COLLEGE ROAD, CAMPDOWN
Purbrook

Hampshire

Heritage Impact Assessment

June 2023

Report No. 4335L-HIA-v1.7

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Heritage Impact Assessment

COLLEGE ROAD CAMPDOWN

Client:	Dandara
Local Authority:	Havant Borough Council
NGR:	469085 , 107012
Planning App:	Pre-Application
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1. Introduction

1.1. This heritage impact assessment (HIA) has been researched and prepared by Liz Govier of MOLA on behalf of Dandara. The subject of this HIA is a field sited to the east of College Road, Campdown, Purbrook, Waterlooville (**FIGURE 1**). The site area is centred at NGR 469085, 107012 and comprises 26.6ha of pasture land. Dandara has instructed L - P : Archaeology (now MOLA) to prepare a HIA to fully understand any effects that development on the site may have on the significance and setting of heritage assets in the area.

1.2. This document deals principally with the effect that the development of the site would have on designated heritage assets and assets of designation quality, with a particular focus on built heritage and Scheduled Ancient Monuments. The assessment of below ground archaeological remains and the potential to encounter remains within the site is considered in an archaeological desk-based assessment (DBA), prepared by L - P : Archaeology (now MOLA) (BARTON 2022).

1.3. The consultation response from Historic England (REF: P01138790) regarding a previous planning application (APP/19/01101) at the site raised concern relating to the impact of development at the site to nearby heritage assets. The identified relevant heritage assets include three Scheduled Ancient Monuments: a Roman villa site southwest of Littlepark Wood (NHLE: 1001859); Bevi's Grave Long Barrow and early Medieval cemetery site (NHLE: 1012831), and; Fort Purbrook, including the covered way to the east (NHLE: 1001842). The Grade 2 Listed The Towers (NHLE: 1303449) and Farlington Redoubt (PRN23262), a non-designated heritage asset, were also identified.

1.4. This report was carried out in accordance with the Havant Borough Local Plan; and the Historic England 2019 Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. This report is produced in line with the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA 2020).

2. Site Background

2.1. LANDSCAPE, TOPOGRAPHY AND LAND USE

2.1.1. The site (FIGURE 2; PLATE 1) is situated to the east of Purbrook, north of Portsdown Hill, on land east of College Road. To the north and northwest of the site is the South Downs Campus of Havant and South Downs College, to the north and northeast is Littlepark Wood, and to the east is the A3(M). To the south of the site there is pasture land, to the southwest is Portsmouth Golf Course and the west of the site is bound by College Road.

2.1.2. The site comprises an irregular parcel of pasture land that generally slopes from the north at *c.* 57mOD to the southeast at *c.* 28mOD. The site boundaries to the north, east and south are lined with mature trees and hedgerows.

2.1.3. Access into the site is from College Road via a gated entrance located at the north end of the west side boundary of the site, directly south of the college campus. Additional access into the field is from a public bridleway which enters the site on the east side from Scratchface Lane and traverses diagonally across the north area of the site, exiting in the north corner of the site, east of the college campus.

2.2. THE PROPOSAL

2.2.1. The proposed development comprises a landscape led design for the erection of 628 dwellings with the creation of new access onto College Road, landscaping, drainage, car parking and associated works (APPENDIX 1).

2.2.2. The following text has been extracted from the Pre-Application Document, prepared by Dandara (April 2022), and summarises the key design features of the development:

> - *The overall road pattern and block form work with the terrain to make best use of the land and generate better values through minimal stepped garden and integrated planting, which has also reduced the cost of developing on a challenging slope.*
>
> - *The Roman Villa area north of the Roman road is considered an area that cannot be developed and we have elected to not develop too close to the road either to maintain its integrity.*
>
> - *Bevis's Grave Long Barrow to the far south of the site has also been requested to*

be visually integrated into the development, which has been achieved. Firstly a direct north-south connection has been provided with a second vantage point to the east.

- The existing gas main has been avoided with no development located within the easement.

- The east foul sewer is to be diverted.

- SuDS features are located to the southern and lowest points of development… They have sought to be softened as much as possible and designed in detail to ensure residents and the public can interact with them through the use of boardwalks, and pontoons to ensure they have some amenity value as well as engineering.

- A series of focal spaces are provided across the site to create variation in character and interest. This is further complimented with a range of play space and/ or activity areas.

- The community building has been located within the centre of the site to be the community heart of the development connected by road, cycle and footpath links. Its position at the axis of the north-south and east-west movement, as well as addressing the linear park elements will provide a rich, usable resource.

- Strong frontage to the A3(M) has been created to overlook the green space and provide a defence against the noise generated from the passing cars."

3. Planning Background

3.1. LEGISLATION.

3.1.1. Legislation relating to listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). Sections 16 and 66 of the Act place a duty on the decision-maker to have special regard to the desirability of preserving the setting of listed buildings and their settings.

3.1.2. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended 2016) states that:

> "In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

3.1.1. The decision-maker is required to give considerable importance and weight to the desirability of preserving listed buildings and their settings, and where there is conflict with the statutory objective in Section 66(1), the question for the decision-maker is whether the presumption is overridden by other considerations of public interest.

3.1.2. Although there is no statutory obligation to pay special attention to the desirability of preserving or enhancing the setting of a Conservation Area, local and national policy does seek to protect their setting.

3.1.3. It is essential that in applying the subsequent advice in paragraphs 189 to 192 of the revised National Planning Policy Framework (NPPF), which is expressed in terms of a balance rather than expressly referring to issues of weight and significance, the approach of the decision-maker is consistent with the statutory obligation under Section 66(1). Thus the questions should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation.

3.2. REREVISED NPPF

3.2.1. The NPPF (DLUHC 2021) constitutes the Government's current national guidance

and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision-takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.

3.2.2. Paragraphs 184 to 202 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in Annex 2 as:

> "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

3.2.3. Annex 2 of the NPPF describes the setting of a heritage asset 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

3.2.4. Paragraph 189 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests

3.2.5. Paragraph 190 requires LPAs to identify and assess the *"the particular significance of any heritage asset"*. This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.

3.2.6. Paragraph 192 requires local planning authorities to take account of the desirability of new development, making a positive contribution to local character and distinctiveness.

3.2.7. Paragraph 193 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

3.2.8. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

> "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

3.2.9. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

3.2.10. Paragraph 194 deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases of substantial harm or total loss of significance, applications should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 195 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

3.2.11. Harm is defined by Historic England as a change which erodes the significance of a heritage asset.

3.2.12. Paragraph 200 notes that proposals which preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of that asset should be treated favourably.

3.3. PLANNING POLICY GUIDANCE

CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

3.3.1. The National Planning Practice Guidance (DLUHC 2021) provides advice on enhancing and conserving the historic environment in accordance with the

NPPF.

3.3.2. Accordingly, the guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

3.3.3. In relation to harm the guidance states:

> "Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE, 2015)

3.3.4. This document, was published by Historic England (previously known as English Heritage) in April 2015 and revised in 2017 (HISTORIC ENGLAND 2017B). The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.

3.3.5. The guidance document notes, in Paragraph 9 and 10, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.

3.3.6. In line with earlier Historic England (English Heritage) guidance the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:

- Step 1: identify which heritage assets and their settings are affected;

- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

3.3.7. Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken into consideration.

3.3.8. Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

3.4. LOCAL PLANNING POLICY AND LEGISLATION

3.4.1. The Havant Borough Local Plan is formed by two documents: the Local Plan (Core Strategy), adopted in March 2011 (HAVANT BOROUGH COUNCIL 2011), and; the Local Plan (Allocations), adopted in July 2014 (HAVANT BOROUGH COUNCIL 2014). These policies are set to be superseded by a new Local Plan, this new plan has yet to be finalised and adopted, and is to be re-submitted for examination in 2023. The Council has adopted a Housing Delivery Position Statement (HAVANT BOROUGH COUNCIL 2022B), which sets out how planning applications for housing not in accordance with the Adopted Local Plan will be

considered in an advance of a new Local Plan (HAVANT BOROUGH COUNCIL 2022A). Though it is a non-statutory document, the Position Statement forms a material consideration in the determination of planning applications in Havant Borough (HAVANT BOROUGH COUNCIL 2022A).

3.4.2. Policy CS11 from the Havant Borough Local Plan (Core Strategy) refers to constraints on development with regards to built heritage in the historic environment. The relevant policy is as follows:

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.

3.4.3. A significant amount of new development is planned for the Borough up to 2026 and it is fundamental to the achievement of the council's vision that the Borough's natural and built environment assets are central to the delivery of this development (HAVANT BOROUGH COUNCIL 2011). The council will seek ways of ensuring that new development not only protects the borough's environmental assets but also uses them to generate higher quality development, to bring environmental enhancement benefits and put the assets at the centre of the regeneration of the Borough (HAVANT BOROUGH COUNCIL 2011).

3.4.4. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a planning application and to inform all parties of any archaeological concerns affecting the development site.

4. Methodology

4.1. ASSESSING IMPACT

4.1.1. The methodology employed for assessing the impact of such a development is in line with that adopted by Historic England (formerly English Heritage) in the technical guidance supporting the NPPF (DLUHC 2021).

4.2. SITE VISIT

4.2.1. The site and its surroundings was visited on 27th June 2022, in order to better understand the general topography of the area and to visit the various heritage assets, where possible, which have the potential to be affected by development of the site. Observations made during the site visit and research into the various assets were used to understand the significance of the heritage assets and the affect that development of the site would have on that significance.

4.3. GEOGRAPHICAL SEARCH AREA

4.3.1. Initially data was gathered for all designated heritage assets within a 1km search radius of the site from the Hampshire Historic Environment Record (HHER). This allowed for the identification of designated heritage assets across the landscape. The site is situated towards the base of a southeast facing slope in an area of pasture land, and vistas from the proposed development site during the site visit were contained within the 1km radius study area, due to topography and tree cover. As the trees in the surroundings environs are predominately deciduous a wider search area was employed to make allowance for seasonal change to the inter-visibility and inter-connectivity with the site and heritage assets within the wider landscape, and in turn to establish which assets could be appropriately scoped out of the assessment.

4.3.2. The resulting data allowed for the identification of the designated heritage assets where development could affect the contribution of the heritage assets's setting to its significance. This study area is proportionate to the scale of the proposed development, and was informed by a preliminary appraisal of baseline data.

4.4. SOURCES

4.4.1. The following sources were consulted to collate a baseline:

- search of the HHER for all archaeological records within a 1km radius of the centre of the site;
- search of the Historic England online database (HISTORIC ENGLAND 2022B);
- data from the Archaeological Data Service (ADS 2022);
- examination of historic maps;
- consultation of the Hampshire Archives and Local Studies library online catalogue (HCC 2022); and,
- examination of aerial photographs and satellite images (Historic England 2022a) (GOOGLEEARTH 2023).

4.5. SIGNIFICANCE CRITERIA

4.5.1. A **heritage asset** can be defined as being a building, monument, site, place, area or landscape that can be identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing) (HISTORIC ENGLAND 2017A).

4.5.2. The **significance** of a heritage asset can be seen as the **value** of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (HISTORIC ENGLAND 2017A).

4.5.3. The significance of an archaeological asset may not be fully determined until its nature and extent has been sufficiently tested through archaeological fieldwork.

4.5.4. The following table is constructed from a combination of industry guidance, as well as professional judgement and the value of heritage assets within this

report are considered against this rationale.

VALUE	ASSESSMENT CRITERIA
HIGH	World Heritage Sites Scheduled Monuments Listed Buildings (Grade 1, 2 and 2*) Registered Parks and Gardens Registered Battlefields Designated assets that can contribute significantly to acknowledged international and/or national research objectives Undesignated heritage assets identified within this assessment considered to be of national importance
MEDIUM	Conservation Areas Heritage assets identified that can contribute significantly to acknowledged regional and local objectives Undesignated heritage assets identified within this assessment considered to be of regional and local importance
LOW	Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
NEGLIGIBLE	Assets with little or no surviving archaeological interest
UNKNOWN	The importance of the asset has not been ascertained

Table 1 - Significance criteria used in this report

4.6. LIMITATIONS OF THE METHODOLOGY

4.6.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- The data from the HHER can be limited because it is not based on a systematic search of the county but rather, the records are reliant upon chance finds, opportunities for research and public contribution.
- Documentary sources may be biased, inaccurate or difficult to interpret unless they can be corroborated by other sources of information.
- Cartographic resources have been addressed as part of this assessment. These documents have inaccuracies in the mapping dependant upon the date, method and scale of survey. Earlier surveys

tend to be less accurate and it is important to note that errors in this mapping are usually accumulated into upland areas or along watercourses.

- Grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can no longer be identified.

- The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character or the archaeological resource. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

- Some assets are within private land and access was not possible.

5. Site History

5.1. TIMESCALES USED IN THIS REPORT

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901AD
MODERN	1901	PRESENT

5.1.1. The origins and settlement development of the Havant have been collated in the 2007 Havant Borough Townscape, Landscape and Seascape Character Assessment (HAVANT BOROUGH COUNCIL 2007). Extracts from this document are included in the below discussion, these have been updated and supplemented with additional archaeological, historical and architectural information gathered from the HHER, cartographic records, and various published and unpublished sources. These have been consulted to provide a brief historic development of the site and its local environs.

5.2. SETTLEMENT DEVELOPMENT

PREHISTORIC

5.2.1. Early Prehistoric activity within the Havant area is predominately represented by lithic artefacts. Various flakes of worked flint have been discovered along with stone axes, although dense concentrations have been discovered at Camp Hill, Crookhorn and at St Thomas Church, Warblington (HAVANT BOROUGH COUNCIL 2007).

