

CHAPTER 9: BUILT HERITAGE

9.1 INTRODUCTION

- 9.1.1 This chapter of the ES Addendum Statement has been produced by Cotswold Archaeology to review and, where necessary, update the original assessment and findings of the *Built Heritage* assessment and the conclusions presented in the original *Built Heritage* ES chapter (Chapter 9).
- 9.1.2 The review of the assessment in the original *Built Heritage* ES chapter (December 2020) and subsequent ES Addendum (ESA; March 2021) for the One Horton Heath (OHH) outline planning application (OPA) ref. O/20/89498 is required to consider changes to local and national planning policy, and amendments to the schedule of committed schemes with regard to the cumulative effects.

9.2 CONFIRMATION OF ANY UPDATES TO BASELINE ENVIRONMENT

- 9.2.1 The baseline conditions for the OPA remain largely unchanged from those set out in Chapter 9 of the 2020 ES, although one change had occurred.
- 9.2.2 The one relevant change is the demolition of the Victoria House, to the south of Fir Tree Lane, sometime in May 2023. The 2020 ES considered the contribution of this complex to the significance of the Grade II Listed Firtree Farmhouse and the potential effects of demolition upon that significance. The 2020 ES found that the late 20th century Victoria House did not contribute positively to the significance of the Listed Building, and concluded its removal would result in a Neutral (not significant) effect.

9.3 REVIEW OF PREVIOUS ASSESSMENTS AND CONCLUSIONS

- 9.3.1 As per the 2020 ES and the 2021 ESA, the consideration of the effects of the proposals on the Grade II Listed Firtree Farmhouse are based on the information presented in outline form, with detailed proposals expected to be presented as part of the reserved matters applications.

Planning Policy and Guidance

- 9.3.2 Although the majority of the policies, guidance and standards of relevance to this assessment are unchanged from those set-out in the 2020 ES, there have been changes in relation to the local and national planning policy.

- 9.3.3 The 2020 ES referred to the 2019 edition of the National Planning Policy Framework (NPPF). The NPPF was updated in December 2023. It should be noted that in heritage terms, the policy position remains as previously stated, with change only to paragraph numbers. As such it is considered the changes to the NPPF do not affect the methodology used, assessment undertaken and conclusions of the 2020 ES chapter.
- 9.3.4 The 2020 ES referred to the previous local planning policy, the Eastleigh Borough Local Plan Review 2001-2011 (adopted in 2006) but made reference to Policies DM12: Heritage Assets and HH1: Land west of Horton Heath in the emerging Local Plan 2016-2026. The latter, the Eastleigh Borough Local Plan (2016-2036) was adopted in April 2022. As the 2020 ES took those policies into account, it can be concluded the adoption of the Local Plan does not affect the conclusions of the ES Chapter 9.

Construction Impacts and Effects

Physical Impacts to Firtree Farmhouse

- 9.3.5 The physical impacts upon the Listed Building would be as discussed in the 2020 ES and the 2021 ESA. The severity of the anticipated **Negative effect** upon the asset's significance remaining uncertain on the basis of the currently available information. The level of the effect would depend on design measures implemented at the relevant reserved matters stage(s).

Non-physical Impacts to Firtree Farmhouse

- 9.3.6 The demolition of Victoria House had already taken place, but as discussed in the 2020 ES, this resulted in a **Neutral effect** upon the significance of Firtree Farmhouse.
- 9.3.7 The non-physical impacts from construction activities within the setting of the Listed Building would be as discussed in the 2020 ES and the 2021 ESA, resulting in **Minor Negative (not significant) effect**.

Occupation Impacts and Effects

Physical Impacts to Firtree Farmhouse

- 9.3.8 As per the 2020 ES and the 2021 ESA, there would be no adverse physical effects in relation to the Listed Building fabric during the operation phase of the Proposed Development.

Non-physical Impacts to Firtree Farmhouse

9.3.9 Non-physical impacts to the Listed Building would arise from changes to the setting as a result of new development within currently undeveloped farmland. The demolition of Victoria House opened up some views of the surrounding landscape along Fir Tree Lane, to the south of the Firtree Farmhouse, but the 2020 ES and the 2021 ESA considered the impacts from new development across the area. As such, the potential impacts on the significance of Firtree Farmhouse, as arising through changes to the asset's setting, would remain unchanged from those identified in the 2020 ES and the 2021 ESA. A **Negative effect** is still expected to arise as a result of the alteration of the wider setting of the asset, although its severity cannot be ascertained on the basis of current information, as the level of the effect would depend on design measures implemented at the relevant reserved matters stage(s).

Additional Mitigation

Mitigation to Address Physical Impacts to Firtree Farmhouse

9.3.10 No new mitigation is required at either the construction or occupation stages that is not identified in in Chapter 9 of the 2020 ES and the 2021 ESA.

