



Land at College Road, Campdown, Purbrook, Portsmouth, Hampshire

Heritage Statement

Persimmon Homes Ltd

October 2019

Prepared on behalf of WYG Group Limited.





Document control

Land at College Road, Campdown, Purbrook, Portsmouth, Hampshire; Heritage Statement



Document:	Heritage Statement
Project:	Land at Collage Road, Campdown, Purbrook, Portsmouth, Hampshire
Client:	Persimmon Homes Ltd.
Job Number:	A103047
File Origin:	Y:\Built Heritage\Projects\CITY OF LONDON\2. Submissions\London Wall Car Park Heritage Statement_external_v1.docx

Revision:	Draft		
Date:	April 2017		
Prepared by: Dr Gillian Scott, Built Heritage Consultant 	Checked by:	Approved By:	
Description of revision:			

Revision:	Final		
Date:	October 2019		
Prepared by: Simon Roper-Pressdee, Director Built Heritage	Checked by	Approved By:	

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1.0 Introduction

This Heritage Statement has been researched and prepared by Dr Gillian Scott, Built Heritage Consultant, WYG and amended by Simon Roper-Pressdee, Director for Built Heritage. WYG is a Registered Organisation with the Chartered Institute for Archaeologists. It has been prepared on behalf of Persimmon Homes Ltd. to inform an outline planning application for residential development on land at College Road, Campdown, Portsmouth, Hampshire. The proposed development site contains a scheduled monument covering the archaeological remains of a Roman site south-west of Littlepark Wood (NHLE: 1001859) and there are further designated assets in the vicinity of the site where there is the potential of impacts to their settings as a result of the proposed development.

1.1 Aims and Objectives

The aim of this Heritage Statement is to describe the significance of built heritage assets affected by the proposed development and assess the impacts of the proposal upon their significance, including their settings, as required by the National Planning Policy Framework (NPPF) (2019). The objectives of this Heritage Statement are:

- Identify and describe the significance of designated and non-designated built heritage assets affected by the proposed development, including the contribution of their settings to their significance; and
- Assess the impacts of the proposed development upon their significance, including their settings.

1.2 Scope

The NPPF definition of heritage assets has been used in preparing this Heritage Statement:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Although this Heritage Statement considers the historic background to the application site, it focuses on the setting of heritage assets and is not an Archaeological Desk-Based Assessment.



The Heritage Statement does not aim to provide a justification for any identified harm to heritage assets, nor does it detail any alternative, potentially less harmful, schemes that have not been carried forward in the proposed scheme.

2.0 Site and Development Description

2.1 Site Description

The application site comprises an irregularly shaped area situated between the College Road, on its west side, and the A3 on its east side, centred on SU 69089 07054. It consists of three field parcels, with remnants of hedging between them, and with gently undulating topography.

2.2 Development Description

The proposals are for a hybrid application seeking permission for:

"A hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class a1), public open space, landscaping, diversion of public right of way and associated works and infrastructure".

A full description of the proposed development can be seen in the Design and Access Statement and Planning Statement.

3.0 Methodology

3.1 Heritage Statement Methodology

This Heritage Statement follows the requirements of the National Planning Policy Framework (NPPF) (2019) and has also had regard to:

- Planning Practice Guidance on Historic Environment (2019);
- Historic England's Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008); and
- Historic England's Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (2017).

In addition, WYG has developed its own cultural heritage evaluation and assessment method, details of which can be found in Appendix B.

Professional judgment is used in conjunction with this guidance and methodology in order to undertake the assessments in this Heritage Statement.

3.2 Information Sources Consulted

This Heritage Statement has been prepared taking into consideration the historical background of the proposed development site and wider area. Sources consulted included:

- Heritage Gateway;
- National Heritage List for England (NHLE) and;
- Hampshire Archives and Local Studies, Winchester;
- The archaeological desk-based assessment and geophysical surveys undertaken for the site (TVAS 2016a; TVAS 2016b)
- Other relevant publications pertaining to the site and its immediate vicinity.

In addition to the above, a site visit was undertaken on 10th-11th April 2017. During this site visit, the application site was inspected and surrounding assets were viewed from public areas only. The site visit was used to assist in understanding the significance of built heritage assets and in assessing the impacts of the proposed development.

4.0 Legislation and Planning Policy Context

4.1 Local Policy and Guidance

4.1.1 Havant Borough Local Plan (Core Strategy)

The Havant Borough Core Strategy is the principal document in the council's Local Plan. It was adopted in 2011 and covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026. Saved policies from the Havant Borough District-wide Local Plan are being superseded or replaced by policies as each Development Plan document is adopted, resulting in all policies eventually being fully superseded. A number of policies relating to development and the historic environment have been superseded by overarching policies **CS11** and **CS16** of the Core Strategy:

Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough [extract]

Planning permission will be granted for development that:

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.

Policy CS16: High Quality Design [extract]

This policy notes that development should respond positively to local contexts, including the historic and local character of a site.

4.1.2 Havant Borough Local Plan (Allocations)

The Havant Borough Local Plan (Allocations) was adopted in July 2014 and identifies sites for specific uses including housing, employment, retail, recreation and green infrastructure up to 2026. Policy **DM20** sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets.

Policy DM20: Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1) Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2) Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

A full copy of the Local Plan policies described above can be found in Appendix C.

4.2 National Policy and Guidance

4.2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

This Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Of relevance to this development proposal are:

- Section 66(1) states that special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses in considering whether to grant planning permission that affects a listed building or its setting; and
- Section 72(1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas when exercising planning functions.

4.2.2 National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including the conservation of the historic environment. Conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations, is one of 13 core planning principles underpinning plan-making and decision-taking.

Section 16 'Conserving and Enhancing the Historic Environment' (Paragraphs 184-202), relates to development proposals that have an effect on the historic environment. This is the guidance to which LPAs need to refer to when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. It is noted that heritage assets should be conserved in a manner appropriate to their significance.

When determining applications for development proposals, LPAs should require applicants to describe the significance of the identified heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of this heritage asset, and sufficient to understand the impact of development proposals on that significance (Paragraph 189).

Paragraph 192 advises LPAs to consider the following points when drawing up strategies for the conservation and enjoyment of the historic environment, and when determining planning applications:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 193-202 consider the impact of development proposals on the significance of a heritage asset. It is recorded that great weight should be given to the heritage asset's conservation, and that the more important the heritage asset, the greater this weight should be applied (Paragraph 193).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Paragraph 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Paragraph 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Paragraph 197).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Paragraph 199).

4.2.3 Planning Practice Guidance on the Historic Environment (2019)

The NPPF is supported by Planning Practice Guidance (PPG) on the Historic Environment (2019). This provides further information on how to interpret and apply the NPPF in practice and the relationship to the legislative framework for planning and the historic environment.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

The PPG also includes a section called 'Design' which emphasises the importance of good design, the planning objectives that good design can help to achieve, the qualities of a well-designed place, and how buildings and the spaces between them should be considered. The planning objectives of design are stated to include promoting, among other things, local character; safe, connected and efficient streets; a network of green spaces and public places; and cohesive and vibrant neighbourhoods. The PPG states that a well-designed place should:

- 'Be functional;
- Support mixed uses and tenures;
- Include successful public spaces;
- Be adaptable and resilient;
- Have a distinctive character;
- Be attractive; and
- Encourage ease of movement.'

4.2.4 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Ed.) (2017)

Historic England's Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Ed.) (2017) provides more detailed advice on how to approach setting assessments and expands upon the NPPF and the associated PPG. A five step process is proposed for proportionate setting assessments, of which the first four steps have been taken into account in preparing this Heritage Statement. These are:

- 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; and
- Step 4: explore the way to maximise enhancement and avoid or minimise harm.

The following advice is also of particular relevance to the proposed development:

- The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design.
- The settings of heritage assets change over time. Understanding the history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

5.0 Assessment of Significance

The following assessment of significance draws on the site visit and asset descriptions as well as the historical background provided in the archaeological desk-based assessment report (TVAS 2016a), in order to inform four key aspects of heritage significance as defined in Historic England's guidance document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008), namely:

- evidential value;
- historical value;
- aesthetic value; and
- communal value.

The setting of the assets and the contribution that this makes to their significance is also evaluated.

