



Rebuttal Proof on Heritage Matters:

**Edwina Mountbatten House Broadwater Road
Romsey Hampshire SO51 8GH**

Appeal by Churchill Retirement Living

**Planning Application: 23/01700/FULLS
PINS: APP/C1760/W/24/3342514**

Prepared by:

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1. Rebuttal Statement

1.1 Background

- 1.1.1 My name is Paul White. My qualifications and experience are set out in my Proof of Evidence.
- 1.1.2 I can confirm that the evidence which I have prepared and provide for this appeal (reference number APP/C1760/W/24/3342514) is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

1.2 Introduction

- 1.2.1 This short Rebuttal Proof of Evidence addresses the alleged degree in the category of less than substantial harm that has been finally identified by the Council's Heritage Witness within their proof of evidence. This has allowed for Table 3 and Figure 1 of my proof of evidence to be updated.
- 1.2.2 The rebuttal does not cover the points of disagreement in Mr Wright's proof and as a result this does not mean that I agree with points raised in his proof or agree with the level of harm identified.

1.3 Alleged Level of Harm to Designated Heritage Assets

- 1.3.1 Mr Wright at paragraphs 117-119 of his main proof sets out what he considers to be the degree of less than substantial harm. This is summarised in the updated Table 3 below and illustrated on the appended as Figure 1-B to this rebuttal (Appendix 1).
- 1.3.2 In summary, Mr Wright asserts those buildings closest to the Site would be most seriously affected, with the level of less than substantial harm being assessed as 'medium'. Listed buildings or structures that are furthest from the Site, at the top end of Palmerston Street, would suffer a 'very low' level of less than substantial

harm. In between these two points Mr Wright considers the level of harm should be understood as existing on a gradient between ‘medium’ (to the south) and ‘very low’ (at the north). Mr Wright then considers because of the length of some of the listed buildings, addresses at one end of a row might be considered to suffer a different level of less than substantial harm from those at the other. A representation of this is provided in Figure 1-B in Appendix 1 of this rebuttal proof.