5.2.2. Within the study area Prehistoric finds include a flint blade (PRN33705), possibly Mesolithic in date, which was found within the southern area of the site during an evaluation in 1993 by Chichester District Archaeology Unit. The unit interpreted the find as possibly representing activity relating to a Mesolithic community utilising the water source. A Mesolithic tranchet axe (PRN23259) was found in the western area of the site in 1977 during the laying of a pipeline across the site.

5.2.3. Neolithic activity is represented by a long barrow known as 'Bevi's Grave Long Barrow' (PRN23182). The barrow is located on the brow of Portsdown Hill, *c.* 290m from the south boundary of the proposed development site. A linear earthwork or ranch boundary lies directly to the north of Bevi's Grave and to the east side of Hayling Island a barrow has been recorded. These monuments represent early attempts to control land and establish ownership (HAVANT BOROUGH COUNCIL 2007).

5.2.4. In the wider area possible early Prehistoric submerged landscapes may survive within the harbour. Along the coastal fringe clusters of cinerary urns and Bronze Age artefacts have been recorded, and demonstrate a higher distribution density at the narrowest point between the mainland and Hayling Island (HAVANT BOROUGH COUNCIL 2007).

5.2.5. The distribution of Iron Age sites is also principally limited to the coastal plain. Within the study area an Iron Age pit and ditch (PRN23271) containing pottery sherds is recorded, and is located to the southwest of the site, near Farlington Redoubt. Another Iron Age Pit (PRN23267) has also been recorded in the vicinity of the redoubt, on the north side of Portsdown Hill Road. Excavations at the college campus recovered a single piece of Iron Age pottery (PRN26735). Activity from the Iron Age within the Borough appears to be dominated by the production of salt from Langstone Harbour, and in particular the northwest corner of Hayling Island (HAVANT BOROUGH COUNCIL 2007).

ROMAN

5.2.6. The continuation of salt production and the network of Roman roads across the study area appear to characterise the distribution of finds and sites for this

period (HAVANT BOROUGH COUNCIL 2007). Archaeological remains of this period indicate an extensive occupation of the landscape during the Roman period.

5.2.7. The exact boundary of the Forest of Bere during the Prehistoric and Roman periods has yet to be clearly defined and established. Presumably it extended out further and covered a wider area prior to the commencement of its exploitation. The 17th century historic boundary of the Forest of Bere has been traced with a reasonable degree of accuracy, and has been found to correspond closely to a well defined geological region lying from east to west between the Lavant and the Meon, and north to south between the chalk outcrops of the South Downs and Portsdown (PILE 1989). The proposed development site lies in the historic southern fringes of the forest towards the southeast corner.

5.2.8. The Roman road between Chichester (*Noviomagus*), Bitterne (*Clausentum*) and Winchester (*Venta Belgarum*) would have been the main communications links to the major markets (DICKS 2011). The road is believed to have been constructed soon after the invasion. Pile mentions that it is interesting to consider the state of the southern edge of the Forest of Bere when the route was laid down. Had the forest already been substantially cleared, or did the road builders drive the road through unbroken woodland? (PILE 1989).

5.2.9. Since the late Iron Age times, clearance and settlement have eroded the forest at varying rates according to existing population and economic pressures (PILE 1989). Iron Age penetration of the forest appears to have been negligible and contrasts with the systematic exploitation of forest resources in Roman times (PILE 1989). Place-name and documentary evidence suggests that the practice of inter-commoning livestock in the forest has a Saxon or earlier origin, but it is unlikely that transhumance, typical of the Weald of Kent and Sussex, was practiced (PILE 1989).

5.2.10. Roman activity within the site is represented by Littlepark Wood Roman Villa, a trackway (PRN38682) and associated features identified during a geophysical survey in 2016. The villa site is located in the northern area of the site and has an occupational date range between the 2nd and 4th centuries. The villa site has associated Roman activity in the immediate environs, such as the Crookhorn

Villa tilery site (PRN23298) to the west-northwest, and the Chichester to Bitterene Roman Road (Margery's RR721), which traverses east-southeast to west-northwest across the site, located near the southern boundary of the South Downs College Campus.

5.2.11. Excavations at the site of South Downs College Campus revealed remains of a short Roman wall (PRN38678), and a section of Roman road (PRN39768) was recorded 60m north of the route of the Chichester to Bitterene (RR721) Roman road. The remains potentially relate to a trackway between the Littlepark Wood Roman Villa and the Crookhorn Villa tilery site. Possible remains of the road (PRN56908) were recorded on the believed/accepted alignment of RR721. During excavations at recreation ground west of the college campus a Roman cremation cemetery and a possible cenotaph (PRN65614) were recorded.

MEDIEVAL

5.2.12. The Borough appears to have been sparsely settled during this period, with the majority of settlement situated on the coastal lowlands, on Hayling Island, and within the Forest of Bere with its related hunting lodges, numerous fishponds and Warren Deer Park. A Medieval settlement at Purbrook, which comprised settlement features including a house platform (PRN23310), has been recorded and interpreted as representing the southern fringes of the forest in the Medieval period. Within the study area a Medieval holloway (PRN23263) is located to the east of the villa site, on the east side of the A3(M), within Littlepark Wood. Possible Medieval or Post Medieval boundary ditches (PRN50022 and PRN57402) have also been recorded at the college campus.

5.2.13. The pasture land around Havant and on the Downs was ideal for sheep, and associated industries developed using the non-food elements of the flocks, utilising the ample supply of pure clean spring water (HAVANT BOROUGH COUNCIL 2007). Industry at the time comprised the continuation of salt production, the production of parchment, leather tanning and woollen cloth making.

POST MEDIEVAL

5.2.14. Despite the decline of the woollen cloth industry in the 17th century, from the

mid-17th century and through the 18th century the Borough had a period of expansion and prosperity. Salterns continued production, with brick production becoming an important local industry in the 18th century. Chalk pits and lime kilns also became common features of Portsdown Hill, evidence for which can be clearly seen on 19th century historic mapping. Corn production also flourished in the early 18th century.

5.2.15. In the 18th and 19th centuries the transport networks improved. The new turnpike roads resulted in a rise in coaching inns along their routes at principle intersections, which in turn led to further settlement development. In the mid-19th century the rail network was developed. The improved infrastructure also led to the adoption of architecture styles from outside the Borough.

5.2.16. During this time of expansion the Forest of Bere dramatically reduced in size, and the loss of woodland areas and wood pasture and the enclosure of new agricultural fields altered the character of the area. The area of the Forest of Bere was landscaped into parkland and the creation of lodges is recorded across the area between Cowplain and Purbrook (HAVANT BOROUGH COUNCIL 2007). Southleigh and Staunton Park were laid out during this period, and the earlier, Medieval deer park to the west of Wade Court was redesigned in the 19th century (HAVANT BOROUGH COUNCIL 2007).

5.2.17. Military activity is also represented in the archaeological record in the locality of the site for this period and is evident as a group of military features located at the eastern end of the raised ground of Portsdown. The activity included the construction of Fort Purbrook, Crookhorn Redoubt, Farlington Redoubt and a semaphore station.

MODERN

5.2.18. The traditional industries in the area declined in the 20th century, and the area became an industrial, commercial and military centre. The built environment of the Borough increased dramatically with residential development along the London to Portsmouth Road, along the south coast of Hayling Island, and smaller areas of development across the Havant. The archaeological record for this period predominately includes Second World War defences within the

area.

5.2.19. The post-war period saw an increase in house building in the Borough after bomb damage. Incremental development of much of the area to the north of Havant and Bedhampton occurred in the post-war period, which was further extended during the 1960s and 70s. These two decades also saw the massive expansion of the residential areas of Cowplain, Waterlooville and Purbrook in the west of the Borough, which has been further extended eastwards towards the end of the century (HAVANT BOROUGH COUNCIL 2007).

5.3. MAP REGRESSION

5.3.1. The earliest available mapping to show the site in detail is the 1838 Farlington Tithe Map and the 1842 Bedhampton Tithe Map (**FIGURE 3**). The site lies over the boundary between the two parishes. The west side of the site is shown on the Farlington map, and is depicted as being within 'Crookhorn Copse' (Plot 257). The remainder of the site is shown on the Bedhampton map and demonstrates that much of the site was still wooded at this time. Agricultural land (Plots 179, 191 and 192) is shown along the east half of the site and comprises three stacked, roughly east to west aligned, sub-rectangular fields, which curve towards the west at the north end. Between Plot 179 and 192, and to the south of Plot 179 are wooded areas (Plot 180 and 177). Towards the northern boundary of the site Littlepark Wood is shown, and a sinuous plot (Plot 190) along the southwest fringe of the wood marks the location of Scratchface Lane. Notably, the lane is shown within the site, this may be due to map inaccuracies rather than then relocation of the lane. A footpath is shown to follow along the north side boundary between Plots 191 and 192, towards the centre point of the field boundary the footpath traverses diagonally across the field towards the northwest corner of Plot 192.

5.3.2. Beyond the site boundary, to the southwest of site on Portsdown Hill, a 'Semephore' (Plot 318) house is shown. To the southeast of the site within Plot 176 is Belmont Castle, designated as 'The Towers' (NHLE: 1303449). The structure is an early 19th century house in the form of a Tudor castle.

5.3.3. The accompanying tithe apportionments (Farlington 1839; Bedhampton

1845) indicate that the land in the southeast corner of the proposed development site was owned by Sir George Provost of Belmont House, a large estate house located to the east. The remainder of the land within the site boundary was owned by John Deverill. The agricultural land was farmed by Joseph West of Crookhorn Farm, located to the northwest, and of New Dairy, a farm located further to northwest of site, which he co-farmed with George Tickner. The apportionment indicates that the fields within the site at this time were cultivated, but presumably New Dairy was primarily a dairy farm.

5.3.4. The first edition six-inch Ordnance Survey (OS) map of 1866 (**FIGURE 4**), shows no changes to the site, however the wooded area between the tithe map Plots 179 and 192 is named as 'Sheepcrook Row'. The names 'Sheepcrook' and 'Crookhorn' correlate with the historic sheep rearing in the area, and presumably the land was grazed by sheep previously. Within the wider landscape chalk extraction is evident with the pits annotated as 'Old Chalk Pit' and 'Chalk Pit'.

5.3.5. By the time of the 1898 OS map (**FIGURE 5**) the site has dramatically changed, with the wooded areas within the site and the adjoining Crookhorn Wood all now felled. Three field boundaries have been removed in the east half of the site, and the area now comprises two large fields. The former wooded area to the west half of the site now comprises three fields, roughly north-northeast to west-southwest aligned. Two ponds are depicted in the west half of the site and appear to correlate with a spring.

5.3.6. No changes to the site appear to have occurred by the time of the 1930-1931 OS map (**FIGURE 6**), however the site of the 'Roman Villa' is marked on the map, as is the route of a 'Roman Road'. In the wider landscape 'Farlington Redoubt' and 'Fort Purbrook' are shown, with the long barrow known as 'Bevi's Grave' marked on the map. The residential expansion of Bedhampton and Purbrook is also evident on the map.

5.3.7. The 1963-1966 OS map (**FIGURE 7**) shows that new field boundaries have been introduced to the southern half of the site, and the site now comprises eight irregular shaped fields. Towards the southeast corner of the site two buildings

within an enclosed garden or yard are shown, these are accessed by a drive from the northeast, extending from Scratchface Lane, which is labelled as 'CT' (cart track). To the west side of the site 'Morelands Camp' is shown, the boundary of which, and a building, encroach into the west side of the proposed development site. The camp had been bombed in November 1940, and damaged occurred to several of the buildings. Residential development has expanded further towards the site from Bedhampton and Purbrook.

5.3.8. The 1975-1980 OS map (**FIGURE 8**) depicts extensive development in infrastructure to the immediate environs of the site. The A3(M) has been constructed to the east along with a footbridge over the carriageway located directly to the centre east side of the site. The sinuous 'College Road' is shown to the west, and 'The South Downs College' campus has been constructed directly to the northwest of the site. The Morelands Camp has been demolished and Purbrook housing now extends to the west side of the new College Road. The 'City of Portsmouth Golf Course' has been built and the grounds landscaped to the southeast of the proposed development site. Within the site itself the two small buildings and associated cart track have been demolished and a field boundary in the southeast corner has been removed. The site now comprises six irregular shaped fields.

5.3.9. Modern satellite imagery (GOOGLEEARTH 2023) of the proposed development site now indicates that the field boundaries within the site have degraded and deteriorated, with vestiges of the banked and hedge boundaries visible in places.

5.4. AREA CHARACTER

5.4.1. The Havant Borough Townscape, Landscape and Seascape Character Assessment 2007 (HAVANT BOROUGH COUNCIL 2007), assesses the distinctive character of the Borough. The study brings together landscape, ecological, historical and cultural assessments to define 41 landscape character areas. The key characteristics of each area are defined in the study and landscape and built form guidelines are set out to assist in the conservation, enhancement and restoration of each area (HAVANT BOROUGH COUNCIL 2011).

5.4.2. The site lies predominately within Landscape Character Area 11 (LCA11), with the southern area of the site falling within Landscape Character Area 12 (LCA12). The southern end of the LCA11 together with LCA12, form one of the most archaeologically rich areas in the Borough.

5.4.3. LCA11 is named 'A3(M) Eastern Corridor' and is located between the urban conurbation of Havant to the east and Waterlooville to the west and contains the busy transport artery the A3(M) (HAVANT BOROUGH COUNCIL 2007). The character type of the area is classified as 'Lowland Settled Wooded Farmland LCT B' and is composed of nine historic landscape character types: 'Medium Regular Fields with Straight Boundaries (Parliamentary Type) (1.10); Small Rectilinear Fields with Wavy Boundaries; Assarted pre-1810 Woodland; 19th Century Plantations; 20th Century Plantation; 20th Century Schools and Playing Fields; Large-Scale Commercial; Sports Fields; and Road'. The most important features within the LCA11 are the line of the Roman road, Littlepark Wood Roman Villa, and a Roman tile kiln (HAVANT BOROUGH COUNCIL 2007). Notably, the assessment states that 'the wealth of archaeological evidence at the south end of the LCA11 does not manifest itself in the present character of the area, with the exception of the Medieval holloway' (HAVANT BOROUGH COUNCIL 2007).