A study area comprising a 1km buffer around the proposed development site was used to identify designated and non-designated built heritage assets that may be affected by the scheme. The latter were identified using heritage gateway and the information provided in the archaeological desk-based assessment (TVAS 2016a), which is based on the Portsmouth Historic Environment Record (HER).

The development site contains one Scheduled Monument covering the archaeological site of a Roman Villa (NHLE: 1001859). Outside the site, there are a number of individually designated heritage assets (Scheduled Monuments and Listed Buildings) located in the vicinity of the site with settings that may be affected by the proposed development. Within the 1km area, the site visit was used to refine the list of assets with the potential to be impacted by the scheme. This narrowed the list of potentially affected assets to those detailed in Table 1. These assets will be carried forward for more detailed assessment.

List Entry No.	HER number	Asset Type /Grade	Asset Name	Distance to proposed development site
1092134	-	LB / II*	Fort Purbrook	c.800m south-west
1387127	-	LB / II*	Fort Purbrook, that part in Portsmouth Church Parish	c.940m south-west
1001842	-	SM	Fort Purbrook, including covered-way to east	c.350m south at its closest
1001859	-	SM	Roman Site SW of Littlepark Wood	within the site
1012831	-	SM	Bevis's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle	c.300m south
1303449	-	LB / II	The Towers	c.280m south
-	238457	Non-designated	Site of Farlington Redoubt and Camp Down Admiralty Semaphore Station.	c.180m south

Table 1: Designated and non-designated heritage assets scoped in to assessment.

Further information regarding the rationale for scoping out the remaining designated heritage assets is provided in Appendix E. Generally speaking this relates to the local topography and intervening built form limiting intervisibility between the assets and the proposed development site. The closest designated asset to the site which has been scoped out of further assessment is the Grade II Listed modernist house named 'Sunspan' (NHLE: 1249638). This lies on the south side of Portsdown Hill Road, c. 365m south of the proposed development site. The house is situated on the southern slope of Portsdown Hill and has been built on an angle to take advantage of sweeping views towards the coast on its south-west side (Figure 1). Due to its placement on the southern slope there is no intervisibility between it and the proposed development site, despite their close proximity, and the building's clear focus on views to the south-west places greater emphasis on the land to the south-west in terms of its setting. This asset and the others outlined in Appendix E are therefore not considered further within this Heritage Statement.



Figure 1: View east along Portsdown Hill Road towards 'Sunspan' (NHLE: 1249638) showing the hill rising to its north side and blocking views of the proposed development site, as well as the building's designed focus on views to its south-west side over the coast.

5.1 Designated Heritage Assets within the site

5.1.1 Roman Site SW of Littlepark Wood (NHLE: 1001859) and associated non-designated Roman archaeological remains.

Significance Assessment

The Roman site SW of Littlepark Wood (NHLE: 1001859) consists of the archaeological remains of a Roman villa. It is located within the northern part of the proposed development site, to the west side of South Downs College (Figure 2 and 3). This is a relatively flat plateau at the top of a south and east facing slope. The Scheduled Area is an arbitrary rectangular area which is due to be revised in light of the up-to-date geophysical survey results and archaeological evaluations arising from the pre-application investigations of the site.

As a Scheduled Monument the Roman site SW of Littlepark Wood has been previously assessed by the Secretary of State as a 'nationally important archaeological site' (<https://www.historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>). For the purpose of this assessment it is considered to be an asset of high significance.

The villa has been subject to limited excavations in 1926 and 1973 (TVAS 2016a, 6). This identified two distinct phases of construction and interpreted the south-western part of the

multi-roomed building as a bath house with furnaces and hypocaust. Geophysical survey of the site as part of the TVAS investigations revealed the principal ranges of a probable courtyard villa extending beyond the boundaries of the Scheduled Area (TVAS 2016b, 4). There are also further associated features, including trackways, enclosures and a further masonry building, located to the south of the main villa complex. The probable line of the Roman road between Chichester (*Noviomagus*) and Bitterne (*Clausentum*) runs through the site to the south of South Downs College and there are extant earthwork remains visible through part of the route (Figure 4 and 5). The main area of archaeological interest is focused on the villa that lies to its north side. The road and the archaeological features recorded through geophysical survey are viewed as non-designated heritage assets in their own right.

As a buried archaeological site, the villa's significance is primarily drawn from its high *evidential value*. It also has a small degree of *illustrative historical value* related to its siting and what that can tell us in terms of the distribution of villa sites in this part of England and therefore the extent of Romano-British settlement at this date, as well as the priorities behind the siting of villas more generally, which can be linked to the site's particular topographical features and the features of Roman settlement in its vicinity.

Contribution of Setting to Identified Significance

Dependent upon the extent of the revised Scheduled Area, the features identified through geophysical survey in close proximity to the villa, and the buried and earthwork remains of the Roman road form part of its setting, contributing to both its *evidential value* and its *illustrative historical value*. The setting relationship is associative, rather than visual, except in the case of the surviving earthwork remains of the Roman road, which are visible from the Scheduled Area.

The setting of the Scheduled Monument is considered to make a moderate, positive contribution to its *evidential value*, since it has the potential to inform on the original setting of the villa and its relationship to existing settlement features and the influence it may have had on the development of further settlement features. The Roman road was probably a key existing feature of the landscape at the time the villa was constructed, contributing to the villa being positioned where it is in relation to the road. The line of the road is marked on Ordnance Survey mapping and the extant earthworks make a moderate contribution to the small degree of *illustrative historical value* of the Scheduled Monument.



Figure 2: General view across the site of the Roman villa Scheduled Monument (NHLE: 1001859), looking north.



Figure 3: View across the site of the Roman villa Scheduled Monument (NHLE: 1001859), looking north-east at the boundary with South Downs College.



Figure 4: View south across the site from the area immediately south of the Scheduled Monument (NHLE 1001859), showing the earthwork remains of the Roman road in the foreground. The trees on the left of the photograph screen the Grade II Listed 'The Towers' from view, whilst the trees on the horizon on the right mark the site of Farlington Redoubt.



Figure 5: View south-west across the site from the area immediately south of the Scheduled Monument (NHLE 1001859), showing the earthwork remains of the Roman road in the foreground. The clump of trees left of centre on the horizon mark the site of Farlington Redoubt.

5.2 Designated and non-designated heritage assets in the vicinity of the site

5.2.1 The Towers Grade II Listed Building (NHLE: 1303449)

Significance Assessment

'The Towers' is an early 19th century house constructed in the style of a Tudor castle. It is brick-built and comprises a main block of 2 storeys, with an eastern extension, and a 3-storey west tower. The whole has a crenellated parapet, pointed arches and heavy cusping to the windows and some stucco features to the ground floor. The tower has a mock-machicolated parapet (Figure 6).



Figure 6: General view of The Towers Grade II Listed Building from the south (NHLE: 1303449).

The building appears to have been known as 'Belmont Castle' originally. A building is marked as such on Greenwood's map of Hampshire in 1826 (TVAS 2016A, Figure 7). It was partly built as a belvedere in the grounds of Belmont Park, a large estate that existed to its east side, focused on the now-demolished Belmont House (Hampshire Gardens Trust website). The 1826 map shows the building with a stand of woodland to its north side and a roadway (now Portsdown Hill Road) to its south side. This situation prevails through the Bedhampton Tithe map of 1842 (TVAS 2016a, Figure 8) and the first Edition Ordnance Survey map of 1866 (TVAS 2016a, Figure 9) which both provide further detail of the immediate and wider setting of the building. The first edition Ordnance Survey shows Belmont House located

c.800m to the east-north-east of Belmont Castle. The map shows Belmont house surrounded by its pleasure garden, with a probable walled garden to its west side. The walled garden gives access onto a tree-line avenue running further west towards woodland labelled as 'Belmont Coppice'. The Coppice and Belmont Castle appear to be the parkland features lying furthest to the west of the House, although a line of trees situated between Belmont House and Belmont Castle suggests that there was not a direct line of sight between the two. Belmont Castle is shown on the 1866 map as lying within a larger rectangular plot, possibly a paddock, with a more formal garden at its core, both containing tree planting. There is a possible lodge to the building's west side.

