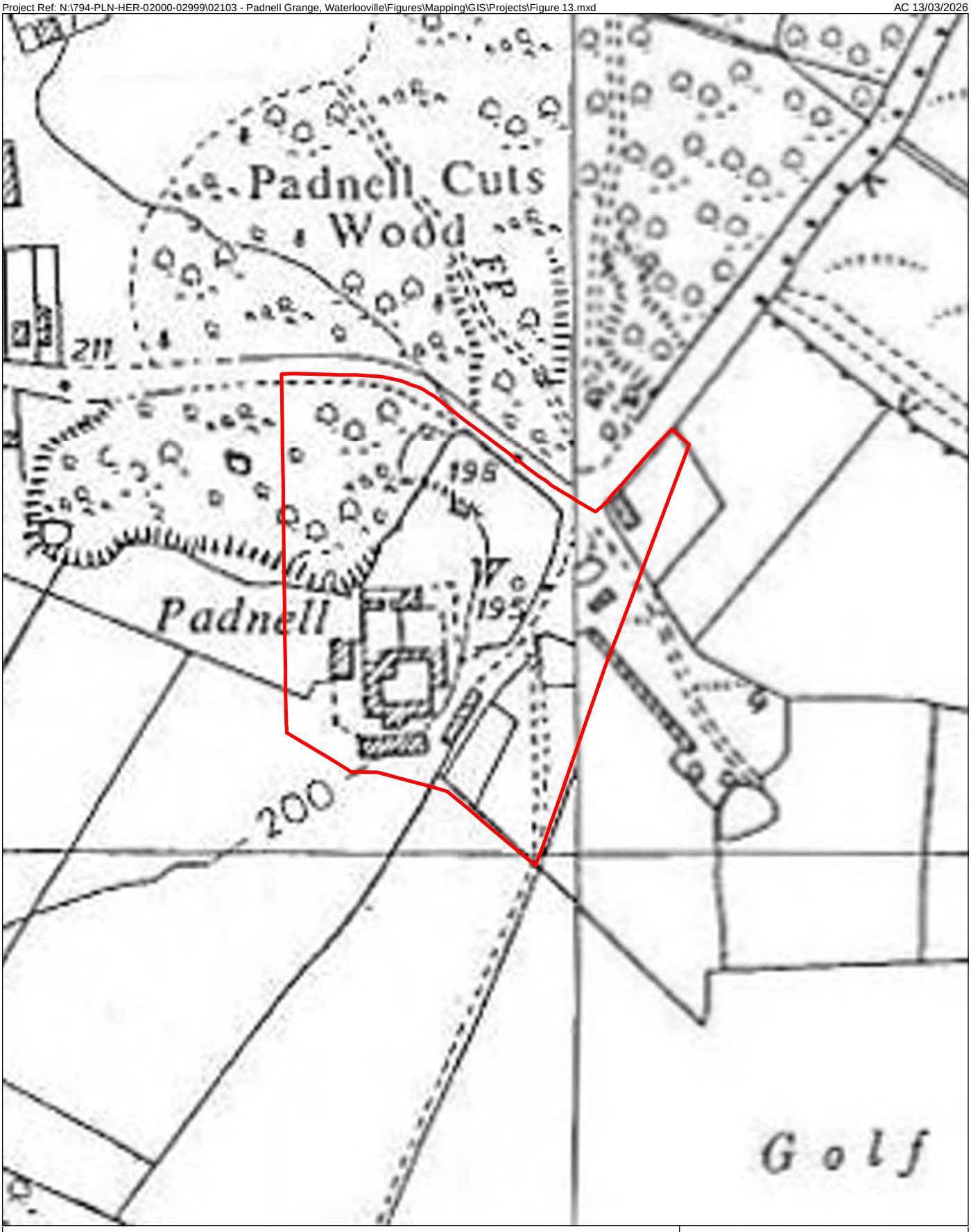
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Figure 12