5.4.4. The key character components of LCA11 comprise:

- Pockets of enclosure set within the wooded valleys contrasting with the open elevated areas where long views can be appreciated.
- Short enclosed views contained by woodland and hedgerows.
- Some long views from elevated areas across the built environment of Havant to the South Downs beyond.
- Some views down onto the A3 (M) towards the south, where the landscape becomes more open.

5.4.5. LCA12 is named 'Portsdown Hill' and is located within the southwest of the Borough, and covers the eastern end of the chalk ridge which forms Portsdown Hill. It extends across the A3(M) to the edge of Bedhampton to the east

(HAVANT BOROUGH COUNCIL 2007). The character type of the area is classified as 'Settled Chalk Ridge LCT D' and comprises eleven historic landscape character types: 'Medium Regular Fields with Straight Boundaries (Parliamentary Type); Small Rectilinear Fields with Wavy Boundaries; Downland; Pre-War Residential; Post-War Residential; Late 20th century Residential; Small Farmsteads; Golf Course; Open Ground; Road; and Defence 19th century 1830-1914'.

5.4.6. The key character components of LCA12 comprise:

- An elevated open landscape, above the surrounding urban areas of Portsmouth, Purbrook and Havant.
- Fort Purbrook is a distinctive prominent feature of the area.
- Copses on the ridge line contrast with open downland landscape.
- The elevated open landscape allows long views to the south. Views to the north are restricted, with the extensive vegetation around the southern side of Widley providing a good buffer to the urban edge.

5.4.7. The two character areas present contrasting characteristics: LCA11 has an enclosed undulating setting, and LCA12 has an open elevated setting. Visibility between the two is generally limited, this is due to development, the topography, and the woodland character of LCA11, which screens views and limits inter-visibility. The enclosed wooded character of LCA11 also connects to smaller wooded areas within LCA5 'Purbrook and Waterlooville – eastern suburbs'. Development within these character areas has inevitable led to the loss of much of the former historic character. Yet, the previous and existing historic character, despite being difficult to distinguish in many parts, is still present in places and can be clearly read.

6. Assessment of Significance

6.1. There are five designated heritage assets in the 1km study area, but not all have the capacity to be affected by the proposed development. As set out above, the topography of the land, together with the well treed character of the area limits inter-visibility and inter-connectivity between the proposed development site and the heritage assets. Consequently, those assets with no inter-visibility with the proposal site are not considered in the assessment below. As a result of this, several assets within the general vicinity of the proposal site which were scoped out of this assessment, such as the Grade II Listed Sunspan house (NHLE: 1249638).

6.2. Two Listed Buildings, three Scheduled Monuments and one non-designated heritage asset were identified within the 1km search area. These are listed in **APPENDIX 4** and are shown in **FIGURE 9**. The listed buildings lie to the south of the site, along Portsdown Hill Road. No locally listed buildings were encountered within the study area. As such, this assessment considers the value of the Scheduled Monuments, the listed buildings and the non-designated heritage assets, and their ability to be impacted by the development.

6.3. As a result of the scoping exercise, the designated assets which have the potential to be affected by development of the site comprise:

SCHEDULED MONUMENT

- Roman villa and section of Roman road (NHLE: 1001859)
- Bevi's Grave Long Barrow (NHLE: 1012831)
- Fort Purbrook and covered-way (NHLE: 1001842)

LISTED BUILDING

- The Towers (NHLE: 1303449) – Grade 2 Listed

NON-DESIGNATED HERITAGE ASSET

- Farlington Redoubt (PRN23262)

6.4. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 190, NPPF 2021) is fundamental to understanding

the scope for and acceptability of change. The assessment of those assets identified above as having the potential to be affected by development of the site is presented below in a unified format for each asset, in line with the recommended assessment methodology set out by Historic England.

6.5. Notably, the significance of the heritage assets identified may be revised as a result of information provided through the monitoring of any exploratory works which may be required. Nonetheless, this assessment provides sufficient information to understand the significance of the assets and any impact the proposals may have upon that significance.

6.6. ROMAN VILLA AND SECTION OF ROMAN ROAD

6.6.1. The villa site (**PLATE 2**) and road (**PLATE 3**) were designated in 1963 (NHLE: 1001859) and have the following summarised list entry, the full list entry is supplied in APPENDIX 5:

> *'A Roman villa estate containing associated buildings, enclosures and trackway and a portion of the Chichester (Noviomagnus) to Bitterne (Clausentum) road.'*

6.6.2. Littlepark Wood Roman Villa (PRN23245) is located in the northern area of the proposed development site, and was first recorded in 1926 during an excavation carried out by Mr G Smith and Lt Col. J H Cooke (a local antiquarian). No publication or report followed these excavations, with the findings only presented in the form of a site diary. It has been suggested that the villa comprised two phases of construction. Phase 1 has been dated to *c.* AD 150 to 200, very little evidence of the villa construction of this phase has been identified. Phase 2 comprised a series of rooms connected by a portico facing south. The foundations were made of mortared flints and *tegulae* and *imbrices* suggest the roof was tiled. During the excavation large quantities of Roman building material was found. The material included painted plaster, tesserae, tiles and window glass. Large quantities of Roman pottery were retrieved, as well as three bone pins and four Roman coins: a Claudius Gothicus, 268AD; a Gallienus, 253-268AD; a Tetricus, 271-273AD, and; a fourth for which there are no details. Considerable quantities of faunal remains were recorded, however only 'ox' was mentioned specifically from the variety of animal

bones.

6.6.3. In 2016 a magnetometry survey was carried out by Thames Valley Archaeology Services (TVAS) at the proposed development site. The geophysical survey revealed a significant number of anomalies within the northern area of the site concentrated around the Roman villa site, north of the Roman road, which was also present within the survey area. The anomalies were interpreted as being associated with the Roman villa site. **APPENDIX 2** illustrates the recorded data in the northern area of the site interpreted by TVAS. **APPENDIX 3** illustrates the western area of the site, which demonstrates that Roman remains area concentrated in the northern area. Notably, the western area historically lay within Crookhorn Wood and the Roman Villa was sited within a clearing between Crookhorn Wood to the southwest and Littlepark Wood to the northeast. Both woodlands were formerly part of Bere Forest.

6.6.4. The villa at Littlepark Wood (PRN23245) is visible as a series of rectilinear anomalies, with a possible entrance structure in the centre of its eastern edge. Several areas of strong negative anomalies may indicate the presence of buried masonry remains, the largest of which is a large 'L' shape stretching over half of the western boundary. Two buildings appear to lie outside the main villa compound. A trackway (PRN38682) comprising a pair of parallel anomalies aligned north to south extend from the Roman road to the south and appear to lead towards the villa.

6.6.5. Following on from the geophysics survey an evaluation took place in 2018, when 61 trenches were opened across the area of the Scheduled ,onument villa site (PRN57116). The HER record states that evaluation revealed several sections of the Roman road (PRN23328), the road comprised metalled surface and in places parallel ditched were recorded to either side. Areas of metalled surface without accompanying ditches were interpreted as trackways. The official list entry (HISTORIC ENGLAND 2022B) for the site has the following description of the excavation works:

> *'An archaeological evaluation undertaken by AOC in September to November 2018 demonstrated the survival of the villa complex and varying elements of the Chichester to Bitterne road. It also revealed previously unknown components to the site, such as the area of burning to the east of the service yard area, an*

additional building flanking the track way that leads from the main road to the yard area, further structural elements across the complex, and, potentially, an entrance gate way at the road. Several weaker anomalies were observed in the survey, apparently representing enclosures orientated at odds to the structures and enclosures of the villa compound (NW-SE) and could possibly represent the remains of earlier Iron Age/Romano-British activity, although the archaeological evaluation did not locate these. Residual pottery sherds dated to the Mid to Late Iron Age were recovered from early Roman contexts in and around the villa complex, during the 2018 evaluation. Further features and artefacts from this period have been observed at a number of locations within the vicinity of the site including several late Iron Age pottery sherds in an evaluation at Camp Hill and an evaluation and excavation in 2013-14 to the east of the site which found the remains of a small early Iron Age settlement (including two roundhouses, a number of pits, postholes, fence lines and ditches). Pits of this period were also observed during the construction of the A3(M) and South Downs College, which lie immediately to the east and the west of the site.'

6.6.6. Located to the east-northeast of the proposed development site at Crookhorn, is the site of an aisled Romano-British villa (PRN23298). Evidence for corn drying and clay tile industry was encountered at the site during excavations in 1974. A tile kiln (PRN23306) was located a short distance to the north side of the building, the kiln was enclosed within two phases of building, which comprised post holes forming a rectangular structure. The tilery and site have been dated from the second to fourth centuries AD. Dicks (2011) interpreted the building as a probable aisled barn which was probably the workshop and home for the workers. A possible Roman villa (PRN23397) is also recorded 1km to the east-southeast of the site, on the north site of the Roman road (Margary's RR721).

6.6.7. The Crookhorn and Littlepark Wood sites are discussed in J Dicks 2011 thesis, titled 'The Economic and Social Status of Romano-British Villas in Southern England'. Within the thesis Dicks suggests that as Littlepark Wood Roman Villa and the Crookhorn Villa tilery site were only 500m apart and that some form of relationship between the two sites would have existed. The poor quality of the agricultural land may have encouraged the villa owner to diversify into tile production and manufacture. The money economy introduced by the Romans and changing attitudes to manufacturing and commercial activities may also have persuaded the owners to establish the tilery (DICKS 2011).

ARCHITECTURAL INTEREST

6.6.8. The below ground surviving structural remains of Littlepark Wood Roman

Villa could provide information on the plan form and artefactual remains will provide information on building materials and any architectural features.

6.6.9. From this evidence it can be concluded that the Roman villa site and road have the potential of moderate evidential value in relation to its architectural interest.

ARTISTIC INTEREST

6.6.10. The significance of the Scheduled Monument is not believed to lie in its artistic interest, and as far as can be determined, the site has not appeared in any work of artists of renown.

6.6.11. Therefore it can be concluded that the Roman villa site and road have negligible artistic value.

ARCHAEOLOGICAL INTEREST

6.6.12. The special interest of the Roman villa site and road lies predominately in their archaeological interest due to the substantial, diverse and well-preserved archaeological remains. These remains enhance the significance of the site and are what afford the site its designation.

6.6.13. From this evidence it can be concluded that the Roman villa site and road have high evidential value in relation to their archaeological interest, and this forms a large part of their significance.

HISTORIC INTEREST

6.6.14. The Roman villa site has a special historical significance as it has the potential to expand current knowledge on the continuity of settlement, and has the potential to allow parallels and connections with nearby contemporary villa sites to be established. Pre-Roman artefacts and possible features have been identified at the site by TVAS and AOC in 2018, these artefacts and features offer the opportunity to further understand the transition from Prehistoric to Roman settlement. Further work at the site could augment the understanding of the development of settlement patterns in the region.

6.6.15. The relationship between the villa site and the Forest of Bere is also significant,

with woodland grazing of livestock, which took place in the Medieval period, yet to be determined or confirmed for the Roman period. The faunal assemblage of the villa site could help establish dietary patterns and perhaps could aid in understanding the villas's relationship with the forest and the farming practices which took place in woodland fringe areas at the time.

6.6.16. Therefore it can be concluded that the Scheduled Monument is of known merit and has high historical value due to its association with the historical development of settlement in the region, due to its contribution to the historic landscape at local and national levels, and the potential to understand farming practices in woodland areas in the Roman period.

SETTING

6.6.17. It has been established that 'most Roman-period settlement types are intimately associated with the rural landscape' (HISTORIC ENGLAND 2018B). The villa southwest of Littlepark Wood historically was set within the fringes of the Forest of Bere, and as such would have had an intimate relationship with its rural woodland setting.

6.6.18. Historic mapping indicates that the villa site, the band of agricultural land likely associated with it, and the section of the route of the Roman road were still fairly enclosed by woodland up until the late 19th century. Earlier mapping demonstrates the level of woodland cover at the fringes of the forest in the Post Medieval period, and is an indicator of the basal level of tree cover in the Medieval and Roman periods, when the fringes were likely more wooded. It has yet to be determined if the moderate scale assarting of the forest started in the Prehistoric period or the Roman, but forest clearance for agricultural use likely took place in the Iron Age, as indicated by the archaeological record of settlement activity associated with this period in the vicinity.

6.6.19. Historically the topography, rural environment and potential tree cover of the wider landscape of the villa site and road would have afforded them a fairly private and enclosed environment with limited inter-connectivity to the wider landscape. The reach of the setting would have been limited, due to the topography and possible tree cover, with some viewing corridors obtained to

Portsdown Hill to the south and to Bridge Lake to the southeast. It can be further assumed that vistas from first floor areas, if present, of the villa on its south side of the service yard would have extended the reach of its setting out along the viewing corridor towards Bridge Lake to the southeast. Vistas to Portsdown Hill would include visibility, dependant on the extent of tree cover on the southeast facing slope of the site, towards the long barrow known as Bevi's Grave. Presumably at this time the barrow was more prominent in the landscape than it is now, and would have been visibly present in the day to day lives of the villa's inhabitants.

6.6.20. The villa site (PLATE 4) is located on a flat terrace positioned towards the upper section of a southeast facing slope. From the centre of the villa site the base of the southeast facing slope is not visible (PLATE 5), it is not until you walk to the edge of the terrace that the route of the Roman road, the base of the southeast facing slope, and the base of the north facing slope of Portsdown Hill are visible. At present the setting of the site has been significantly altered due to the large scale assarting of the woodland in the area in the late 19th century, the construction of the A3(M) and College Road, and the development of the built environment. The setting of the villa site now extends further to the south and southwest, and during the site visit appeared to be predominately contained within the 1km study area, with a narrow viewing corridor to the southeast extending to Bridge Lake (PLATE 6). This viewing corridor is partially obscured by the B2177 flyover bridge over the A3(M).