By 1866, the Portsdown Hill forts were in existence, but they were censored on the Ordnance Survey maps and therefore do not appear on the map to the west of Belmont Castle. The creation of the Portsdown Hill Forts involved the War Commission taking over 900 acres of land from Mr Thomas Thistlethwaite of Southwick Park, together with another 1000 acres from the same owner, over which clearance rights were obtained in order to improve fields of fire (Temple Patterson 1967, 14). The Second Edition Ordnance Survey map of 1895-8 (TVAS 2016A, Figure 10) shows the land to the north of Belmont Castle cleared of trees, possibly indicating that the land formed part of that over which the clearance rights applied. This map still omits the Portsdown Hill forts, but the name of Belmont Castle has been changed to 'The Towers' and further buildings have been constructed in the vicinity of the original building.

The Third Edition map of 1930-1 (TVAS 2016a, 11) finally details the presence of the forts and also shows a circular feature to the immediate north side of the house within the garden area and some tree planting. At this time the Belmont estate was broken up and the main Belmont House was demolished. Its former parkland was then developed housing in the post war period. The former site of the house survives only in placename evidence at 'Belmont Grove' in Bedhampton. During the Second World War The Towers was used by the Royal Navy and it became a care home in 1986 (<http://www.portsmouth.co.uk/news/mystery-history-of-the-house-on-the-hill-1-1227444>). The only remaining major change to have taken place within the landscape around The Towers since 1930-1 was the creation of the A3 to its east side, although it appears that the original garden and possible paddock associated with the building were not truncated as part of that work, and remain in place to this day, occupied by mature trees.

As a Grade II Listed Building, The Towers has been previously assessed by the Secretary of State as an asset of national importance and 'special interest', although Grade II is the lowest level of national designation (<https://www.historicengland.org.uk/listing/what-is->

[designation/listed-buildings/](#)). For the purpose of this assessment it is considered to be of medium significance.

The building's significance is primarily drawn from its high *aesthetic value*, although it also retains *illustrative historical value* and *associative historical value* to a lesser degree. The house's *illustrative historical value* relates to its former use as a belvedere and parkland feature of the now-demolished Belmont House. This latter value contributes less to its significance than its aesthetic value due to Belmont House having been demolished and remainder of its parkland having been built over in the post-war period. The house's *associative historical value* is related to its former occupation by the Royal Navy as well as, perhaps, to its former owners and occupiers and the former owners and occupiers of the main Belmont House. These latter aspects of the building's value were not investigated further as they would be unaffected by development within the landscape adjacent to the building.

Contribution of Setting to Identified Significance

The wider parkland setting in which the building was constructed has been systematically built over in the post-war period and the main house to which it was subservient has been demolished. This aspect of the building's original setting has therefore been lost and cannot contribute to the building's *illustrative historical value*. The immediate setting of the building, comprising its garden and wider rectangular paddock has survived, however, and provides the building with a pleasant enclosed setting, still used by the residents of the care home. This contributes to its *aesthetic value*.

As a former belvedere, the building was designed to take advantage of a fine scenic view. Considering that the view to the north-east from The Towers would have overlooked the formal parkland associated with Belmont House and articulated the relationship between the two, although the first Edition Ordnance Survey map suggests that there may not have been a direct line of sight between the two by 1866. Likewise the views to the south of the belvedere would be an expansive coastal view from the building's elevated position on Portsdown Hill and was probably more important to its siting than view back towards Belmont House. Since the belvedere was built, the woodland that would have dominated views to its north (Crookhorn Wood) and north-east (Belmont Coppice) sides has been cleared, most likely in relation to the establishment of Fort Purbrook and its associated Redoubts at Farlington and Crookhorn. These views now overlook the pasture fields interspersed with stands of mature trees, leading to the undulating fields comprising the proposed development site. The mature trees within the garden and possible paddock area

to the north of The Towers partially screen these views (Figure 7). The views to the south over the coast now overlook housing built to the south side of Portsdown Hill Road, however it is likely the views from The Towers' upper levels will oversail the housing due to the local topography. These landscape views contribute to the building's *aesthetic value*, as well as contributing to its *illustrative historical value*, in giving an indication as to why the building was placed where it is, despite the loss of the former parkland. The views to the south are considered to contribute more to the asset's significance than those to the north, which are not only changed from their original form with the removal of Belmont House, but which are also nor partially screened by mature trees within the building's garden and paddock area.

The building's immediate setting is informed by its relationship with Portsdown Road (Figure 7), its rendered enclosing wall and gate piers which appear later than the building (Figure 8), a gazebo to its east side (Figure 9), and its garden to the north containing mature trees and formal planting (Figure 10). All of these features contribute to the asset's *aesthetic value* and create a tranquil enclosed feel that suits its current use as a care home. Views of the proposed development site are limited from within the immediate setting of the building by mature trees planted within the garden. In the building's vicinity a limited amount of housing has been built over a number of years, creating a varied streetscape. This contributes to the enclosed nature of the site, but also allows it to dominate near-in views travelling east and west along Portsdown Road. These views allow the building's *aesthetic value* to be appreciated.

The setting of The Towers is therefore varied and complex in terms of the number of aspects of its setting that contribute to its significance and in terms of how they contributed originally how they contribute now. A *minor contribution* to one aspect of the building's setting, demonstrating its *aesthetic* and *illustrative historical values*, is made by the green aspect of the proposed development site in views to the north and north-west of the building, although these views are partially screened by mature trees within the building's immediate setting.



Figure 7: View towards The Towers from within the proposed development site showing the partial screening provided by the mature trees within its garden and paddock area. These screen most of the building from view. The hedge line in the foreground marks the boundary of the proposed development site.



Figure 8: View east along Portsdown Hill Road towards The Towers showing its enclosing wall and mature tree planting and its dominance over this part of the road.



Figure 9: View south towards Portsdown Hill Road from the east side of The Towers showing a small gazebo in mature tree planting to its east side. This area also has a gravel car park serving the care home.



Figure 10: The garden to the north side of The Towers showing the mature trees within the garden which largely screen views of the proposed development site in the buildings immediate setting.

5.2.2 Bevis's Grave Long Barrow and early medieval cemetery, 100m west of Belmont Castle, Scheduled Monument (NHLE: 1012831)

Significance Assessment

Bevis's Grave long barrow and early medieval cemetery (NHLE: 1012831) consists of the archaeological and earthwork remains of a Neolithic long barrow and the archaeological remains of an early medieval cemetery. It is located on the top of Portsdown Hill, c.100m west of The Towers Listed Building and c.300m south of the proposed development site. Due to its location on private land a site inspection was not possible as part of this heritage assessment. Views into the field in which the long barrow is located are limited by the density and height of boundary planting, but an indicative view was taken from the field's south-east corner next to Portsdown Hill Road (Figure 11).

As a Scheduled Monument Bevis's Grave Long Barrow and early medieval cemetery has been previously assessed by the Secretary of State as an asset of national significance. The monument's scheduling citation provides the following information regarding the significance of long barrows more generally; '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' (the full SM citation is in Appendix D). For the purpose of this assessment the asset is therefore considered to be of high value.

A physical description of the Scheduled Monument is provided in its scheduling citation as follows:

'The long barrow mound is orientated east-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.' (the full SM citation is in Appendix D).

The long barrow is believed to have been partially excavated in 1815, when three inhumations, possibly Saxon, were uncovered within 12 inches of the surface of the mound (HE Pastscape). Excavations between 1974 and 1976 recorded a total of 71 graves containing 88 individuals within and adjacent to the south ditch of the long barrow. Two of the graves were orientated south-north, the remaining graves were oriented west-east.

Twenty inhumations were accompanied by grave goods, mainly knives and buckles. Radiocarbon dating of five of the inhumations indicated the cemetery originated in the 7th century and continued in use into the 9th and 10th centuries (HE pastscape).

As a mostly buried archaeological site, the long barrow and cemetery's significance is primarily drawn from its high *evidential value*. The scheduling citation states that 'this example 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' (the full SM citation is Appenidx D).

As the long barrow also survives partially as an earthwork feature it also has a moderate degree of *illustrative historical value* related to its morphology and siting. It provides information on the distribution of barrow sites in this part of England where there is a notable concentration of c.180 long barrows. This indirectly, provides the extent of Neolithic occupation in this area, as well as the priorities behind the siting of barrows more generally, which can be linked to the site's particular topographical features, being located on the crest of the hill.

The *evidential value* of the later burials also contributes to the site's significance and the presence of grave goods in association with the burials enhances this *evidential value* further.

