

# LAND AT NEWGATGE LANE (SOUTH) FAREHAM HAMPSHIRE

## HERITAGE DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP | BARGATE HOMES LTD | SEPTEMBER 2019 | BRS.4989



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# HERITAGE DESK-BASED ASSESSMENT

## LAND AT NEWGATE LANE (SOUTH), FAREHAM, HAMPSHIRE

### ON BEHALF OF: BARGATE HOMES LTD

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Prepared by: Donal Lucey, Senior Heritage Consultant & Rebecca Gilbey, Senior Heritage Consultant

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# Summary

While a number undated gullies of probable agricultural origin were recorded within and to the east of the Site during trial trenching associated with the Newgate Lane Relief Road, and a single sherd of prehistoric pottery and a small amount of flint were recorded in separate areas adjacent to the Site, this does not in itself suggest that prehistoric activity was focused with the Site itself.

There is sparse evidence for Roman-period activity within the 1km study area and there is no evidence to suggest that such activity was focused within the Site.

The Site formed part of the hinterland of the settlement of Ellingham and the outlying hamlet of Stubbington in the early medieval and medieval periods. It is likely that Peel Common, which extended through the western part of the Site, was established in the medieval period. There is no current evidence for medieval settlement associated with the former common, and there is no current evidence to suggest that medieval activity (beyond agricultural use) has taken place within the

Site.

A locally listed building recorded immediately north of the Site is no longer present. While a number of other structures associated with Peel Farm are located within the Site, they are not considered to be heritage assets.

There is potential for the farmyard area of the Site to contain below-ground archaeological remains of former post-medieval farm buildings at Peel Farm. Such remains would be, at most, of local significance and would not present a constraint to development within the Site.

Designated heritage assets within and beyond a 1km study area were considered during this assessment. The assessment concluded that the proposed development will result in no harm to the significance of the Grade II Listed *Carriston Cottage* or the Grade II Listed *Foxbury Farmhouse Foxbury Cottages*.



# 1. Introduction

1.1 Pegasus Planning Group have been commissioned by Bargate Homes Ltd to carry out a Heritage Desk-Based Assessment of the proposed residential development at Land west of Newgate Lane, Fareham, Hampshire as shown on the Site Location Plan provided at Plate 1 and Plate 2.

