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# MEMORANDUM

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| <b>From:</b>            | Built Heritage Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>          | Green Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 250517 |
| <b>Address:</b>         | Land off Basingstoke Road, to the south & west of Spencers Wood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Proposal:</b>        | Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.                                                                                                                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Heritage Asset:</b>  | <p>Archaeological Sites Nos. 25 &amp; 26 fall within site boundary. Whilst Archaeological Site No.24 lies south and outside site but directly across the Basingstoke Road from site.</p> <p>Closest Designated Heritage Assets outside the Site:</p> <ul style="list-style-type: none"><li>• Swallowfield Park &amp; adjoining Stable Block – Grade II* Listed Building.</li><li>• Swallowfield Park – Grade II status National Historic Park &amp; Garden, in which along with the grade II* listed Swallowfield house and its adjoining stables, there are 7no. other individual listed buildings within the park.</li><li>• Barn approx. 80m north of Sheepbridge Court – grade II” listed building.</li><li>• Moated site at Sheepbridge Court - Schedule Ancient Monument.</li><li>• Sheepbridge Court - Grade II* listed building.</li></ul> <p>Listed Buildings, Scheduled Monuments and National Historic Parks &amp; Gardens are classed as designated heritage assets under the NPPF and in the Council’s Local Plan policies.</p> |                |        |
| <b>Site Visit Made:</b> | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |        |

## Summary Of Recommendations

**No objection** to the new assesses proposed for the application site, which are considered to have no harmful impact to the setting or significance of those heritage assets that are near the site.

As for the potential development within the application site to be visible in those long views into and from Swallowfield Park and thus alter the wider setting of the country house and its historic park and grounds.

Any harm to setting of the designated heritage assets would, at most, only amount to the very lower end of less than substantial harm. In accordance with paragraph 215 of the NPPF where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset the 'harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

### **Comments On Proposal**

The maps available to the Council show no historic buildings within the site itself, whilst there are a number of buildings situated bordering the site along the Basingstoke Road and on Barracks Lane that are considered, due to their age and form, to warrant being considered as non-designated heritage assets.

With respect to the envisaged layout for housing, employment, and open spaces with the site, shown in the submitted plans, it is believed the setting and/or significance of those non-designated heritage assets bordering the site are unlikely to be adversely affected. This however would be subject to full details setting out the final layout of the site, building forms, massing and heights.

In terms of those designated heritage close-by to the site, as identified in the application Built Heritage Statement that whilst the site presently is deemed to make a neutral contribution to the wider setting to Swallowfield Park, but that 'the proposed development will result in a visual change within the setting of Swallowfield Park and Stable Block' That change the Built Heritage Statement assess 'will not cause harm to how the significance of this Listed Building is appreciated or understood' albeit however 'has the potential to cause a low degree of harm to the significance of the Swallowfield Park' And therefore any such harm being less than substantial needs to be considered here in accordance with paragraph 215 of the NPPF

Whilst given the intervening distances and existing development would mean that with respect to those designated heritage assets in the vicinity of the site it would only be that of Swallowfield Park and the grounds it is within.

As such and subject to further details, from a heritage stance there is no objection raised to the proposed new access points into the site or that of the planned development within it.

### **Conditions**

Expected Conditions for full scheme.

CB8 External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved

details.

*RB8 Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: Core Strategy policies CP1 and CP3.*

CC1 Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) to the entire site shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of amenity. Relevant policy: Core Strategy policies CP1, CP3 and CP6*

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| <b>Date:</b> | 27/03/26 | <b>Signed:</b> | Keith Frost<br>Built Heritage Officer |
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