1941 Ordnance Survey

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Site Boundary

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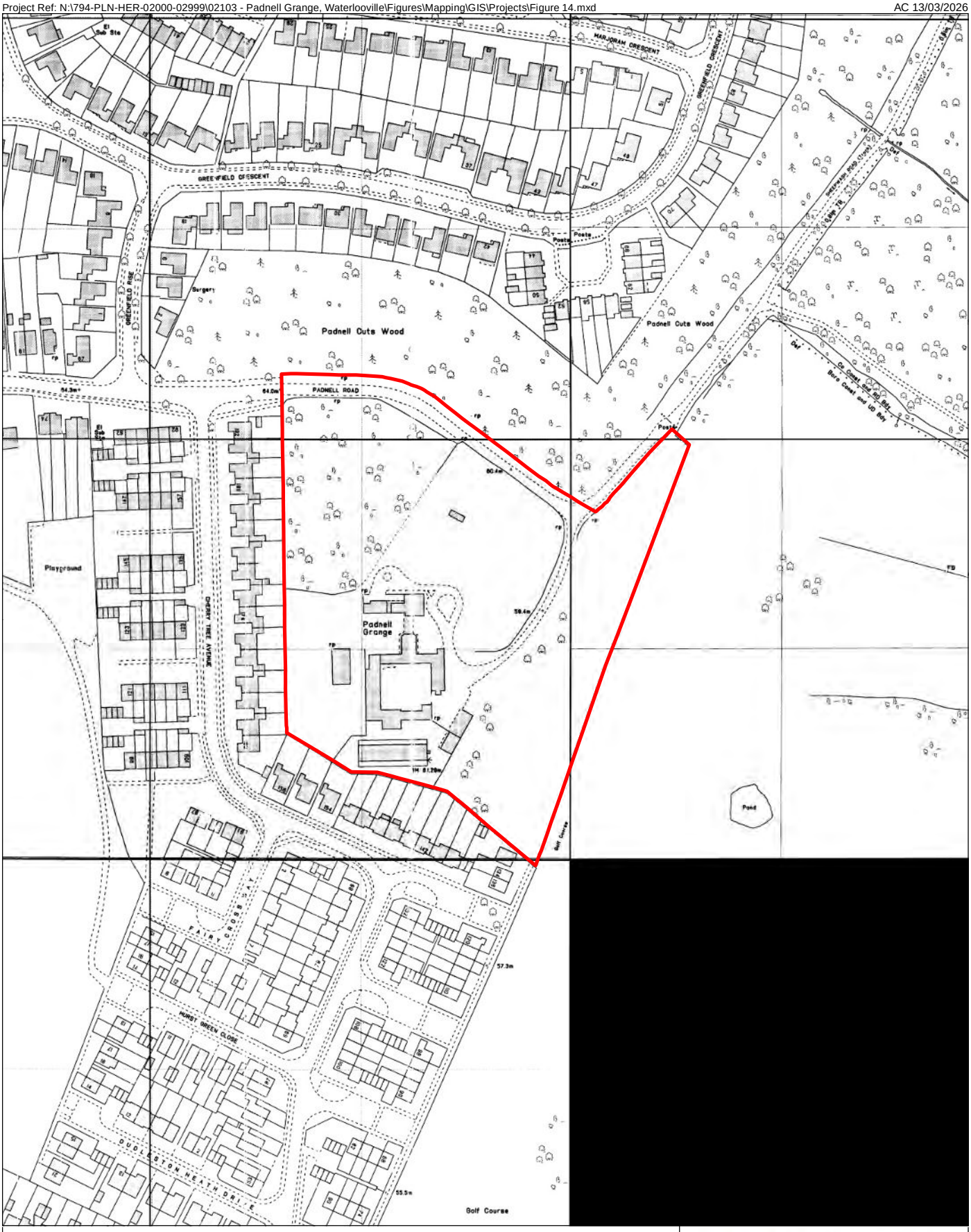
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Figure 14

1973-74 Ordnance Survey

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Figure 14

1973-74 Ordnance Survey

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Site Boundary

N

0 10 20 30 m

Scale at A4: 1:1,250

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Figure 15

1999 Google Earth Image

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Site Boundary

N

0 10 20 30 m

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Figure 16

2025 Google Earth Image

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Site Boundary

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Figure 17

Development proposals

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