6.6.21. The setting of the site is picturesque, with a sweeping vista to the south obtained from the edge of the terrace, comprising verdant undulating fields extending up the north facing slope of Portsdown Hill. The wooded character of LCA11 is evident to the north (Littlepark Wood) (PLATE 7), and the treed boundary of the golf course, tree roundels within the golf course, and the boundary along Scratchface Lane and the A3(M), help to retain this historic character. The area to the south of the villa site is less defined with former field boundaries removed and deteriorated.

6.6.22. The setting of the Roman villa site is experienced best from the terrace itself, here the historic enclosed private setting can be appreciated when looking

north, in part, despite the openness of the south side.

6.6.23. Views towards the villa site and road can be obtained from the south side of the crest of Portsdown Hill, directly to the south of the site at Bevi's Grave. Views to and from the golf course and further to the southwest, including Farlington Redoubt and Fort Purbrook are largely limited and intermittent due to the topography and tree cover (PLATE 8). Presumably better views towards the site from these assets can be obtained when trees are bare.

6.6.24. The footpath does appear well trodden and looked to be a favoured dog walkers route. The pleasant setting of the villa site endows it with communal value, for residents in both Purbrook and Bedhampton.

6.6.25. The environmental factors affecting how the asset is experienced are predominately dictated by the level of traffic on the A3(M), which fluctuates throughout the day. This road is the most impacting factor in terms of noise, dust and vibrations. Notably, the noise is buffered by the vegetation along the edge of the A3(M), however, background levels of noise were persistent in the late afternoon when the site visit took place.

6.6.26. The works associated with the proposed development would affect the setting of the assets in terms of increased levels of noise, dust and vibrations from the construction works. This impact is not perpetual, and will be eliminated once the project is completed. Noise once the proposed residential development is complete will likely rise due to an increase in activity in the area, and due to traffic associated with rush hours and school drop-off and pick-up times.

ASSESSMENT OF VALUE

6.6.27. The Roman villa site, including a section of the route of a Roman road, is a designated heritage asset which contributes positively to the historic character of the area. The villa site has high significance, which is derived from its archaeological and historic interests.

6.7. BEVI'S GRAVE LONG BARROW

6.7.1. Located to the south of the proposed development site, on the east of Portsdown Hill, is a Neolithic long barrow named 'Bevi's Grave Long Barrow'

(NHLE: 1012831)(PRN23182). It is east to west aligned and is a Scheduled Monument. Its purposeful positioning on raised ground above the coastal plain made it a focal point within the landscape. Its continual significance extended beyond the Prehistoric period as excavations have revealed the barrow was the focus for later Saxon and Medieval burials around the monument (HAVANT BOROUGH COUNCIL 2007). The HHER indicates that the barrow was 'largely destroyed' in the first half of the 19th century by chalk-digging, and subsequently by ploughing. Rescue excavations were carried out in 1974 to 1976.

6.7.2. Bevi's Grave was designated in 1991 and has the following list entry description:

> *'The monument includes a long barrow and area of early Medieval burials situated on the crest of Portsdown Hill. The long barrow mound is orientated east to west with maximum dimensions of c. 88m long by 25m wide. A fence-line bisects the site from east to west. North of this line the monument appears as a low earthwork 0.5m high while to the south it survives as a buried feature in a cultivated field. Ditches, from which mound material was quarried, flank the mound to the north and south. The southern ditch has been partially excavated and was 88m long, 4-6m wide and 1.7-2.1m deep with a flat bottom. Part of an antler, probably the remains of a pick, was found at the bottom of the ditch. Overlying deposits produced sherds of late Neolithic and Bronze Age pottery. In the area of the southern ditch, partial excavation revealed an area of early Medieval burials. At the west end of the ditch two Saxon burials were recovered while at the east end some 80 Christian graves dating to the 8th and 9th centuries AD were found. Before 1817, a further three burials, accompanied by a broken spear, were found in the course of chalk digging on the site; they are said to have lain "within twelve inches of the surface", presumably that of the mound.'*

ARCHITECTURAL INTEREST

6.7.3. The significance of Bevi's Grave Long Barrow does not rely on its architectural value. The remains of the earthen mound with associated flanking ditches and the later Medieval cemetery have low architectural interest.

6.7.4. From this evidence it can be concluded that the long barrow has negligible evidential value in relation to its architectural interest.

ARTISTIC INTEREST

6.7.5. The significance of the Scheduled Monument is not believed to lie in its artistic interest. However, the site does appear to be depicted in Alfred Collins *c.* 1850 oil painting of 'Portsdown Hill from Portsmouth'. Portsdown Hill itself has

been the vantage point many engravings and paintings have been made from.

6.7.6. Therefore it can be concluded that the long barrow has low artistic value.

ARCHAEOLOGICAL INTEREST

6.7.7. Bevi's Grave Long Barrow is 'regarded as significant as it survives well and, with no evidence of formal excavation except in the area of the southern ditch, has considerable archaeological potential. Long barrows occasionally acted as a focus for later burials and the importance of this monument is certainly enhanced by the presence of overlying burials of the early and later Saxon periods' (HISTORIC ENGLAND 2022B). The reason for designation discussed on the Historic England List entry of the site mentions that the site 'survives well' and the HHER record indicates the barrow had been 'largely destroyed'; to clarify these contradictory statements the mound itself does not survive well above ground and is only a low earthwork on its north side. It is the buried elements of features and the partial remains of the mound which are considered to 'survive well' and have significant archaeological potential.

6.7.8. From this evidence it can be concluded that Bevi's Grave and the Medieval cemetery site have high evidential value in relation to their archaeological interest, and this forms a large part of their significance.

HISTORIC INTEREST

6.7.9. The Historic England 'reason for designation' (HISTORIC ENGLAND 2022B) discuses the historic importance of long barrows and specifically Bevi's Grave and is included below:

> *'They represent the burial places of Britain's early farming communities and, as such, are amongst the oldest field monuments surviving visibly in the present landscape. Where investigated, long barrows appear to have been used for communal burial, often with only parts of the human remains having been selected for interment. Certain sites provide evidence for several phases of funerary monument preceding the barrow and, consequently, it is probable that long barrows acted as important ritual sites for local communities over a considerable period of time. Some 500 long barrows are recorded in England. As one of the few types of Neolithic structure to survive as earthworks, and due to their comparative rarity, their considerable age and their longevity as a monument type, all long barrows are considered to be nationally important.'*

6.7.10. Therefore it can be concluded that the Scheduled Monument has high

historical value.

SETTING

6.7.11. Bevi's Grave is situated in a prominent location elevated on the crest of Portsdown Hill, which historically bestowed the site an extensive setting. Historically views to the north would feature the Forest of Bere and in the Roman period, Littlepark Wood Roman Villa and the Roman road. Views to the east and long panoramic views to the south were also likely obtained. The nature of the funerary monument suggests that 'views to' rather than 'views from' were of great importance. Views to the monument were likely gained from the east, south and west, with intermittent visibility from the fringes of the Forest of Bere to the north.

6.7.12. At present views from the site extend to the north and west, with some intermittent views through the treed boundary to the south, towards Portsdown Hill Road. Views to the east are screened by the boundary of The Towers. Vistas to the north comprises the fields of the proposed development site, the villa site, and golf course enveloped by tree cover and vegetation, which buffers much of the urban conurbation of Bedhampton and Purbrook. The A3(M) is visible to the northeast, but again is largely buffered by the vegetation which forms the foundation of the historic character of LCA11 to the north.

6.7.13. The view of Bevi's Grave from the villa site **(PLATE 9)** is underwhelming as the monument itself is virtually indistinguishable due to historic and modern truncations. The relationship between the two assets historically is unknown, it is not uncommon for Roman sites to respect or be orientated towards or around Prehistoric monuments, notably a cobbled surface directly to the south side of the barrow has been tentatively dated to the Roman period, suggesting some level of Roman interaction with the barrow monument. As discussed above the long barrow would have been part of the wider landscape and was likely known to the people who lived and worked at the villa.

6.7.14. There is no inter-visibility between the long barrow and Farlington Redoubt or Fort Purbrook. Views to the west are largely obscured by vegetation,

particularly that surrounding the waste management centre to the west. There is limited inter-visibility between the barrow and The Towers, this is due to it being obscured by the range of buildings to the west side of The Towers and its well treed boundary.

6.7.15. The setting of the barrow is relatively extensive however the environmental factors affecting how the asset is experienced are primarily dictated by traffic along Portsdown Hill Road and the A3(M). Noise, dust and vibrations from these roads is buffered by vegetation, but would still be audible. Presumably views from the golf course towards the site would be the most tranquil and would alter the way in which the asset could be experienced.

ASSESSMENT OF VALUE

6.7.16. Bevi's Grave Long Barrow is a designated heritage asset and is considered to be instrumental in forming part of the historic character of area. The monument has high significance, which is derived from its archaeological and historic interests.

6.8. FORT PURBROOK AND COVERED-WAY

6.8.1. Fort Purbrook, including the covered-way to the east, is a Scheduled Monument (NHLE: 1001842) and a Grade 2* Listed structure (NHLE: 1092134 and 1387127). The asset was first listed in 1969 and again in 1976 and has the following list entry:

> *'Fort. c1860. By William Crossman (Capt. Royal Engineers). One of a series of forts (Wallington (now demolished), Nelson, Southwick, Widley and Purbrook (qv) along the chalk ridge of Portsdown Hill. Built for the defence of Portsmouth against landward attacks in the 1860s and known as Palmerston's Follies. Brick walls in English bond, the outer face of the defensive walls are of flint with horizontal and vertical bands of brickwork and a blind arcade at the upper level.*
>
> *PLAN: the structure is partly within and above the natural ridge; a polygonal plan with 4 vertical faces to the deep dry ditch, a firing step behind the parapet and 2-storey caponiers at north-east and north-west corners (to give raking fire along the ditches). Within this open framework is an embankment with open gun emplacements at the top. Below the central parade ground there are deep underground tunnels with access from the centre of the north face of the barrack block, the entrance within the musketry gallery with firing slots and pitched brick roof with circular brick ventilation stack and cone. Passages lead to ammunition stores, expense magazines, staircases and caponiers. The tunnel to the northeast caponier descends through exposed chalk and flint. Northwest tunnel is brick lined. Behind the caponier position are sunken embrasures for mortars.*

EXTERIOR: the main entrances, barrack block with internal courtyard, stores and stable blocks are positioned on the south side facing Portsdown Hill Road. The main entrances are approached by inclined roads. Each of the two entrances are set within a thick brick curtain wall with Norman style entrance with round arch and attached columns, moulded dripstone with dropped bosses. To right of right hand entrance are nine low level firing slots and further right at higher level are twelve paired and one single firing slots, each with recessed raked brick jambs and flat concrete lintel. To left of entrance are two bays each with on ground and first floor a four-paned casement set under round brick arch and on each side of casement a firing slot set under flat concrete lintel. Each front face of the V shaped barrack block has seven similar bays with similar windows and firing slots to ground and first floors. Large castellated brick parapet and earth filled roof set on vaulted brickwork. The fort contains many interesting details of fortification design. This fort is similar to Fort Widley (qv) except for the V shaped barrack block and has two caponiers instead of three. The fort is mainly within the boundary of Havant District Council and is accordingly listed there also. The southernmost part of the fort is within the Portsmouth City Council boundary.'

6.8.2. The asset is on the Heritage at Risk Register due to 'problems related to the drainage of the ramparts and the maintenance of the moat's retaining walls put it at risk. Historic England has grant aided a conservation management plan and urgent repairs are due to commence in 2021/22' (HISTORIC ENGLAND 2022B).

ARCHITECTURAL INTEREST

6.8.3. Fort Purbrook is a definitive example of the construction techniques employed in military architecture in the mid-Victorian period, evidencing a particular phase in Britain's defence policy. The structure contributes well to the understanding of the development of military buildings, particularly in the development in permanent defensive structures. The good preservation of its internal configuration also enhances its architectural interest.

6.8.4. From this evidence it can be concluded that the structure has high evidential value in relation to its architectural interest and therefore this forms a large part of the building's significance.

ARTISTIC INTEREST

6.8.5. The artistic interest of the building lies in its association with the performing arts, specifically with its affiliation with The Who. Fort Purbrook was used as the filming location for 'Tommy's Holiday Camp', a music film performed by The Who for the movie 'Tommy' in 1975. The Who have received awards and acknowledgments from the music industry for their work and their cultural

influence.

6.8.6. As far as can be determined, the site has not appeared in any work of artists of renown, but likely has been the subject for professional and amateur artists, due to its architectural interest and prominent setting. Interestingly, the fort tunnels themselves have been used in the 21st century as the 'canvas' for light painter Marc Bowyer-Briggs to great effect.

6.8.7. Therefore it can be concluded that the building has medium artistic value, due to its association with a celebrated group and the notable work they produced.

ARCHAEOLOGICAL INTEREST

6.8.8. The special interest of the building does not rely on any archaeological interest although archaeological studies and architectural investigations would make a significant contribution to understanding the chronology and social history of the fort. Archaeological works, including topographical studies and surveys may provide a deeper understanding of the field of fire and establish the fort's blind spots. Archaeological excavation could also reveal the networks of tunnels, which are believed to have been cut into the chalk hill. The tunnels connected Fort Purbrook with the now demolished Farlington Redoubt and Crookhorn Redoubt (both never fully completed). Historic accounts of the tunnels and aerial photographs showing air shafts appear to corroborate their existence.