Table 1: Comparative table of alleged harm to heritage significance

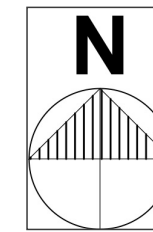
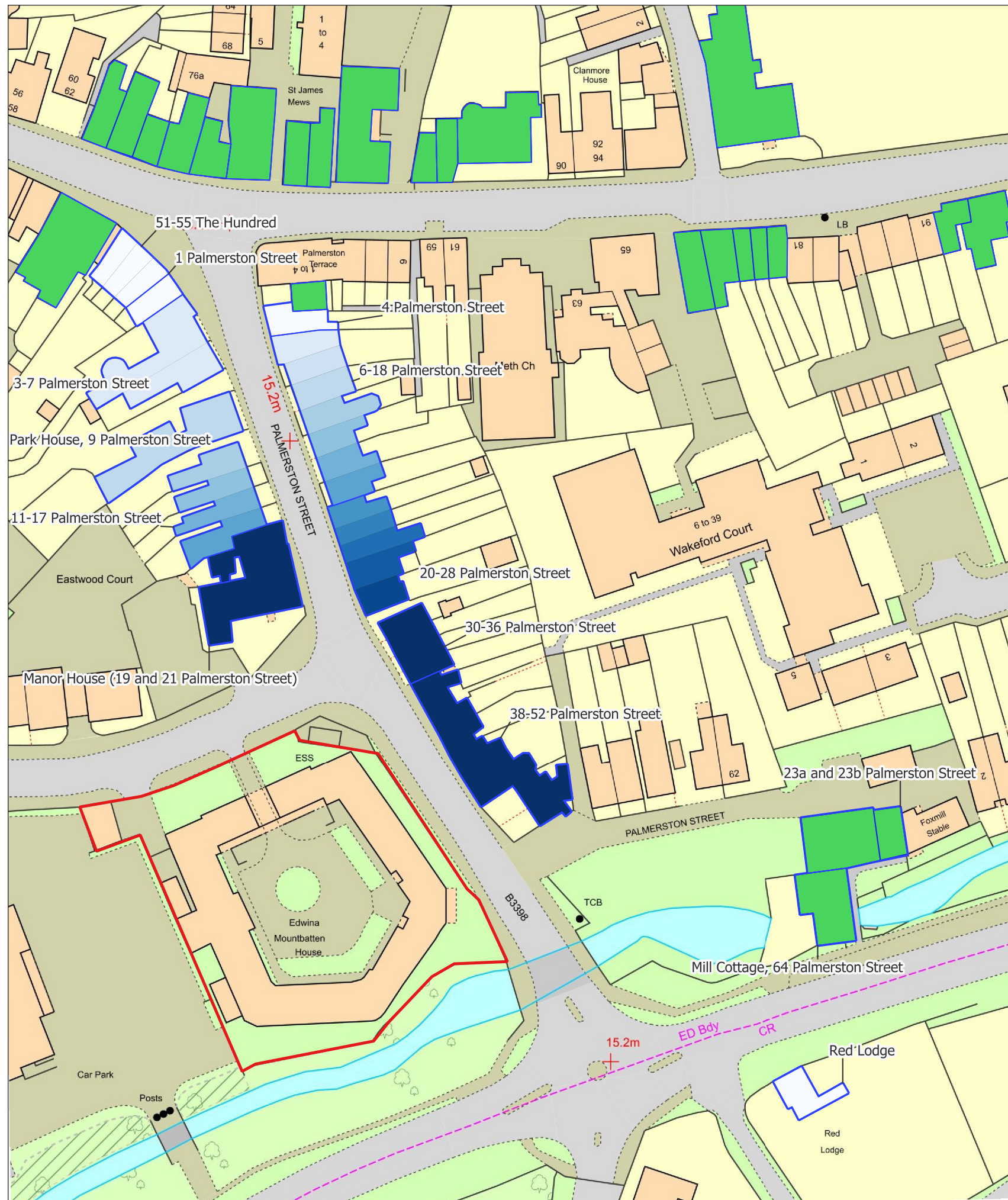
Heritage Asset	Alleged Harm by the Proposed Development to Heritage Significance			
	Appellant	Conservation Officer	Officer’s Report	Revised Council’s Heritage Witness
Romsey Conservation Area	No harm	No harm	Positive	‘Medium’ level of less than substantial harm
51-55 The Hundred	No harm	N/A	N/A	‘Very Low’ level of less than substantial harm
1 Palmerston Street	No harm	N/A	N/A	‘Very Low’ level of less than substantial harm
3-7 Palmerston Street	No harm	N/A	N/A	‘Very Low’ to ‘Low’ level of less than substantial harm
4 Palmerston Street	No harm	N/A	N/A	‘Very Low’ level of less than substantial harm
6-18 Palmerston Street	No harm	N/A	N/A	‘Very Low’ to ‘Low’ level of less than substantial harm
Park House, 9 Palmerston Street	No harm	N/A	N/A	‘Very Low’ to ‘Low’ level of less than substantial harm
11-17 Palmerston Street	No harm	N/A	N/A	‘Low’ level of less than substantial harm
20-28 Palmerston Street	No harm	N/A	N/A	‘Low’ to ‘Medium’ level of less than substantial harm
Manor House, (19-21 Palmerston	No harm	No harm	No harm	‘Medium’ level of less than substantial harm

Heritage Asset	Alleged Harm by the Proposed Development to Heritage Significance			
	Appellant	Conservation Officer	Officer's Report	Revised Council's Heritage Witness
Street)				
30-36 Palmerston Street	No harm	No harm	No harm	'Medium' level of less than substantial harm
38-52 Palmerston Street	No harm	No harm	No harm	'Medium' level of less than substantial harm
23a & 23b Palmerston Street	No harm	No harm	No harm	No harm
Mill Cottage, 64 Palmerston Street	No harm	No harm	No harm	No harm
Red Lodge, Broadlands Park	No harm	No harm	No harm	'Very low' level of less than substantial harm
Broadlands RPG	No harm	No harm	No harm	'Very low' level of less than substantial harm

1.4 Conclusions

1.4.1 In conclusion, I have considered Mr Wright's evidence and it does not alter the views I expressed in my original Proof of Evidence.

Appendix 1- Figure 1-B: Map of Alleged Harm to Listed Buildings



Key

Site Location

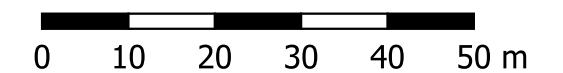
No Harm

Very low level of less than substantial harm

Low level of less than substantial harm

Medium level of less than substantial harm

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Churchill Retirement Living

Edwina Mountbatten House Broadwater Road Romsey Hampshire SO51 8GH

**Figure 1-B
Alleged Levels of Less than Substantial Harm**

A	26.07.24	PPF	PAW
Rev	Date	Drawn by	Checked by
Site centred on:	SU 35486 21007		