Contribution of Setting to Identified Significance

The setting of the long barrow is informed by its open location in a pasture field and its topographic location at the crest Portsdown Hill. The views from the monument in all directions were likely to be an important consideration in its siting, as well as its prominence in views of the monument within the landscape. Long barrows were often constructed in places so as to be deliberately sky-lined in views towards the site, perhaps even views from other Neolithic monuments in their surroundings (Tilley 2010, 49). The east-west alignment of Bevis's Grave mirrors the alignment of the Portsdown ridge on which it is located and it may also be linked to cosmological or solstitial alignments as have been noted at other long barrow sites (Owec 2008; Johnston 1999). Views along the ridge may be of added importance in this case and its placement at the far eastern end of the ridge may also form part of this setting relationship.

The long barrow's later use as a focus for early medieval burial suggests that it was still a prominent feature in the landscape in the 7th-9th centuries AD. It also indicates that there was an early medieval settlement nearby. No evidence of such a settlement was uncovered during research carried out as part of the archaeological desk-based assessment (TVAS 2016a) so the setting relationship between the graves the settlement has yet to be established, but would form an important part of the later setting of the monument.

The prominence of the monument has been diminished by its truncation, as well as the establishment of field boundaries and other vegetation in the landscape around it. This is partially true of the boundary that bisects the monument from east to west. The barrow is no longer a prominent feature in the landscape. It does, however, benefit from expansive views across the landscape including views over the proposed development site. These allow the topographical siting of the monument to be understood. The potentially important view along the Portsdown ridge from the monument is no longer extant as the mature trees lining the site of the former Farlington Redoubt block long views westward from the monument. The green aspect of the proposed development site and its undulating topography therefore make a *moderate contribution* to one aspect of the barrow's setting, contribution to part of its *illustrative historical value*. It should be noted, however, that the site's *evidential value* is where it derives most its significance.



Figure 11: View across the field containing Bevis's Grave from its south-east corner.

5.2.3 Fort Purbrook Scheduled Monument (NHLE: 1001842) and Grade II* Listed Buildings (NHLE: 1092134; 1387127)

Significance Assessment

Fort Purbrook consists of the brick-built and earthwork remains of a mid-19th century fort (Figure 12 and 13). It is located on the crest of Portsdown Hill, to the north side of Portsdown Hill Road. It comprises the remains of the fort, together with an irregular, linear, covered way leading from the fort's north-east angle eastwards to the site of the former Farlington Redoubt. At its closest, the covered way lies c.350m south of the proposed development site, but the fort itself is located c.800m to the south-west of the proposed development site.

Fort Purbrook is one of a series of forts built in the 1860s to protect Portsmouth Harbour. It is one of a group of forts known as the Portsdown Forts, whose purpose was to protect the harbour from a landward attack from the north. Other groups of fortifications were constructed to protect the harbour's east and west sides and a series of island forts were also constructed in the Spithead Strait to the south of the harbour and on the Isle of Wight. The Portsdown Forts were constructed specifically to fortify this strategic ridge such that it could not be occupied by an invading French force and used as a base from which to bombard the harbour (Mitchell 1979, 1-4). The Portsdown group comprised, from west to east, Fort Walling, Fort Nelson, Fort Southwick, Fort Widley and Fort Purbrook. Fort Purbrook was therefore the furthest east of the group and its eastern flank was further strengthened by the construction of two Redoubts; Farlington Redoubt, to its east side, and Crookhorn Redoubt, whose exact location is not known, but generally to its north-east side (Mitchell 1979, 14). The fort was linked to Farlington Redoubt with a covered way, a protected path, which forms part of the scheduling. Each fort was designed to be self-sufficient, but their fields of fire covered all of the ground between them.

The forts constructed in the 1860s have been dubbed 'Palmerston's Follies' after the Prime Minister Lord Palmerston ordered their construction under the perceived threat of a French invasion which never came to pass. The forts, having been completed in the 1860s, remained unarmed until the 1880s, but by 1895 fixed landward defences were no longer in favour and in 1803 the forts were declared obsolete and disarmed (Mitchell 1979, 1-4). Whilst the forts were pressed into service as barracks and ammunition stores for nearby anti-aircraft batteries during the first half of the 20th century, they were never used for the purpose for which they built.

A physical description of the Scheduled Monument and Listed Building is provided in its scheduling and listing citations as follows:

'The easternmost of a series of Palmerston forts (of the 1860's) which ring the Portsmouth naval base at a distance of 3 to 5 miles, the northern line being constructed on and within the east-west chalk ridge of Portsdown Hill. The polygonal form has a deep ditch on the outer faces, lined with brick walls. There are brick lined tunnels and staircases within the chalk, giving access to rifle parapets, gun emplacements, ammunition stores, and central assembly ground, which forms the earthen platform. To the rear (south side) is a central triangular barrack block, which includes two tiers of casemates on the outer faces, flanked by plain walling, with entrances on each side; the external face is red brickwork, with a series of narrow openings. The gateways have 'Norman' arches with roll mouldings, and 2 recessed columns with cushion caps, all in stone. Little altered, and never used as a defence from a landward assault from the north.' (the full LB description citation is in Appendix D).

The fort is designated as a Scheduled Monument and as a Grade II* Listed Building, in two parts (NHLE: 1001842; 1092134; 1387127). As a Scheduled Monument the fort and covered way have been previously assessed by the Secretary of State as an asset of national significance. Likewise as a Grade II* Listed Building the fort has been previously assessed as being of national significance and a particularly important building of more than special interest (<https://www.historicengland.org.uk/listing/what-is-designation/listed-buildings/>). For the purpose of this assessment the asset is therefore considered to be of high value.

The fort's significance is primarily drawn from its high *illustrative historic value* and its high *aesthetic value*. The former is drawn from its being a very well-preserved example of a mid-19th century fortification, providing understanding of mid-19th century military technologies, strategies of national defence, construction techniques, military accommodation, weapons technology etc. The *aesthetic value* is perhaps fortuitous, rather than by design; the entrance to the fort being the only area furnished with architectural embellishment. Nevertheless, the foreboding brick walls of the southern elevation and the uniformity materials and plan across the all of the forts in the group provide them with strong historic character. The association with Lord Palmerston and the fort's status as one of 'Palmerston's Follies' also provides it with a high degree of *associative historical value*, whilst it will also retain a moderate degree of *evidential value* in the form of archaeological deposits and evidence.

Contribution of Setting to Identified Significance

Fort Purbrook was designed to defend Portsdown Hill as one of a series of defensive forts along the ridge. The perceived attack was a landward advance from the north side. The design of the forts responded to this by being constructed partially within the slope of the

hill, such that the forts were not a prominent upstanding structure when viewed from the north by a potential invading force. Whereas from the south side, the forts were clearly visible with their foreboding brick facades and each were accessed from Portsdown Hill Road, which was augmented into a military road as part of the defensive system (Mitchell 1979, 5). The construction of the forts involved the compulsory purchase of over 900 acres of land mostly from Mr Thomas Thistlethwaite of Southwick Park, together with another 1000 acres, over which clearance rights were obtained in order to improve fields of fire (Temple Patterson 1967, 14). The clearance rights meant that no buildings could be erected that might mask the field of fire from the guns, or to give shelter to an enemy force. This 'free-fire zone' extended to the base of Portsdown Hill on the northern side of the forts (Mictchell 1979, 5). Some evidence perhaps related to the clearance of trees from the field of fire in the wider landscape around Fort Purbrook is provided by comparison of the first Edition Ordnance survey map of 1866 (TVAS 2016a, Figure 9) and the Second Edition map of 1895-6 (TVAS 2016a, Figure 10). The extent of the northern limits of the clearance rights is perhaps indicated by the retention of a large area of woodland within Purbrook Park, to the north side of Fort Purbrook, which appears not have been cleared throughout its operational life. The northern slope of Portsdown Hill is therefore an important element of the setting of the fort, contributing to its *illustrative historical value*.

Since the fort went out of use, inter-war and post-war housing has developed to its north, north-east, south and west sides. This development has for the most part respected the area covered by the clearance rights, leaving the northern slope of Portsdown Hill free of built development. A significant area of encroachment is located to the west of the fort around London Road which severs the fort from Fort Widley to its west side. The land to the immediate north side of Fort Purbrook is used as a golf course which still allows its field of fire to be appreciated and provides a green buffer between it and development to its north side (Figure 14-16).