6.8.9. Therefore it can be concluded, at present, the fort has medium archaeological interest.

HISTORIC INTEREST

6.8.10. This period of military building saw the 'creation of the most powerful complex of permanent fortifications ever seen, prompted by rivalry with France during the 1850s and the arrival of the steam-powered iron-clad warship, armed with increasingly powerful ordnance' (HISTORIC ENGLAND 2017C). Fort Purbrook is an evocative structure and its association with its military past, specifically its connection to the construction of permanent fortifications bestows the site its historic interest. The evidence for its military

past has a clear resonance at the site and it can be clearly read by a wide audience.

6.8.11. Fort Purbrook is part of a group of fortifications constructed to defend Portsmouth from landward attacks, and is part of a wider group known as Palmerston's Follies. Fort Purbrook's association with this ensemble strengthens its historic significance through group value factors.

6.8.12. The special historic interest of the fort does not solely lie with its associations with evolving military technology or its military network, but also in its social history. Forts 'represent a human story of the individuals who designed or commanded them, and of the far greater number of men, women, and children of the fort garrisons who made lives within their walls' (HISTORIC ENGLAND 2018A).

6.8.13. Therefore it can be concluded that the Scheduled Monument has high historical value, and this forms a large part of its significance.

SETTING

6.8.14. The fort was constructed in the 1860s and it is at this time the remnants of the Forest of Bere underwent large scale assarting. Historically the rear sides of the fort would have been more visible than they are today. Presumably clearer views to the east and west were available at this time, with inter-visibility between the military assets such as Farlington Redoubt to the east and neighbouring Fort Widley to the west. This historically would have afforded the fort an extended military setting in its local environs. Intermittent long views and viewing corridors to the north would likely have been obtained, with vistas towards Purbrook Park and the newly formed agricultural land to the northeast likely being gained. The wooded character of LCA5 and LCA11 was also likely visible from the fort.

6.8.15. Fort Purbrook is sited in a prominent location with dominant views extending to the south. Today the rear north, east and west sides appear less obvious in the wider landscape, due to the asset being built into the crest of the hill, the moat is not visible, and the raised perimeter of the central area of the fort is obscured by the vegetation which encompasses the monument on these sides

(PLATE 10). Significant views to and from the asset are to the south, where the setting of the fort extends far beyond its own curtilage. The military experience can be readily captured from the south side (near and far) of the monument once looking up at the impressive principal south façade of the structure. Within the structure itself an immersive experience can be gained. To be able to appreciate the extensive system of military defences to the north side of Portsmouth in their group context presumably the assets would need to be viewed from a greater distance, perhaps from Portsmouth Harbour or from The Solent.

6.8.16. The fort would have had a direct association with the surrounding landscape it was designed to defend, which includes Portsmouth, the harbour and dockyards. This association further cements the setting of the asset, which extends to its south side.

6.8.17. Fort Purbrook itself is not within the 1km study area, but the covered-way, which led to Crookhorn Redoubt and Farlington Redoubt, is. There is limited inter-visibility between the proposed development site and the fort. With visibility only presumed during times of year when trees are bare. The covered-way is an above ground connection between Fort Purbrook and the now demolished Farlington Redoubt, and comprises an earthwork which is currently covered with vegetation and appears as a hedgerow. The section of earthwork located to the east side of College Road, does have intermittent views towards the proposed development site.

6.8.18. The field of fire is the 'area that a weapon or group of weapons can cover, uninterrupted by contours, woods or other obstructions' (ROOM 1999). Fort Purbrook was not attacked and as such an historic active field of fire has never been established. 'Because of its position on the flank of the hill it was constructed to bring more firepower to bear on the north-eastern approaches. Its north-east salient is protected by a full caponier with a large five-bay mortar battery behind. The western ditch is protected by a demi caponier. The vulnerability of the fort to its northeast and east led to the construction of two outposts to the fort, Crookhorn and Farlington redoubts. The redan was constructed to defend the south. The Forts predominant field of fire was very

much to the north' (HISTORIC ENGLAND 2022C).

6.8.19. Historic mapping indicates that the area directly to the rear north side of the fort was not prepared for attack, with only some felling of Purbrook Park's south side 'Privet Coppice' evident. More extensive felling of 'Privet Wood' to the north side of the park can be seen, but appears to be related to clearance for agricultural use. This suggests an attack from the north was not anticipated. It is possible that the felling of Crookhorn Wood to the northeast side of the fort may relate to woodland clearance to make way for a clear firing range. This could have extended the field of fire around to the northeast side of the fort, however this seems unlikely as the north side was not treated in a similar manner. Also to the east and northeast lay Farlington Redoubt and Crookhorn Redoubt, these would have obstructed the field of fire and were essentially built to support Fort Purbrook in areas of 'dead' ground. This further indicates the field of fire did not extend to the northeast. Presumably the felling of Crookhorn Wood relates to the conversion of the land to more intensive farming and for the preparation of the construction of the two redoubts.

6.8.20. The significance of how far a gun historically could be fired could be hotly debated in today's climate. Nevertheless, the field of fire is an important factor to consider when establishing its contemporary setting. It should be noted that the retention of an asset's contemporary setting often enhance the significance of that asset. The field of fire at Fort Purbrook has been compromised due to the development of Drayton to the south side of Portsdown Hill Road, which lies within the historic intended field of fire.

6.8.21. As the setting of the fort is fairly extensive the environmental factors affecting how the asset is experienced is varied. Close to and within the fort itself noise, dust and vibrations in the vicinity are low, with traffic along Portsdown Hill Road and College Road being the main impacting factor.

ASSESSMENT OF VALUE

6.8.22. Fort Purbrook, including the covered-way to the east, is a designated heritage asset and is considered to be instrumental in demonstrating the development of permanent military defensive structures in the Victorian period. The

monument has high significance, which is derived from its historic and architectural interests.

6.9. THE TOWERS

6.9.1. The Towers (NHLE: 1303449) is a Grade 2 Listed building and is currently known as Belmont Castle Care Home. The building is located to the southeast of the proposed development site, to the east of Bevi's Grave. The structure was designated in 1976 and has the following list entry:

> *'House in the form of a Tudor castle. Early 19th century. Main block of two storeys and semi-basement, of 3.1.3 windows, with an east side extension of three windows. Red brickwork in Flemish bond; crenellated parapet with stone copings, and a brick dentil band to the two shallow half octagon two storeyed bays, pointed arches, stone cills. Stucco features to the ground floor, with hood moulds and heavy cusping to the windows. Half octagon stucco porch, with brick dentil eaves, small coupled and round headed light to the side, and an arched opening with quoin surround. Gothic sashes in reveals (several original), some Victorian sashes, and ground floor casements. Three storeyed west tower with crenellated top and a central round tower at the rear, with crenellated and machicolated parapet.'*

ARCHITECTURAL INTEREST

6.9.2. Early 19th century architecture for the suburban country house usually followed classical prototypes encapsulating the Italianate and Neo-Gothic style. However, the villas of this time ranged from 'the innovative and opulent, to the derivative and modest' (HISTORIC ENGLAND 2011). The overall tone of the designs and layouts of the villas at the time was 'the picturesque'.

6.9.3. The elaborate treatment of the external facade of the structure and presumably its plan form afford the building its designation. Therefore from this evidence it can be determined that the house has high evidential value in relation to its architectural interest.

ARTISTIC INTEREST

6.9.4. The significance of the building is not believed to lie in its artistic interest and is not known to be the subject of any notable artistic work.

ARCHAEOLOGICAL INTEREST

6.9.5. The special interest of the building does not rely on any archaeological interest although archaeological evidence of its construction may survive.

HISTORIC INTEREST

6.9.6. The construction of the house correlates to a period of change and growth in population within the Borough. The improved transport networks led to further settlement development in the area and the adoption of new architectural styles. Bedhampton became a favoured residential location for army and naval officers, both serving and retired, as well as for business men with interests in Portsmouth (PILE 2012). The Towers and associated pleasure grounds were constructed in the early 19th century and were part of the Belmont estate, and presumably its construction was commissioned by the Provost family, most likely Sir George Prevost, 1st Baronet. Therefore it can be concluded that the building has medium historical value, as the building demonstrates the development of Bedhampton in the 19th century at a time of economic growth.

SETTING

6.9.7. The building is located on the crest of Portsdown Hill, on the north side of Portsdown Hill Road. The building has a well-treed boundary enclosing the building and its associated structures within its grounds. Located to the north rear side of the building is a north-northeast to south-southwest aligned range. The range is late 20th century in date and is three storeys high. Located to the west of the building is a long north-northeast to south-southwest aligned range of buildings, which are two storey in height.

6.9.8. There is limited visibility to the structure from outside its curtilage, and presumably the asset can be best experienced from inside the grounds where the architectural detailing can be appreciated. Views toward the proposed development site appear obscured by the late 20th century rear range, and the treed boundary and grounds. Views towards the east, south and west are largely obscured by buildings and trees. Some intermittent visibility from the structure may be gained through the trees when the trees are bare, but no significant views were identified (PLATE 11).

6.9.9. The setting of the building is not expansive and the way the asset is experienced is fairly unvaried. The main impacting factor would be noise, dust

and vibrations from the A3(M) and Portsdown Hill Road.

ASSESSMENT OF VALUE

6.9.10. Belmont Castle Care Home, designated as 'The Towers' is a designated heritage asset and is considered to add positively to the character of the area, and can be considered to be of local importance. The building has high significance which is derived predominately from its architectural interest.

6.10. FARLINGTON REDOUBT

6.10.1. Farlington Redoubt (PRN23262) is a non-designated heritage asset. Farlington Redoubt and Crookhorn Redoubt were planned for construction due to Fort Purbrook's vulnerability on its northeast and east sides, where its guns could not sweep. Farlington Redoubt was built to defend the eastern approach, its principal façade faced towards Bedhampton to the east. The HHER entry for the site indicates that a small earthwork associated with the site remains, and is connected by a sunken way to Fort Purbrook. Notably, the entry appears to pre-date the sale of the site in the 1970s and its subsequent demolition. The HHER also indicates that the structure was never fully constructed to plan due to costs. Only the ditches and gun positions were completed. After the Second World War the site was used as a chalk quarry. The last remains of the fort were demolished in the 1970s, and the site is currently in use as a waste management centre.

ARCHITECTURAL INTEREST

6.10.2. The significance of the site is not believed to lie in its architectural interest as the structure was never completed. Therefore the building has negligible architectural value.

ARTISTIC INTEREST

6.10.3. The significance of the site is not believed to lie in its artistic interest and is not known to be the subject of any notable artistic work.

ARCHAEOLOGICAL INTEREST

6.10.4. Due to quarrying at the site it is unlikely that there is any archaeological

evidence relating to the construction of the redoubt. Evidence for the rumoured tunnels connecting the site with Fort Purbrook and Crookhorn Redoubt may exist. Therefore the site has negligible archaeological interest.

HISTORIC INTEREST

6.10.5. Farlington Redoubt was never completed and therefore has limited historical interest as a stand alone asset. However, the documented history associated with the planned structure and its links to Fort Purbrook and in turn the Palmerston's Follies afford the site some historical interest. Therefore it has been determined that the site has low to medium historical value, and this forms the assets significance.

SETTING

6.10.6. The structure itself no longer exists and the expectation for any archaeological remains associated with the structure is negligible due to quarrying at the site, and as such establishing an extant setting for such an asset is hardly possible.

6.10.7. Historically the earthworks and gun positions, were positioned in a prominent location set into the crest of Portsdown Hill, with the intended field of fire located to the south and southeast. Presumably vistas to the south and southeast afforded the site panoramic views. There would have been inter-visibility and inter-connectivity between the redoubt and Fort Purbrook and there would have been inter-visibility with Bevi's Grave, the Roman villa site and The Towers.

ASSESSMENT OF VALUE

6.10.8. Farlington Redoubt is a non-designated heritage asset, the structure was never completed and there is limited expectation for any remains associated with the ditches and gun positions to remain. The structure has some interest in relation to its historic associations, however, it has been determined that the site has negligible significance.

7. Impact Assessment

7.1. The proposed development comprises a landscape led design for the erection of 628 dwellings with the creation of new access onto College Road, landscaping, drainage, car parking and associated works (APPENDIX 1). The proposed buildings comprise two-storey and three-storey residential properties.

7.2. From the information provided it is of our opinion that the proposed scheme is sound and demonstrates an understanding of the advice regarding the site given by Historic England.

7.3. The design and urban grain of the proposed development fits well within the undulating topography of the immediate area; its plan form provides a visually organic arrangement laid cohesively with the extant topography of the site, and fits well with the character of the landscape.

7.4. The design proposes to not fully enclose the Scheduled Monument villa site or overlie the Roman road monument, and also proposes to provide an extended area of open space for which the villa site and the Roman road monument can be appreciated and experienced. In addition to this, arterial green spaces and viewing corridors have been incorporated into the design allowing the setting of the assets within the site to extend out beyond the open green space through these arterial routes.

7.5. The proposed design also addresses the setting of Bevi's Long Barrow, located to the south on the crest of Portsdown Hill, with the placement of additional green spaces along the south side of the proposed development, and the provision of viewing corridors. The viewing corridors allow the inter-visibility and inter-connectivity between the Roman villa site and Bevi's Grave Long Barrow to be conserved.

7.6. The proposed development will have no direct impact on the heritage assets identified within the 1km study area. There would also be no direct impact upon the values which afforded them their designation that are considered crucial to their significance.

7.7. It has been established that the setting of the Roman villa site and Bevi's Grave Long Barrow will be effected. This effect relates to the change of the setting of these assets,

specifically the loss of part of the green space between the two assets and the change of the environment in the creation of the residential development. Inter-visibility between the assets would be retained, but they way these assets would be experienced would be altered. The design implications of the proposed development on the setting of the significant heritage assets is explored in greater detail below.