Mitigation to Address Non-Physical Impacts to Firtree Farmhouse

9.3.11 No changes are required to the mitigation measures proposed in Chapter 9 of the 2020 ES, and the 2021 ESA, in relation to both the construction and occupation stages of the Proposed Development.

Residual Effects

Construction

9.3.12 No new or different residual significant effects are identified during the construction phase compared to the **non-significant (Minor Negative)** effect stated within Chapter 9 of the 2020 ES and the 2021 ESA.

Occupation

9.3.13 Following the implementation of the mitigation measures, the anticipated **non-significant (Minor Negative)** effects identified in relation to the occupation phase of the development in the 2020 ES and the 2021 ESA remain unchanged.

Cumulative Effects

9.3.14 The changes to the Schedule of Committed Developments were reviewed to inform this Addendum. These do not result in any changes to the assessment of cumulative effects presented in Chapter 9 of the 2020 ES.

Impact of Climate Change

9.3.15 The impact of Climate Change would remain unchanged from that identified in Chapter 9 of the 2020 ES.

9.4 ASSESSMENT SUMMARY

- 9.4.1 In accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the statutory duty requires '*special regard*' to be paid to '*the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. The significance of the Listed Building is also protected under Section 16 Conserving and Enhancing the Historic Environment of the 2023 NPPF, requiring '*great weight*' to be given to its conservation (Paragraph 205) with any harm to significance to be convincingly justified (Paragraph 206) and balanced against any public benefits (Paragraph 207-208). It is clear within the NPPF (Paragraph 206) that significance of a heritage asset can be harmed through development within its setting.
- 9.4.2 The assessment carried out within this chapter concludes that there are no changes to the overall assessment of potential development effects upon the significance of Grade II Listed Firtree Farmhouse, as presented within the 2020 ES and the 2021 ESA. Although the level of negative effect upon the Grade II Listed Building, as a result of physical alterations or non-physical impacts as a result of change within its setting, cannot be confidently ascertained at this stage, with appropriate design mitigation, as laid out within the 2020 ES, any effects can likely be reduced, so as not to result in significant effects.

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Table 9.1: Built Heritage Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect
Construction Effects							
Physical impact to Firtree Farmhouse as a result of change in use (arising from changes to building fabric and possible wear and tear associated with new use)	Grade II Listed Building – designated heritage asset of less than the highest significance	Direct, permanent	Negative (level cannot be ascertained on the basis of current information)	Negative (level cannot be ascertained on the basis of current information)	Heritage Impact Assessment following identification of new change of use. Potential further measures could include historic building watching brief.	Minor Negative	Minor Negative
Non-physical impact to Firtree Farmhouse as a result of construction traffic, machinery, noise and vibrations, hoarding, and alteration of views due to removal of vegetation	Grade II Listed Building – designated heritage asset of less than the highest significance	Indirect, temporary	Minor Negative	Minor Negative	Any required hedgerow removal should be carefully sited and limited in scale. Appropriate siting of construction activities.	Minor Negative	Minor Negative
Operation Effects							
Non-physical impact to Firtree Farmhouse due to changes in its setting resulting from presence of new development	Grade II Listed Building – designated heritage asset of less than the highest significance	Indirect, permanent	Negative (level cannot be ascertained on the basis of current information)	Negative (level cannot be ascertained on the basis of current information)	Retention of the key aspects of the immediate garden setting of Firtree Farmhouse and potential reinstatement of orchard planting. Retention and enhancement of	Minor Negative	Minor Negative

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					existing vegetation screening.		
					Adoption of appropriate design standards and layout of new buildings.		
Cumulative Effects							
Effect	Description				Mitigation	Significance	
None identified	N/A				Not required	N/A	
Impact of Climate Change							
Effect	Description				Mitigation	Significance	
Potential impact to historic fabric of Firtree Farmhouse	Potential damage to and/or deterioration of building fabric as a result of increased rainfall and driving winds.				Adopt and implement an appropriate maintenance strategy. Improvements to building's thermal performance, should be undertaken with due consideration of the appropriate guidance and an understanding of the performance of the building fabric.	Minor Negative	

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Table 9.2: Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
Heritage assessment following identification of change of use to Firtree Farmhouse	Developer	Listed Building Consent; Planning Condition	Assessment to be submitted as part of future planning application and Listed Building Consent.	At reserved matters application for Fir Tree (or any stand-alone application for works to the Listed Building).
Mitigation by design to ensure appropriate layout and design which responds sensitively to the Listed Building and its setting	Developer/LPA	Planning Condition	Through planning application as part of reserved matters stages for Tree/Quobleigh Breach.	At reserved matters application stage for Fir Tree/Quobleigh Breach.