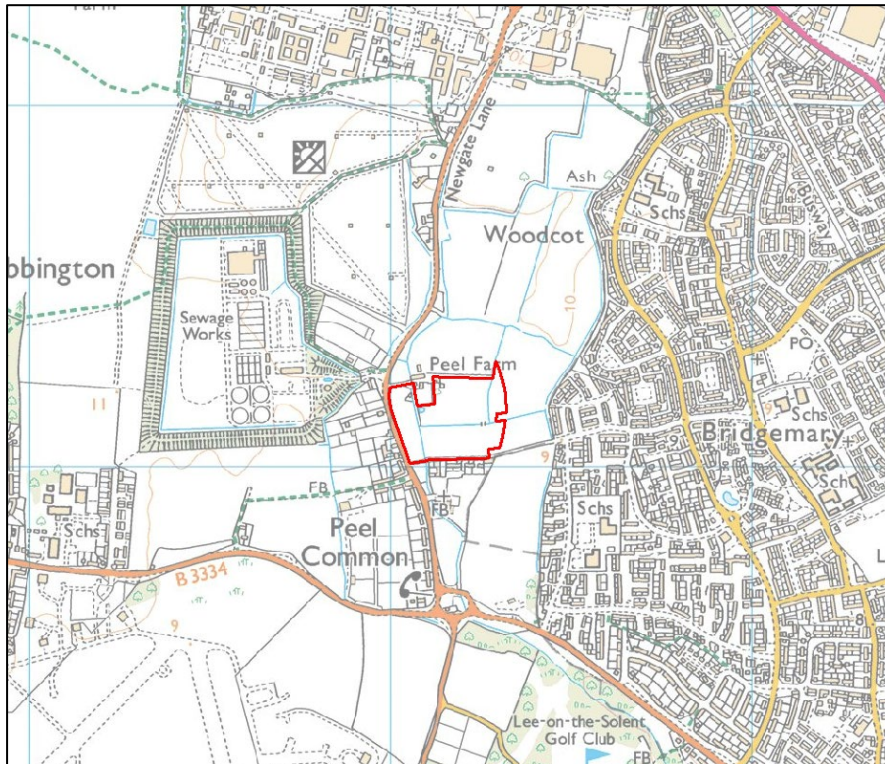


Plate 1: Site location plan

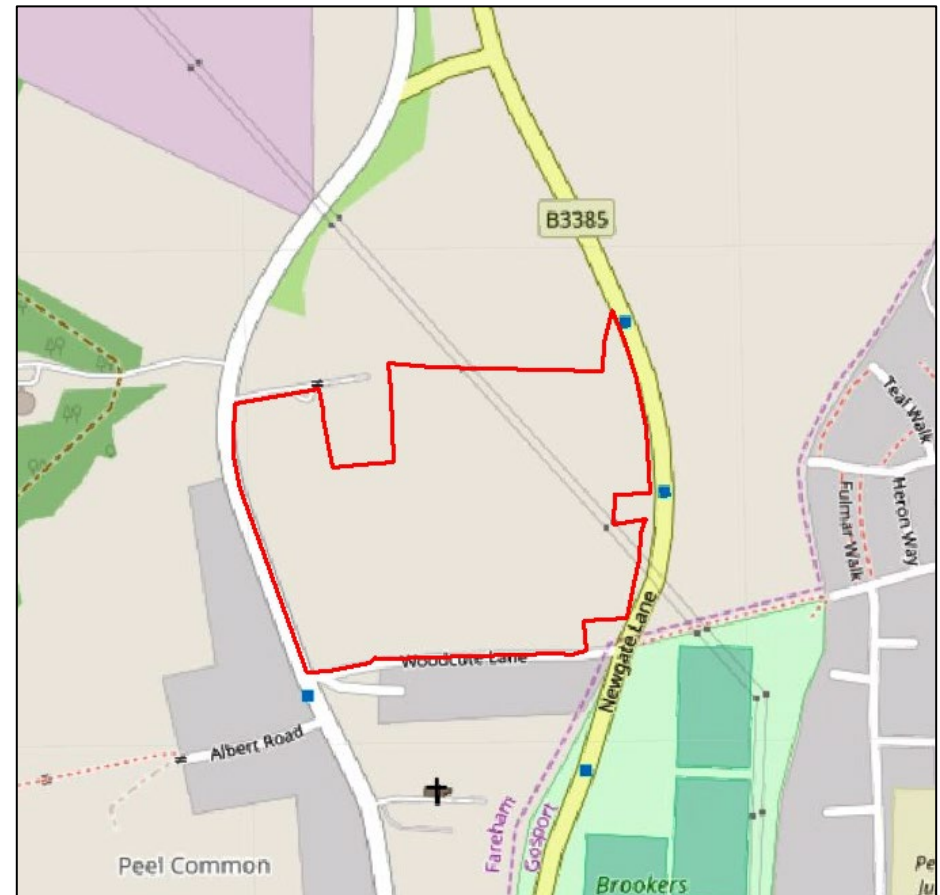


Plate 2: 2018 OpenStreetMap showing new road east and north of Site

- 1.2 The proposed development site (henceforth, 'the Site') comprises part of the farmstead of Peel Farm, one arable field and parts of two further arable fields, and an area of subdivided pasture, formerly common land. The River Alver flows through the western part of the Site on a north-south alignment, and is fed by a number of drainage ditches.
- 1.3 The Site is being promoted as an area for housing allocation, to maximise the benefits of the adjacent proposed allocation HA2 within the Draft Fareham Local Plan 2036.
- 1.4 The proposals comprise an Outline Planning Application for the demolition of existing buildings and development of up to 125 dwellings, open space, a. vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.
- 1.5 This Heritage Desk-Based Assessment provides information with

regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF<sup>1</sup>) which requires:

**“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”**

- 1.6 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.7 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be *“proportionate to the asset's importance”*.