7.8. Roman villa sites are intimately associated with the rural landscape, and the placement of the proposed residential development would impact upon the setting of the Scheduled Monument in terms of its extant visual connection to the green spaces to the south and southwest. It is possible that historically the areas to the south of the villa site would have been wooded. A line of trees along the boundary between the villa site and development is proposed. This is encouraged to help reinstate the historic setting of the Roman villa site, whilst also preserving the designed viewing corridor towards Bevi's Grave, which will direct the eye towards the asset.

7.9. As discussed in this body of work, the Littlepark Wood Roman Villa site would have potentially had an intimate relationship with its woodland setting, due to its historic positioning within the fringes of the Forest of Bere. The Havant Borough Townscape, Landscape and Seascape Character Assessment (HAVANT BOROUGH COUNCIL 2007) promotes the reinstatement of the woodland character of LCA11. It is therefore recommended that the planting scheme is led by the historic character of the area, with verdant hedgerows and wooded boundaries, roundels, groves or clusters, encouraged to aid in reinstating the historic character of the area within the site boundary.

7.10. The existing identified assets within the study area represent distinct separate phases of development of the historic landscape and their incidental group value adds to their significance rather than forms it. Being able to see the separate phases of historic landscape development around you can be an immersive experience and is of great importance to our own cognitive inter-connectivity to the past and our heritage, and should be safeguarded and enhanced.

7.11. Notably, to experience the setting of the villa site, Roman road and the surrounding assets, knowledge of their existence is required, and presumably for

many the footpath which they walk upon that traverses directly across the monument serves only as a place to gain picturesque views in a pleasant environment with the historic landscape remaining largely imperceptible.

7.12. Despite the poor visibility and preservation of the mound of Bevi's Grave, the assets together now form an important grouping which shape part of the historic landscape of the area. If these assets were to be enhanced the historic development of the landscape could be clearly read and appreciated by a wider audience. Therefore the views between the villa site and Bevi's Grave are important and should be retained. It is advised that a land management plan be developed to put forward to Historic England, a plan which can then be tailored and fine-tuned through their guidance and advice

7.13. Important views identified within this report comprise:

- the view between the Roman villa site and Bevi's Grave (**PLATE 5**).

7.14. It has been determined that this important view could be enhanced, as at present Bevi's Grave and the Roman villa site are indistinguishable. Alongside the basic land management programme additional measures need to be put in place to enhance the setting of the heritage assets for the proposed development to be deemed acceptable and justified by Historic England. Enhancement in this instance relates to the ability to appreciate the location, topography and setting of the heritage assets.

DESIGN IMPLICATIONS ON SETTING

7.15. The existing setting of the Roman villa site extends out to the south towards Portsdown Hill, and along its crest. From the villa site your eyes are directed across and out to the wider landscape to the south. This view does not extend beyond Portsdown Hill, but does extend along a viewing corridor out towards Bridge Lake to the southeast. The views in this southern arc are predominately verdant.

7.16. The monument has been compromised on its east side by the A3 (M) and on the west by the South Downs College campus. During the site visit it was determined that the existing encroachments had limited visual impact on how the asset is experienced due to the enclosed verdant nature of the north, east and west boundaries around the villa site. With the most impacting factor being the noise

from the A3 (M).

7.17. The villa site is positioned at *c.* 50m above Ordnance Datum (aOD) at its east side rising to *c.* 55m aOD at its west side. The Roman road is at *c.* 40m aOD at the east end, rising to *c.* 56m aOD at the west end, within the site. Bevi's Grave is positioned at *c.* 55m aOD. During the site visit it was established that from the exact location of the villa complex the Roman road is not visible due to the topography.

7.18. The proposed development is located in the 'basin' between Portsdown Hill and the villa site. From the north of site the ground slopes south and southeast. At the west end the ground level is *c.* 55m aOD, sloping down to *c.* 40m aOD at the southeast, and sloping down to *c.* 31m aOD to the south.

7.19. The proposed building heights range from 8.5m to 11.5m, and the flats are currently designed at 12.5m, and comprise one storey, two storey, two and a half storey, and three storey structures. The distribution of the differing structure heights is demonstrated in **APPENDIX 6**, here it can be seen that in the space between the two Scheduled Monuments buildings are predominately two storeys in height, three storey structures between the two monuments have been proposed where the ground level at the site is lowest.

7.20. Views to the west side of the site, where the buildings are higher in the North-Western Quarter and Core, and Campdown Hills character areas, are obscured by the boundary line of the college campus and topography. Visibility to the west side of the North-Western Quarter and Core area would be intermittent through the tree lined boundary of the campus, and would comprise third floor levels and the roofscape. Ground levels indicate that the north facing slope of Portsdown Hill to the southwest, where it sits at *c.* 96m aOD, would still be visible.

7.21. Views to the south towards Bevi's Grave, across the development area from the location of the villa site would comprise the roofscape of the Roman Road Quarter, which would be diffused by the tree line along the south side of the Roman road, once established. Beyond the development the visibility of the north side slope of Portsdown Hill, its Crest and out towards Bridge Lake would be retained. Due to topography visibility towards the proposed development core would be limited, with increased visibility of the development obtained closer towards the Roman

road, here the arterial viewing corridors would come into play, securing visibility along the identified significant viewing corridor towards Bevi's Grave.

7.22. At present the alignment of the Roman road within the landscape is largely imperceptible. The proposal looks to form a tree line along the road's southern side, this would not only diffuse the transition between the development and SAM spaces, and reinstate the historic character of the area, but would also demarcate the alignment of the road in an unobtrusive way, securing its placement within the landscape. With the addition of a relevant information panel at the site and this demarcation, the asset would be enhanced through the visual reinstatement and promotion of its presence. Enhancing perception and public engagement with the asset for a wider audience.

7.23. The impact of the development edge against the setting of the SAM villa site has been mitigated through the landscape led design. The proposal has incorporated a cycle path along the southern side of the route of the Roman road, and a public open green space to the central south side of the Roman road, with a triangular plan form. The road network in this area and the arrangement of the buildings is sinuous in nature, allowing for a softened boundary edge between the development and the heritage assets.

7.24. The block plan to the east side of the Roman Road Quarter and the east side of the North-Western Quarter and Core character areas has also been led by the historic landscape. Viewing corridors and block alignment draw the eye towards Bevi's Grave and the villa site, instilling a synergy between the two historic places.

7.25. The building works associated with the proposed development may have a negative impact on the heritage assets in the vicinity in terms of noise, dust and vibrations. These works will temporarily alter the way in which the asset would be experienced visually and environmentally. There would be an increase of activity in the area once the residential development is completed, and as such would impact upon the setting of the nearby heritage assets in terms of dust, noise and vibrations. Notably, the A3(M) will still likely be the most impacting environmental factor when experiencing the villa site.

ENHANCING THE ASSETS

7.26. It is fully recommended that exploration into the enhancement of the assets, as mentioned by Historic England, is undertaken. The aim of the enhancement would be to reveal the significance of the Roman villa site, Roman road and Bevi's Long Barrow to a wider audience.

7.27. The developer intends to meet this aim by delivering the following heritage benefits and enhancements:

- Interpretation panels that illustrate the site's significance. These are an appropriate solution to enhance the cognitive understanding of the assets.
- Pathways around the open space, will direct the visitor to key vantage points and minimise footfall over the sensitive areas of the Scheduled Monument.
- The commissioning of interpretive public art.

8. Summary and Conclusions

8.1. This report relates to the potential effects on the historic environment as a result of the proposed development east of College Road, Campdown, Purbrook, Waterlooville. This heritage impact assessment has described the significance of the assets capable of being affected by the proposed development as far as is possible at this stage. This includes one Listed Building, three Scheduled Monuments and one non-designated heritage asset.

8.2. SECTION 7 concludes that the proposal will not impact directly upon the Scheduled Roman villa site, Bevi's Grave Long Barrow, and Fort Purbrook including the covered-way to the east, the Grade 2 listed The Towers, now known as Belmont Castle Care Home, or the former site of Farlington Redoubt.

8.3. Through this body of work it has been established that there is low to negligible inter-visibility and inter-connectivity with Fort Purbrook, including the covered-way to the east, The Towers and Farlington Redoubt.

8.4. It has been determined that the proposed development would have no direct impact upon any of the significant interests which afford the heritage assets' their designations. However, it has also been determined that the proposed development would have an effect upon the setting of the Roman villa site and Bevi's Grave Long Barrow. This effect need not be negative if a robust land management plan is put in place and the heritage assets are enhanced.

8.5. Government guidance states that the management of historic features looks to:

- Preserve our cultural heritage for future generations.
- Help us learn about the past.
- Conserve the character of the landscape.
- Provide educational opportunities.
- Remove designated historic assets from the Heritage at Risk list.

8.6. The proposed development offers the opportunity to enhance and preserve the Scheduled Monuments for the community by developing a well-designed land management plan. The proposed development also offers the opportunity to

reinstate the wooded character of the area by instigating a historic landscape character led approach to the planting scheme. The development could be considered positive in relation to the enhancement of the Roman villa site and Bevi's Grave.

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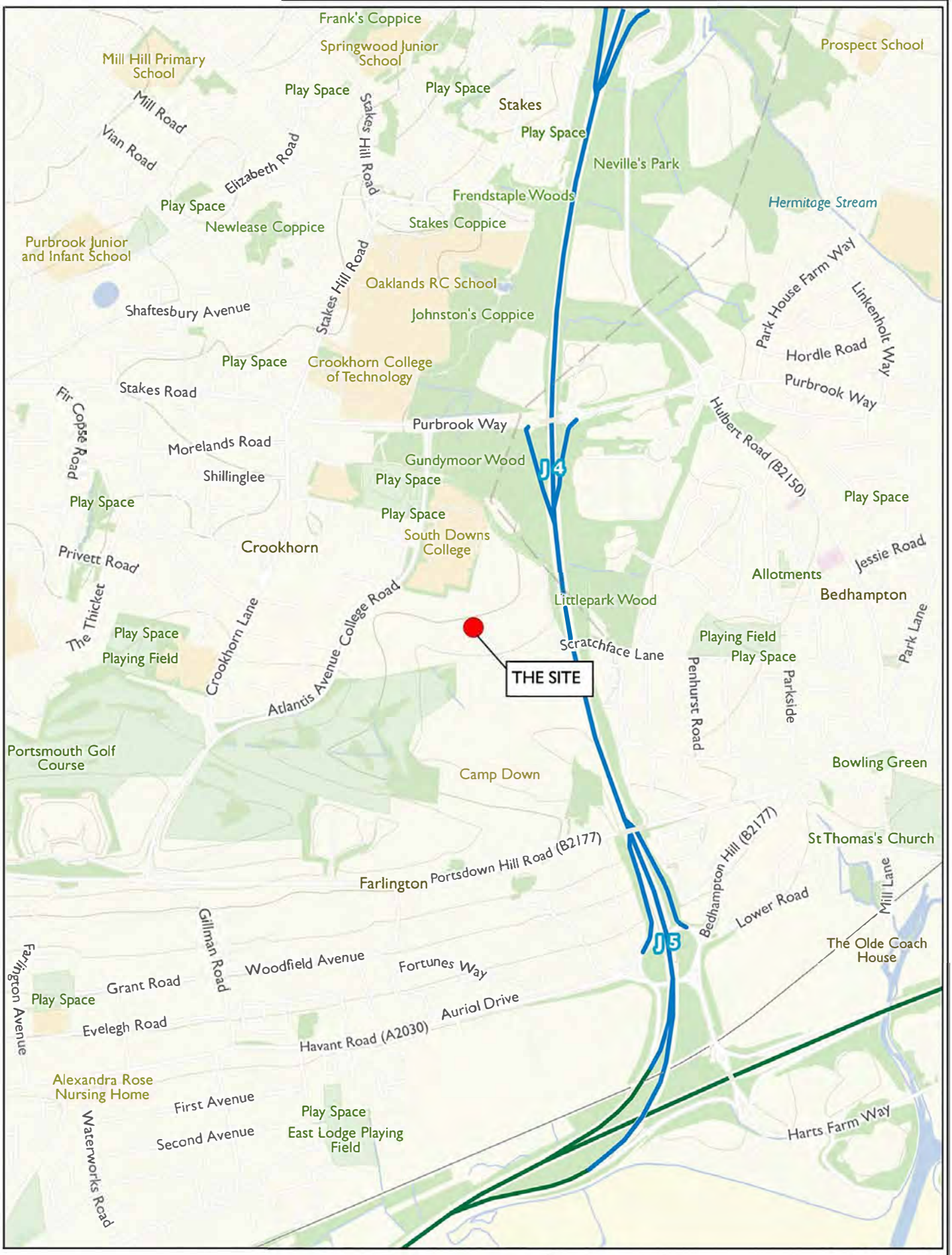
FIGURES