Aside from the field of fire the fort's setting is also informed by its relationship with the other forts along the ridge. Any visual relationship that did exist between it and Fort Widley, to the west, has been blocked by built development to that side of the fort, but to its east side, the fort is physically linked to the site of the former Farlington Redoubt by means of an overgrown covered way within the golf course (Figure 17). The Farlington Redoubt has been entirely destroyed and its site is now used as waste transfer station, but the fort's outline shape is preserved and marked by boundary planting. This relationship contributes to the fort's *illustrative historic value*. Likewise Portsdown Hill Road, linking all of the surviving fort's on their rear, south side, and its group value with the forts along the ridge, as appreciated

when travelling along that road, is an important element of the fort's *illustrative historical value* and *aesthetic value* (Figure 18).

The fort could not be accessed internally during the preparation of this assessment, however a circuit of the fort's exterior was made which showed the southern brick-built facade of the fort to be a prominent feature in the landscape when viewed from the south, and in views when travelling along Portsdown Hill road. The ditches around the fort and the upper level of the fort, however, are overgrown scrub and mature trees such that from the immediate north side no views into the fort are possible (Figure 19). This means that no views will be in the opposite direction from within the fort looking outwards. An appreciation of the fort's former field of fire and siting, must therefore take place from outside the boundary of the fort using a footpath than runs around its outer edge. Even this, however has mature planting to its northern side, meaning that only glimpsed views out over the landscape to the north and north-east of the fort are possible through breaks in the boundary planting (Figure 20-22). The overgrown nature of the fort itself, therefore, detracts from an appreciation of its landscape setting and thus also of its *illustrative historical value*. Where views are possible, however, they comprise the golf course with its irregular stands of mature trees of different varieties and distant partially screened views of housing developments. No views over the proposed development site are possible from the immediate vicinity of the fort (Figure 14-16), but they are possible from the north side of the covered way (Figure 23). A particularly open view across the proposed development site is possible from the north side of the covered way adjacent to the north-west corner of the site of Farlington Redoubt.

Although the fort was not designed to be a prominent feature in views from the north, it would still have been discernible as a manicured earthwork, possibly with some brick-built elements on display. The current overgrown nature of the fort means that none of those features are visible, but it does mean that the monument is easy to pinpoint as a distinctive clump of trees on the crest of the hill (Figure 24). As there are no obvious indications that the clump of trees is a heritage asset, views of the asset in the landscape from its northern side do not contribute to the asset's significance. From the south and east sides, however, the southern brick-built facade of the fort and the artificial earthworks forming part of its construction are a prominent feature in the landscape and the fort is also prominent in views when travelling along Portsdown Hill road which allow it to be appreciated as one of a number of fort's along the ridge (Figure 25 and 26). As the easternmost fort, Purbrook has added significance in this view as the first and last of the group when travelling east and east respectively.

The fort's landscape setting is informed, therefore, by its field of fire to the north, its relationship with the other forts in the group, its relationship with the site of Farlington Rebourt and its relationship to Portsdown Hill Road. All of these aspects of its siting contribute to its *illustrative historical value* to varying degrees, but as a fortress the landscape setting of the monument is clearly a key aspect of its importance. The proposed development site lies to its north-east side, in the valley at the base of Portsdown Hill and rising up the opposing slope of Campdown Hill. According to the account provided in Mitchell (1979), this area does not form part of the land covered by the clearance order for the fort's field of fire. The overgrown nature of the fort also lowers the degree to which the land to its north side can make a contribution to its significance. The overgrown fort, combined with the local topography, severely restricts views of the proposed development site from the vicinity of the fort, although views are possible from the north side of the overgrown covered way forming part of the scheduled area. The proposed development site is therefore assessed as making a *negligible, positive* contribution to the *illustrative historic value* and, hence, the significance of the fort.



Figure 12: One of the south entrances into Fort Purbrook.



Figure 13: View along the western side of the south elevation of Fort Purbrook.



Figure 14 View northwards from the footpath around the outside of Fort Purbrook showing the golf course with built development on its far side.



Figure 15 View north-east from the footpath around the outside of Fort Purbrook in the direction of the proposed development site.



Figure 16. View north-east from the footpath around the outside of Fort Purbrook in the direction of the proposed development site.



Figure 17. Overgrown covered way leading eastward from the north-east corner of Fort Purbrook and forming part of the landscaping for the golf course.



Figure 18. View of Fort Purbrook from the west side showing its relationship with the road network. Portsdown Hill Road is on the far left of the photograph.



Figure 19. View along the eastern ditch of Fort Purbrook showing the overgrown nature of the forts outer limits.



Figure 20. General view along the footpath that runs around the outside of the fort, the planting to the right of the photograph is the overgrown fort, whilst that to the left screens views over the golf course.



Figure 21. General view along the footpath that runs around the outside of the fort. The planting to the right of the photograph is the overgrown fort, whilst that to the left screens views over the golf course.



Figure 22. General view along the footpath that runs around the outside of the fort, some areas are free of planting allowing views across the landscape to the north and north-east.



Figure 23. View from the north side of the covered way at the north-west corner of the site of Farlington Redoubt across the golf course and over the proposed development site. The white building in the distance is South Downs College.



Figure 24. View of Fort Purbrook from the east-north-east showing its overgrown status hindering its understanding as a heritage asset.



Figure 25. View of Fort Purbrook from the golf course to its east side showing its overgrown, but still clearly discernible earthwork features.



Figure 26. View of Fort Purbrook from its east side show how its southern elevation is more prominent than its northern side due to how it was constructed partially within the slope of the hill. This view gives a clear understanding of how the fort was not intended to be a dominant feature in views from the north.

5.2.4 Site of Farlington Redoubt and Campdown Admiralty Semaphore Station non-designated heritage asset (HER: 238457)

Significance Assessment

The site of Farlington Redoubt comprises the quarried out outline of the former Redoubt constructed in the 1860s. It is now in use as a waste transfer station (Figure 27). It is located on the crest of Portsdown Hill, to the north side of Portsdown Hill Road c.180m south of the proposed development site. The former Redoubt has been entirely destroyed and the site is not designated. It was not discussed within the archaeological desk-based assessment, but an online record of the site is present on Historic England's PastScape as site number 238457.

Farlington Redoubt formed part of the system of defences constructed along the Portsdown ridge in the 1860s to protect Portsmouth Harbour. Its purpose was to protect the eastern flank of Fort Purbrook, working in tandem with Crookhorn Redoubt located somewhere to its north-west side. Farlington was linked to Fort Purbrook by means of a covered-way which forms part of the Fort Purbrook Scheduled Monument. The Redoubt was eventually fitted with a complement of seven guns and a main magazine, however, a barracks that was supposed to be constructed within the Redoubt was never built (Mitchell 1979, 16). After the Second World War the redoubt became little more than a quarry and it was finally demolished in the 1970s. All that remains of the redoubt is the ghost of its outline plan marked by boundary planting screening the waste transfer station.

Farlington Redoubt is said to have occupied the site of a former Admiralty Semaphore Telegraph which had occupied the site between 1821 and 1860, replacing an earlier shutter telegraph system. It was linked with Compton Telegraph station and Lumps Fort, conveying messages to Portsmouth harbour. The source of the information regarding the location of the former semaphore station at Farlington is not known. However the historic maps provided in the archaeological desk-based assessment indicate that the semaphore was actually located on the south side of Portsdown Hill Road. A building marked 'Semaphore' is shown on Greenwood's map of 1826, the Bedhampton Tithe map of 1842 and the First Edition Ordnance Survey Map of 1866 on the south side of the road, not in the location later occupied by Farlington Redoubt (TVAS 2016a, Figure 7-9). By the Second Edition Ordnance Survey map of 1895-6 the Semaphore is no longer depicted.

The significance of the site has been almost entirely destroyed by the systematic demolition of the Redoubt, such that even considering it as a non-designated heritage asset is questionable. The demolition and quarrying of the site has removed any *evidential value* that the site would have retained, however, the site is considered to retain a *negligible* level of

illustrative historical value in so far as its outline is still present in the landscape, contributing to the understanding of Fort Purbrook to its west side. It also has *associate historical value* as part of 'Palmerston's Folly' as this isn't tied to site's the physical remains. Therefore, for the purposed of this assessment the site is viewed as a non-designated heritage asset of low significance.

Contribution of Setting to Identified Significance

Farlington Redoubt was designed to defend Fort Purbrook's eastern flank. Similar to the forts themselves, the perceived attack on the Redoubt was a landward advance from the north and east sides, and also similar to the forts, the creation of the Redoubt involved the compulsory purchase of land and clearance rights over other areas to order to improve fields of fire (Temple Patterson 1967, 14). The clearance rights extended to the base of Portsdown hill on the north side (Mictchell 1979, 5). Some evidence perhaps related to the clearance of trees from the field of fire in the wider landscape around the Farlington Redoubt is provided by comparison of the first Edition Ordnance survey map of 1866 (TVAS 2016a, Figure 9) and the Second Edition map of 1895-6 (TVAS 2016a, Figure 10). The northern slope of Portsdown Hill is therefore an important element of the setting of the Redoubt, contributing to its *illustrative historical value*.

Since the Redoubt went out of use, the majority of its field of fire has remained free of built development; the only notable exception being the creation of the A3 to its east side. The view northwards towards the proposed development side overlooks the golf course on the northern slope of Portsdown Hill, before the ground rises up the opposing slope where the proposed development site is located (Figure 28).

Aside from the field of fire, the Redoubt's setting is also informed by its relationship with Fort Purbrook, westwards along the ridge and the physical link between the two provided by the covered-way articulates this relationship. In the same way that the former Redoubt contributes to the setting of the fort, the fort therefore contributes to the setting of the Redoubt. As a largely destroyed feature, the Redoubt draws much of its *illustrative historical value*, and hence its significance, from this relationship and its wider landscape setting. It should be noted, however, that the significance of the asset is considered to be low.



Figure 27. View south into the site of Farlington Redoubt, now in use as a waste transfer station.



Figure 28. View northwards from outside the northern boundary of the site of Farlington Redoubt, showing the golf course with the proposed development site beyond. The white building at the far left of the photograph is South Downs College.

6.0 Assessment of Impacts

This section of the Heritage Statement assesses the impacts of the proposed development on the setting of the assets detailed in sections 5.1 and 5.2 of this assessment report. The impact assessment is based on the following application drawings:

- S45C-6e18011813470.

6.1.1 Roman Site SW of Littlepark Wood (NHLE: 1001859) and associated non-designated Roman archaeological remains.

Elements of design mitigation

Consideration has been given to mitigation within the design of the scheme to the significance and setting, insofar as the latter contributes to significance, as well as the potential extension of the scheduled area. Such measures include ensuring that no development will occur on the scheduled monument, and within a buffer of c.65m between the closest area of development and the existing scheduled area. In addition, it is anticipated that an archaeological investigation of the features comprising the archaeological setting of the monument, to further the understanding of the monument and its surroundings will be subject of a condition of any approval, if granted.

Further design mitigation includes the retention of the earthwork remains of the Roman road, and the articulation of its path across the site, through the development, detailed by a road running north-west/ south-east.

Impacts

The impacts of the proposed development include the separation of the existing Scheduled Monument and the earthwork remains of the Roman road; the potential limiting of views to the south from the Monument, reducing the ability to understand the landscape setting of the villa site; and the potential erosion of the landscape setting of the Scheduled Monument. However, the landscape has most likely changed from the time of the villa, and as such the impact on such potential views is not considered as being sufficient to create any harm.

As such, the most significant impact will be the potential erosion of part of the landscape setting of the villa, reducing the ability to understand the villa in a wider context. It is likely that this would be mitigated through an appropriately worded archaeological condition, resulting in a slight negative impact on a designated heritage asset of high importance. This would equate to a **very low level of less than substantial harm**. In addition, the

demarcation of the Roman road would present a slight positive impact on a non-designated heritage asset of low importance.

6.1.2 The Towers Grade II Listed Building (NHLE: 1303449)

Elements of design mitigation

Mitigation within the design has considered the potential effects of residential development on the significance and setting of this Grade II listed building, in particular through ensuring that the closest areas of development to the buildings are the sports pitches in the area closest to the listed building, thereby retaining the green aspect in views northwards from the building.

Impacts

Potential impacts arising from the proposed development include the appearance of built form which will be visible from the upper floor windows of the rear (northern) wing of the building, as well as potentially some glimpsed views from within the garden. However, the former views, from the upper floor windows, are not considered as key views in particular as this element of the building is a late Victorian extension. Furthermore, the closest area of built form will be over 400m away. As such, any such visual impacts arising from the proposed development will result in a negligible impact on the setting of the building, insofar as it contributes to its significance, which will result in the preservation of the significance of this Grade II listed building. In NPPF terminology, this will result in **no harm** to the significance of this designated heritage asset of medium value.

6.1.3 Bevis's Grave Long Barrow and early medieval cemetery, 100m west of Belmont Castle, Scheduled Monument (NHLE: 1012831)

Elements of design mitigation:

As with The Towers, inbuilt design mitigation has considered the significance and setting of this Scheduled Monument, resulting in the placement of sports pitches in the area closest to the monument, with the closest built form being nearly 300m to the north-east. This will assist in retaining the green aspect that the proposed development provides in views northwards from the application site and will ensure that the barrow will be continued to be experienced within a pasture field.

Impacts:

Due to the degree of separation between this Scheduled Monument and the proposed development, together with the retention of the immediate landscape to the Monument will ensure that the barrow will be continued to be experienced away from built form, which will result in a neutral impact to this designated heritage asset of high significance. In NPPF terminology, this equates to **no harm** to this designated heritage asset of high value.

6.1.4 Fort Purbrook Scheduled Monument (NHLE: 1001842) and Grade II* Listed Buildings (NHLE: 1092134; 1387127)

Elements of design mitigation

As with other heritage assets covered above, the proposed development has considered the setting of this Scheduled Monument and its history, together with the degree to which the application site contributes to the significance of this designated heritage asset. In particular, the site's location respects the former area over which clearance rights were applied to improve the fields of fire of this Portsdown Fort, whilst also respecting the relationship (both visual and historic) between the Fort and its associated Redoubt (covered below).

Impacts

As key elements of the setting of the fort, such as the relationship with Farlington Redoubt and the other forts, the relationship with the road, the area of clearance rights etc will be unaffected by the development, and that there will continue to be a good degree of visual and physical separation between the proposed development and the Fort, the significance of this designated heritage asset of high value will be preserved. In NPPF terms, this equates to **no harm** on the significance or setting, insofar as the latter contributes to significance, of this Scheduled Monument of high value.

6.1.5 Site of Farlington Redoubt and Campdown Admiralty Semaphore Station non-designated heritage asset (HER: 238457)

Elements of design mitigation

As with the Fort described above, inbuilt design mitigation of the scheme has ensured that the proposed development will respect the former area over which clearance rights were applied to improve the fields of fire of the Portsdown Forts and the Redoubt, and will ensure that the relationship between the Fort and the site of the Redoubt is retained both visually and historically.

Impacts

As key elements of the setting of this non-designated heritage asset, such as the relationship with Fort, the relationship with the road, the area of clearance rights etc will be unaffected by the development, and that there will continue to be a good degree of visual and physical separation between the proposed development and the former Redoubt, the significance of this designated heritage asset of low value will be preserved. In NPPF terms, this equates to **no harm** on the significance or setting, insofar as the latter contributes to significance, of this non-designated heritage asset of low value.

7.0 Conclusion

This assessment has assessed the significance of several designated heritage assets (three Scheduled Monuments, one Grade II* listed building, one Grade II listed building) as well as two non-designated heritage assets.

In assessing the impacts of proposed development, noting that the proposed development is set across three phases, no impact on the significance or setting, insofar as it contributes to significance, of the Grade II The Towers, the Scheduled Bevis's Grave Long Barrow and early medieval cemetery, the Fort Purbrook Scheduled Monument and the non-designated heritage asset of the Site of Farlington Redoubt and Campdown Admiralty Semaphore Station. There will also be a slight positive impact on the significance of the remains of the Roman road. However, with regards to the Roman Site SW of Littlepark Wood Scheduled Monument, there will be a very low level of less than substantial harm. In such instances, in line with paragraph 196 of the NPPF, such harm, given great weight, should be weighed against the public benefits of the scheme, which are set out within the Planning Statement.