FIGURE 1 // Site Location - General



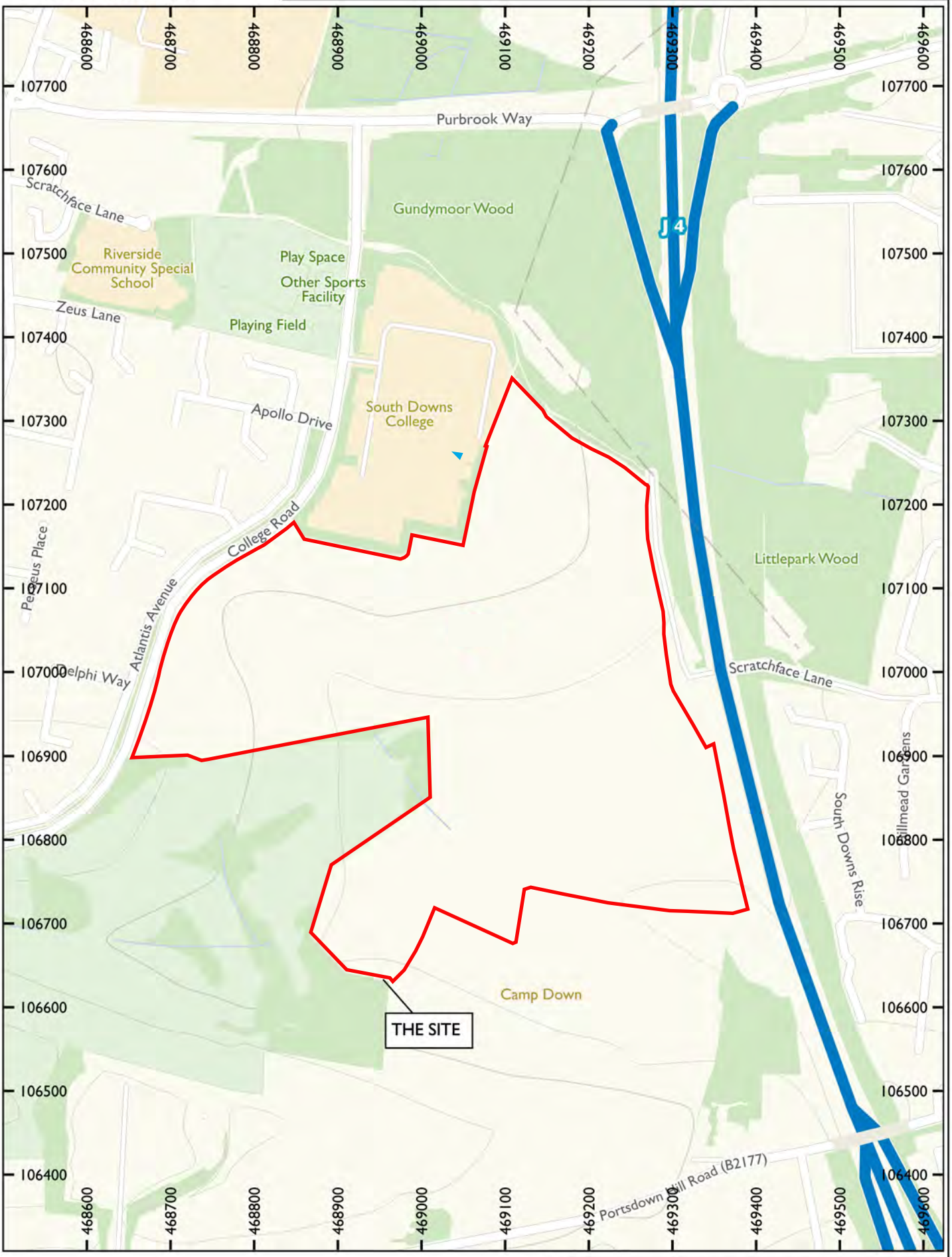
PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Site Location - General

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4335L-HIA-v1

FIGURE 2 // Site Location - Detail



KEY

Site boundary

0 100 m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Site Location - Detail

Contains OS data © Crown Copyright 2022 Ordnance Survey 100041041

DOC REF: LP4335L-HIA-v1.0

FIGURE 3 // 1838 and 1842 Tithe Map Extracts

KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Exracts from the 1838 Farlington Tithe Map (Left), and the 1842 Bedhampton Tithe Map (Right)

Tithe Apportionments, 1836-1929 [database online]. TheGenealogist.co.uk 2022 Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives

DOC REF: LP4335L-HIA-v1.0

FIGURE 4 // 1866 OS Map Extract

KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Exract from the 1866 OS Map

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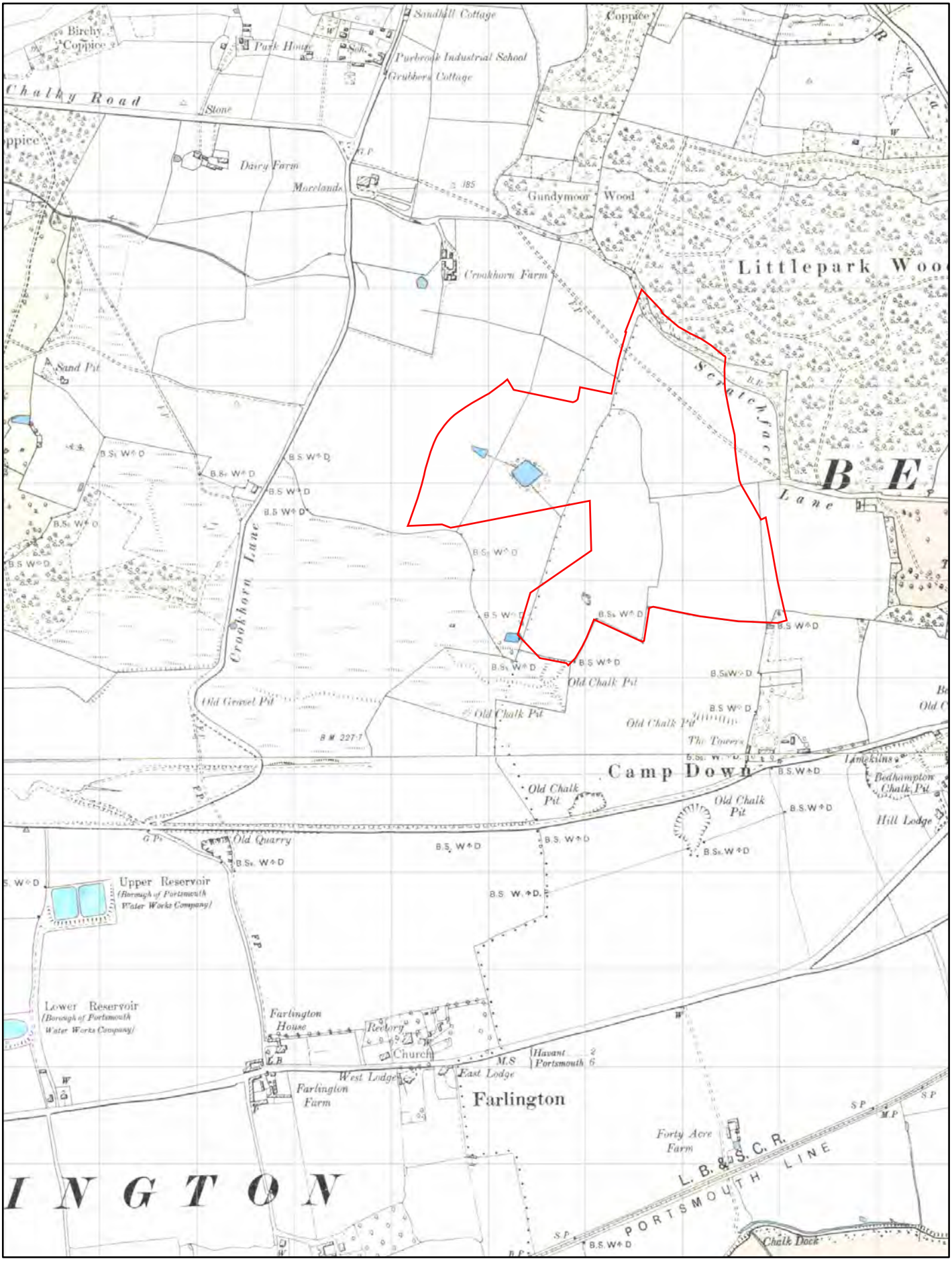
FIGURE 5 // 1898 OS Map Extract



KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Extract from the 1898 OS Map

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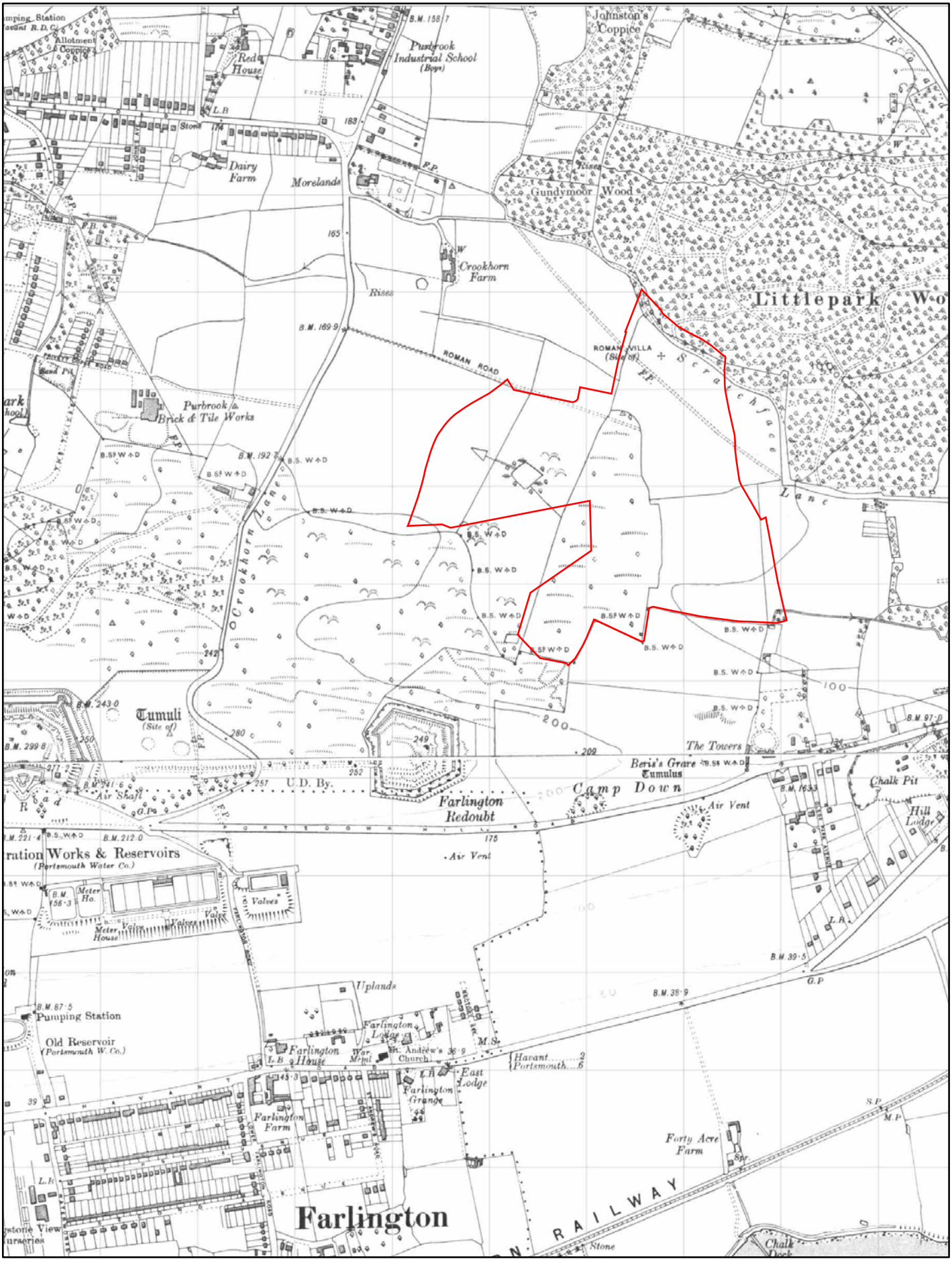
DOC REF: LP4335L-HIA-v1.0

FIGURE 6 // 1930-1931 OS Map Extract



KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Extract from the 1930-1931 OS Map

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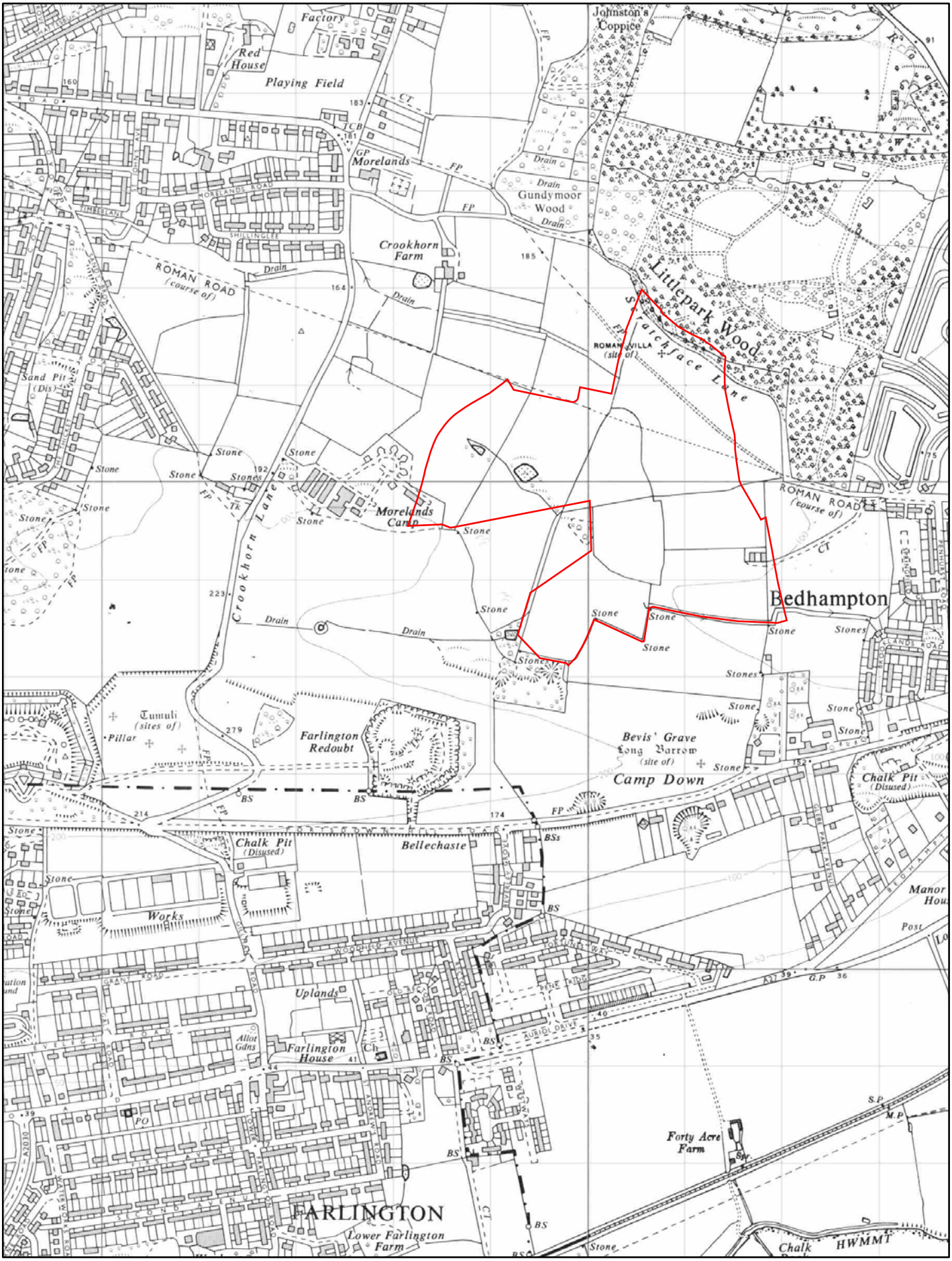
DOC REF: LP4335L-HIA-v1.0