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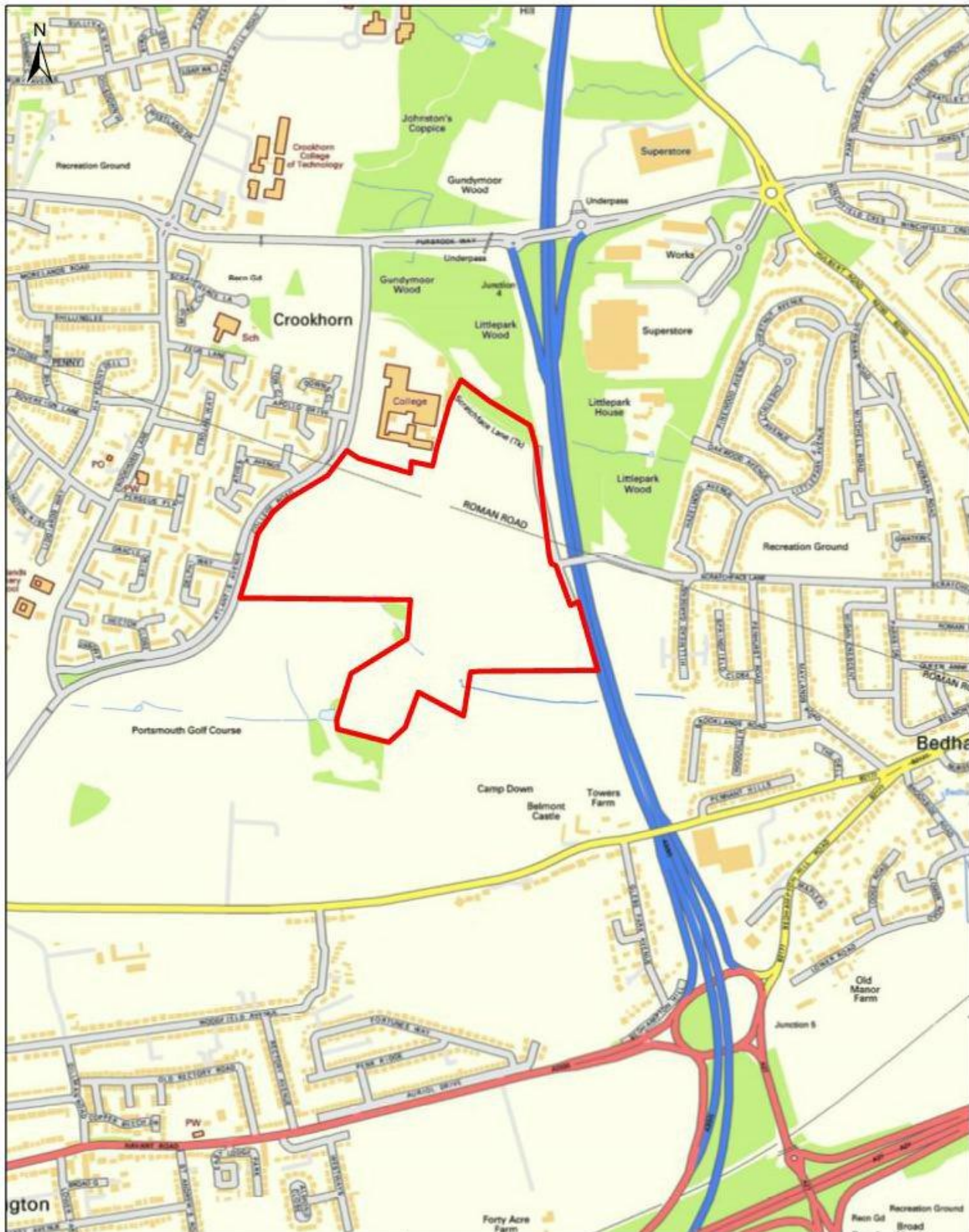
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Appendices



Appendix A: Maps and Plans



0 60 120 240 360 480 600
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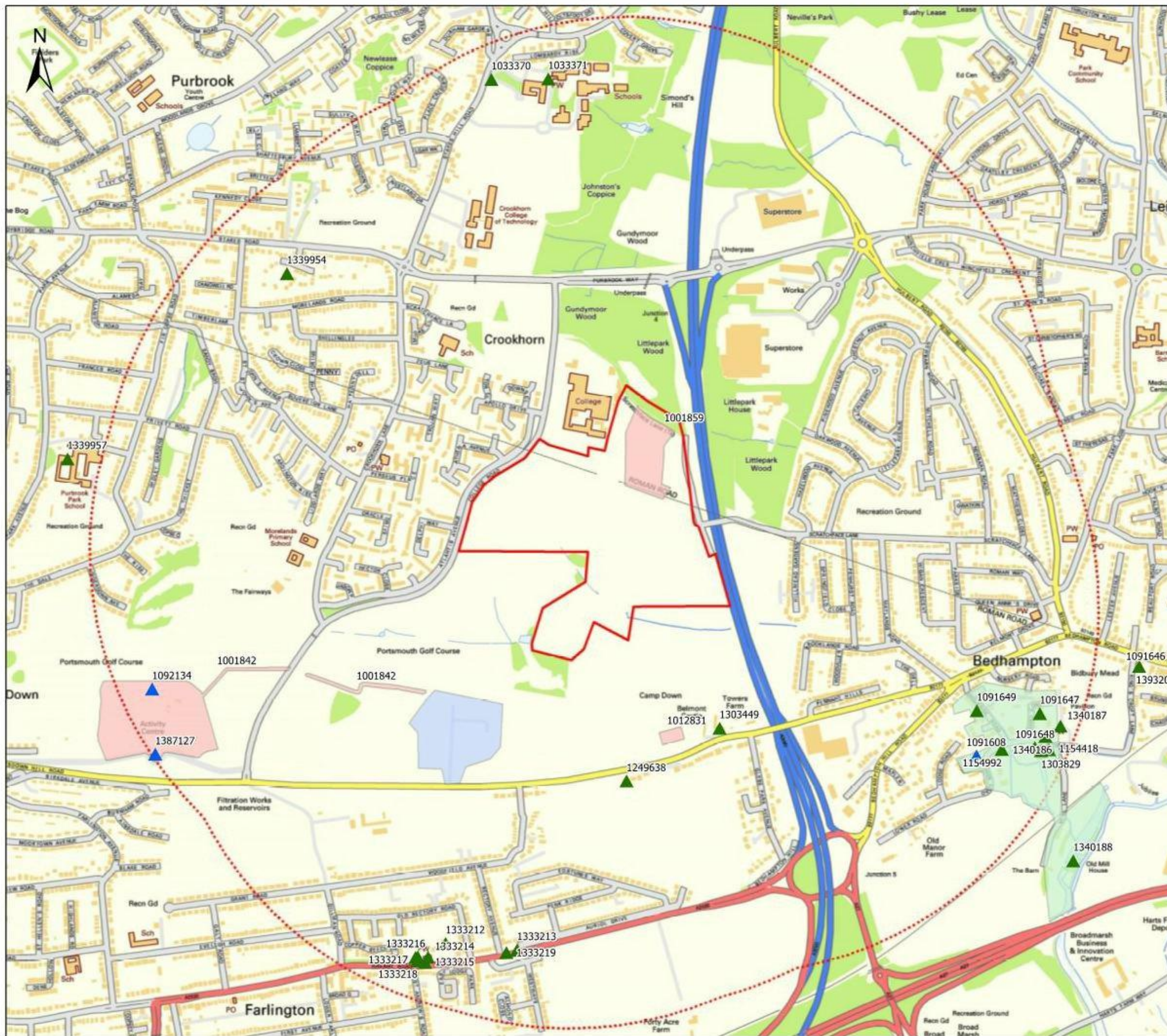
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Sheet Size: **A4** Scale of Original: **1:10,000**

Client: **Persimmon Homes Ltd**

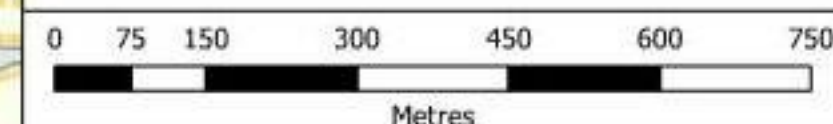
Project: **Campdown Hill, Havant**

SRP Created:	- Checked:	August 2019 Date:	V2 Version:
Title: Site Location Plan			
Office: 4108	Project No: A103047	Figure No: 1	



Legend

- Site boundary
- 1km Study Area
- Scheduled Monuments
- Grade**
- ▲ I
- ▲ II*
- ▲ II
- Old Bedhampton Conservation Area
- Non-designated Farlington Reoubt



SRP Created:	Checked:	August 2019 Date:	V2 Version:
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Sheet Size: **A3** Scale of Original: **1:10,000**

Client: **Persimmon Homes Ltd.**

Project: **Campdown Hill, Havant**

Title: **Designated assets in the vicinity of the proposed development with the non-designated site of Farlington Reoubt also shown**

Office: 4108	Project No: A103047	Figure No: 2
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Appendix B: Assessment Methodology

Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance and impacts upon heritage assets; therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Significance

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Level of Significance	Examples
Very High	World Heritage Sites; Assets of acknowledged international importance; Assets which can contribute to international research objectives.
High	Scheduled Monuments (including proposed sites); Grade I and Grade II* Listed Buildings; Grade I and Grade II* Registered Parks and Gardens; Undesignated heritage assets of schedulable or exceptional quality and importance; Assets that can contribute to national research objectives.
Medium	Designated or undesignated assets of exceptional quality and importance that contribute to regional research objectives; Grade II Listed Buildings; Conservation Areas; Grade II Registered Parks and Gardens; Registered Battlefields.
Low	Undesignated assets of local importance; Locally Listed Buildings; 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 very little or no surviving cultural heritage interest. Landscapes and townscape that are badly fragmented and the contextual

Level of Significance	Examples
	associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Negative: Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Positive: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Moderate	Negative: Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. Positive: Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.
Slight	Negative: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Positive: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible / No Change	Negative: Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions.

Magnitude of Impact	Typical Criteria Descriptors
	Positive: Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions.

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Statement, substantial negative impacts are considered to amount to 'substantial harm' in National Planning Policy Framework (NPPF) terms. Moderate negative impacts are considered to amount to 'less than substantial harm' in NPPF terms. Slight negative and negligible impacts are considered to amount to minimal harm, while no change is not considered to amount to any harm at all.

For the purposes of this Heritage Statement, negative impacts that are moderate in magnitude or greater indicate that the special architectural or historic interest of listed buildings or their settings and/or the character or appearance of conservation areas would not be preserved in terms of section 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.



Appendix C: Local Planning Policies

Havant Borough Local Plan (Core Strategy)

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 nonstatutory 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.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and;
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;

b) New streets are not dominated by vehicular traffic;

c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building



Appendix D: Designated Asset Descriptions

ROMAN SITE SW OF LITTLEPARK WOOD

List entry Number: 1001859

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first scheduled: N/A

Date of most recent amendment: N/A

UID: HA 328

FORT PURBROOK, INCLUDING COVERED-WAY TO EAST

List entry Number: 1001842

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first scheduled: N/A

Date of most recent amendment: N/A

UID: HA 428

FORT PURBROOK, THAT PART IN PORTSMOUTH CHURCH PARISH

List entry Number: 1387127

Grade: II*

Date first listed: 30-Oct-1969

UID: 475031

Details

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 north-east caponier descends through exposed chalk and flint. North-west 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 2 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 9 low level firing slots and further right at higher level are 12 paired and 1 single firing slots, each with recessed raked brick jambs and flat concrete lintel. To left of entrance are 2 bays each with on ground and first floor a 4-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 7 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 2 caponiers instead of 3. 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. Scheduled Ancient Monument. (Portsmouth City Museums: Corney A: Fort Widley and the Great Forts on Portsdown: Portsmouth; Lloyd DW: Buildings of Portsmouth and its Environs: Portsmouth: 1974-: 80; The Buildings of England: Pevsner N & Lloyd DW: Hampshire and the Isle of Wight: Harmondsworth: 1967-: 387; Pamphlet Guide 'Fort Purbrook': Ft Purbrook Activity Cntr).

FORT PURBROOK

List entry Number: 1092134

Grade: II*

Date first listed: 26-May-1976

UID: 135460

Details

The easternmost of a series of Palmerston forts (of the 1860's) which ring the Portsmouth naval base at a distance of 3 to 5 miles, the northern line being constructed on and within the east-west chalk ridge of Portsdown Hill. The polygonal form has a deep ditch on the outer faces, lined with brick walls. There are brick lined tunnels and staircases within the chalk, giving access to rifle parapets, gun emplacements, ammunition stores, and central assembly ground, which forms the earthen platform. To the rear (south side) is a central triangular barrack block, which includes two tiers of casemates on the outer faces, flanked by plain walling, with entrances on each side; the external face is red brickwork, with a series of narrow openings. The gateways have 'Norman' arches with roll mouldings, and 2 recessed columns with cushion caps, all in stone. Little altered, and never used as a defence from a landward assault from the north. Ancient Monument.

BEVIS'S GRAVE LONG BARROW AND EARLY MEDEIVAL CEMETERY, 100M WEST OF BELMONT CASTLE

List entry Number: 1012831

Date first scheduled: 28-Jan-1991

UID: 12118

Reasons for Designation

Long barrows were constructed as earthen or drystone mounds with flanking ditches and acted as funerary monuments during the Early and Middle Neolithic periods (3400-2400 BC). 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.

The 180 long barrows of Hampshire, Wiltshire and Dorset form the densest and one of the most important concentrations of monuments of this type in the country. This example 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.

Details

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-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 eighty 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.

THE TOWERS

List entry Number: 1303449

Grade: II

Date first listed: 26-May-1976

UID: 135461

Details

House in the form of a Tudor castle. Early C19. Main block of 2 storeys and semi-basement, of 3.1.3 windows, with an east side extension of 3 windows. Red brickwork in Flemish bond; crenellated parapet with stone copings, and a brick dentil band to the 2 shallow-1/2-octagon 2-storeyed bays, pointed arches, stone cills. Stucco features to the ground floor, with hood moulds and heavy cusping to the windows. 1/2-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. 3 storeyed west tower with crenellated top and a central round tower at the rear, with crenellated and machicolated parapet.



Appendix E: Summary of Heritage Assets Scoped Out of Further Assessment

List Entry No.	Asset Type / Grade	Asset Name	Distance to proposed development site	Proposed development site visible? Y/N	Reason for scoping out of assessment
1333217	LB / II	Knight monument, approx. 20m west of north-west corner of Church of St Andrew	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333216	LB / II	Grigg and Swale Monument, approx. 26m west of north-west corner of St. Andrews Church	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333214	LB / II	Church of St. Andrew	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333215	LB / II	Bridges and Faulkner monument, approx. 4m south of south-west corner of church of St Andrew	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333218	LB / II	Prince monument, approx. 23m west of south-west corner of Church of St Andrew	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333219	LB / II	Milestone, east of junction with Rectory Avenue	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.

List Entry No.	Asset Type / Grade	Asset Name	Distance to proposed development site	Proposed development site visible? Y/N	Reason for scoping out of assessment
1333213	LB / II	Boundary stone. East of junction with Rectory Avenue	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1333212	LB / II	The old rectory	c. 820m south-south-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1249638	LB / II	Sunspan	c. 365m south of site	N	No intervisibility with the site due to local topography. No setting relationship. Setting defined by Portsdown Hill Road and views south-west from the building.
1339954	LB / II	Dairy farmhouse	c. 860m north-west of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.
1033370	LB / II	91 Stakes Hill Road	c. 900m north of site	N	No intervisibility with the site due to local topography. No setting relationship.
1033371	LB / II	Summer house immediately west of Oaklands	c. 900m north of site	N	No intervisibility with the site due to local topography. No setting relationship.
-	CA	Old Bedhampton Conservation Area and its Listed Buildings	c. 800m south-east of site	N	No intervisibility with the site due to local topography and intervening buildings. No setting relationship.



Appendix F: Report Conditions

Heritage Statement: Land at College Road, Campdown, Purbrook, Portsmouth, Hampshire

This report is produced solely for the benefit of **Radian Group Ltd.** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

April 2017

WYG Environment Planning Transport Ltd.