FIGURE 7 // 1963-1966 OS Map Extract



KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Extract from the 1963-1966 OS Map

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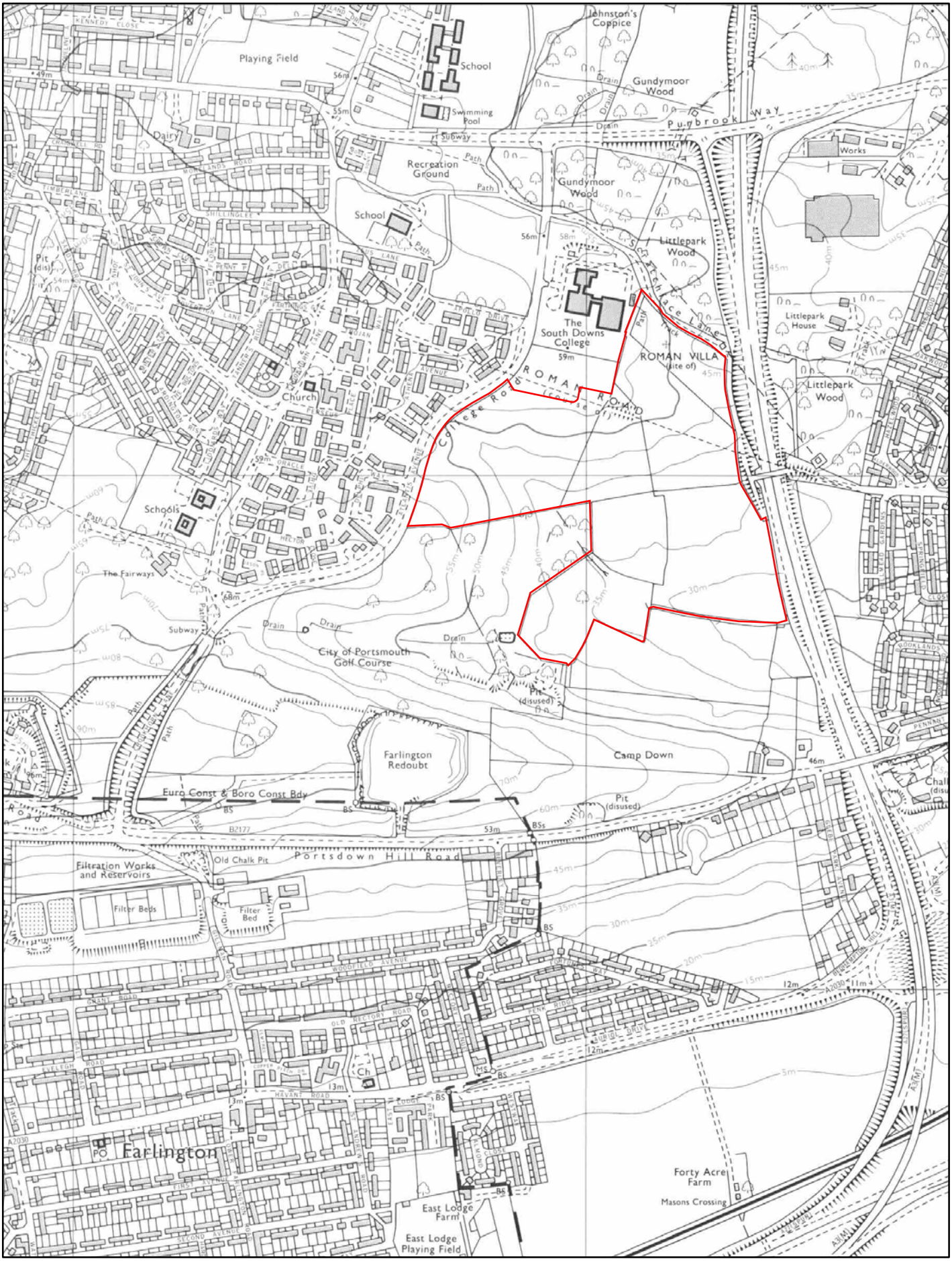
DOC REF: LP4335L-HIA-v1.0

FIGURE 8 // 1975-1980 OS Map Extract



KEY

Site boundary

0 500m

N

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Extract from the 1975-1980 OS Map

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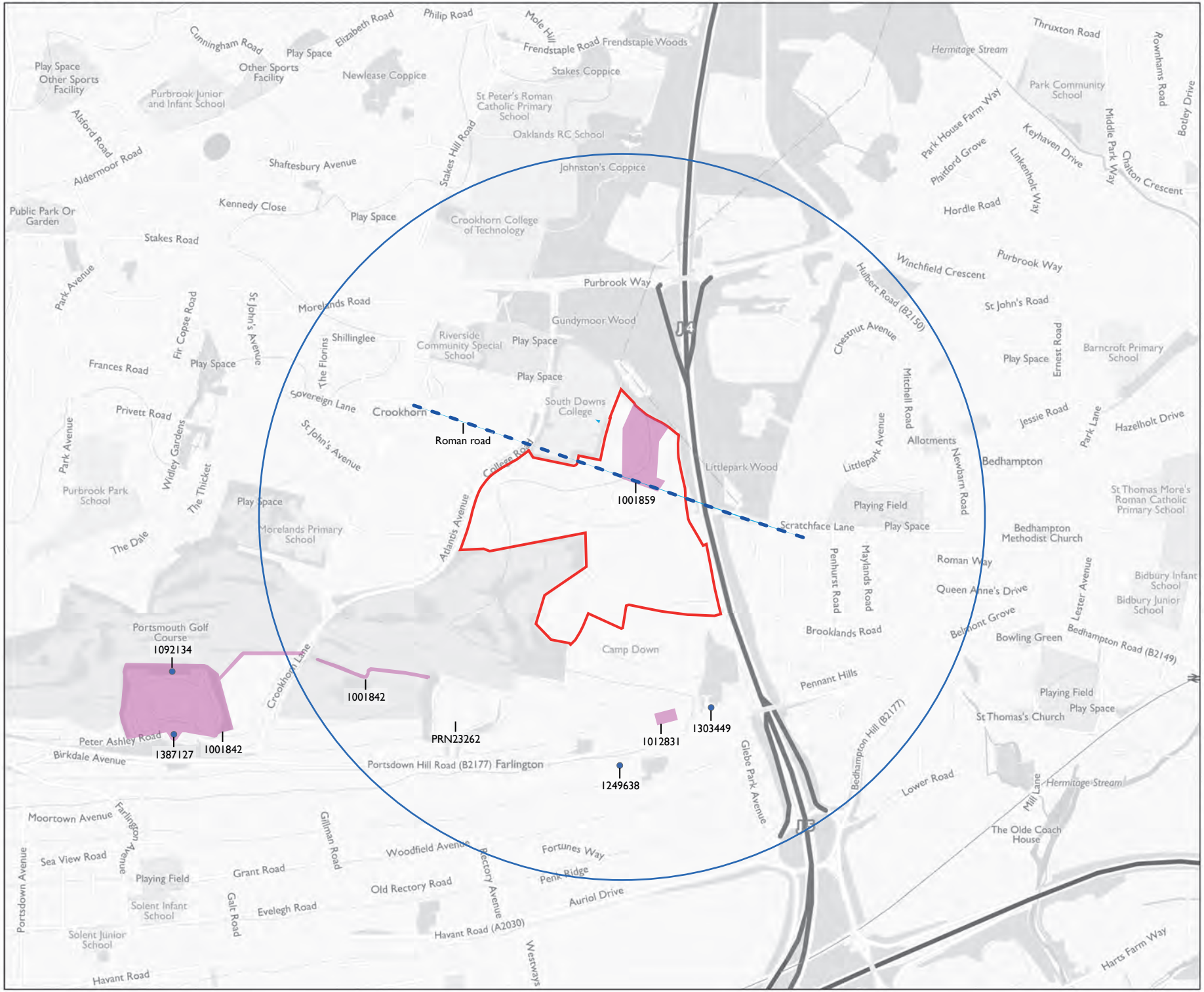
DOC REF: LP4335L-HIA-v1.0

FIGURE 9 // Location of Heritage Assets



KEY

- Site Boundary
- Study Area
- Listed Building
- Scheduled Monument

N

0 100 m

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Location of Heritage Assets

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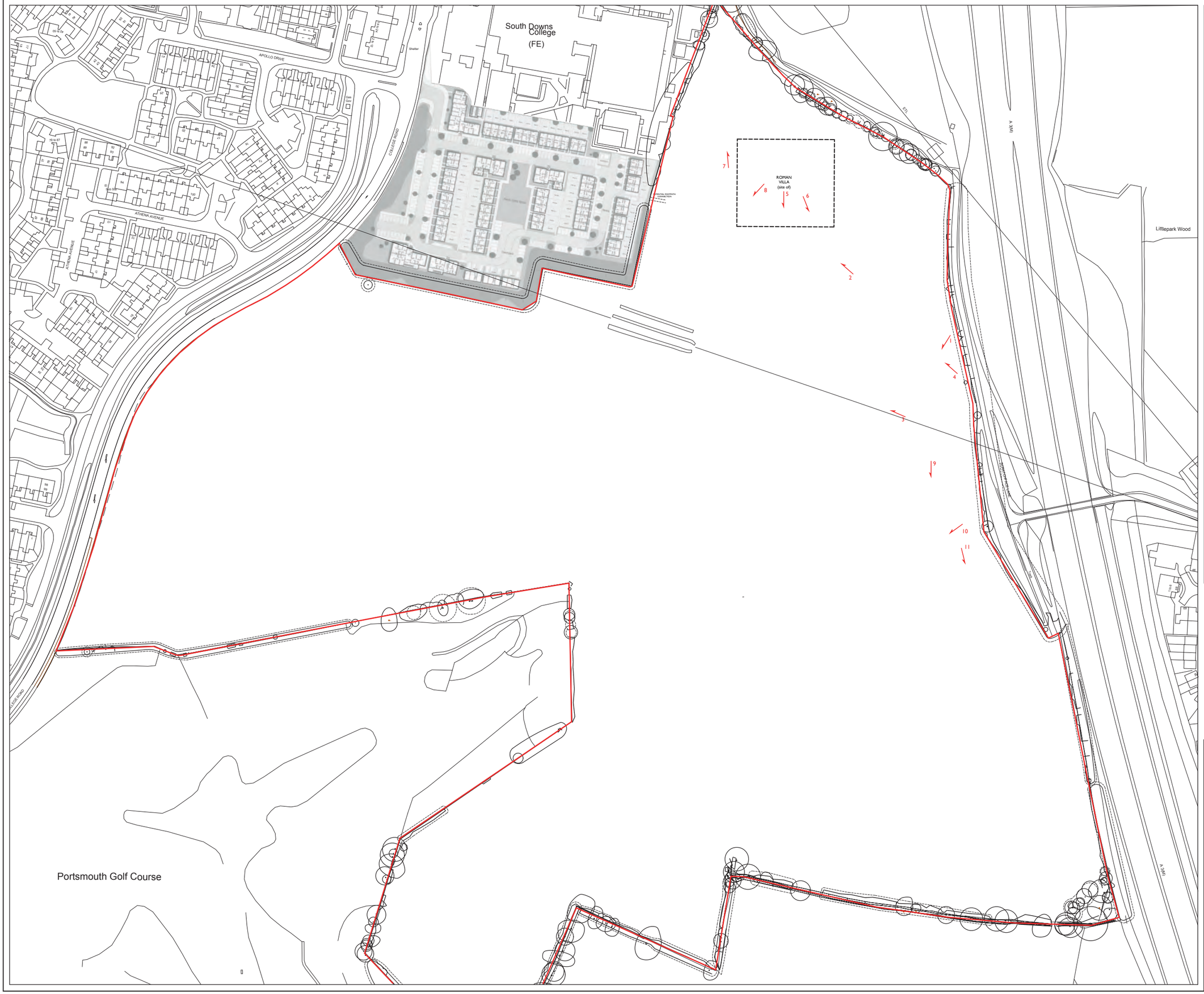
DOC REF: LP4335L-HIA-v1.0

FIGURE 10 // Photo Location Plan



KEY

Site boundary

Photograph Direction

N

0 50m

PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Photograph Location Plan

Original site plan produced by Cooper Baille used as base

DOC REF: LP4335L-HIA-v1.5

PLATES