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<sup>1</sup> NPPF, MHCLG, 2019

## 2. Site Description and Location

2.1 The 6.2ha Site comprises part of the farmstead of Peel Farm, one arable field, parts of two further arable fields, and an area of subdivided pasture which was formerly common land. The Site boundary excludes the majority of the farmstead of Peel Farm (containing Hambrook Lodge). The Site boundary includes a number of ancillary buildings associated with the farm, which are detailed in Appendix 1.

### APPENDIX 1: BUILDINGS AT PEEL FARM WITHIN SITE BOUNDARY

- 2.2 The River Alver flows through the western part of the Site on a north-south alignment. This minor watercourse rises to the north of the Site, and is fed by a number of streams and drainage channels.
- 2.3 The Site is bounded to the east by the newly-opened Newgate Lane Relief Road, to the south by Woodcote Lane and residential development and Peel House beyond, to the west by Newgate Lane with residential development to the south-west and to the north by part of Peel Farm and agricultural land. A solar park is located c. 160m to the north-west of the Site and a sewage works is located c. 200m to the west. Approximately 200m to the north of the Site is a new link road between the old and new routes of Newgate Lane.



*Plate 3: View of River Alver exiting southern Site boundary, looking north*





*Plate 4: View of southern Site boundary along Woodcote Lane, looking east*



*Plate 6: View of southern part of Site, looking north-west*



*Plate 5: View of eastern Site boundary along Newgate Lane Relief Road, looking north*



*Plate 7: View of eastern part of Site, looking north*





*Plate 8: View of south-western part of Site, looking north*

### **Topography, Geology and the Palaeoenvironment**

- 2.1 The Site is located on level topography at approximately 9m aOD.
- 2.2 The solid geology of the Site is mapped<sup>2</sup> as Whitecliff Sand Member. This is overlain in the southern and south-western parts of the Site by superficial deposits of Wittering Formation – Sand, Silt and Clay.
- 2.3 A borehole in the south-western part of the Site adjacent to the

<sup>2</sup> <http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html?>

<sup>3</sup> [http://scans.bgs.ac.uk/sobi\\_scans/boreholes/416063/images/10749454.html](http://scans.bgs.ac.uk/sobi_scans/boreholes/416063/images/10749454.html)

River Alver recorded 0.3m of topsoil overlying 0.8m of clayey sandy silt with flint gravel. Below this were deposits of silty clay with occasional flint fragments.<sup>3</sup>

- 2.4 A borehole in the south-eastern part of the Site recorded 0.4m of topsoil overlying 1.3m of very silty clay, with various further clay and silt deposits below this.<sup>4</sup>

### **Planning History**

- 2.5 A review of the recent planning history records held online by Fareham Borough Council has indicated that Peel Farm and Hambrook Lodge have been the subject of a number of planning applications including:

- **P/11/1042/FP, a withdrawn 2012 application for demolition of a building and erection of three detached dwellings;**
- **P/12/0383/FP, a refused 2012 application for the partial demolition and refurbishment of Hambrook Lodge (outside the Site area), and erection of a new two-storey residential dwelling and two detached double garages – this application was not refused on heritage grounds;**
- **P/12/0771/FP, an approved 2012 application for the partial demolition and refurbishment of Hambrook Lodge and the erection of a new two-storey residential dwelling;**
- **P/13/0278/FP, an approved 2013 application**

<sup>4</sup> [http://scans.bgs.ac.uk/sobi\\_scans/boreholes/416081/images/10749466.html](http://scans.bgs.ac.uk/sobi_scans/boreholes/416081/images/10749466.html)

**for the demolition of Hambrook Lodge and erection of two residential dwellings; and**

- **P/16/0457/FP, an approved 2016 application to replace an outbuilding following fire damage.**

2.6 No planning history is recorded for the Site itself.

# 3. Methodology

3.1 The aims of this Heritage Desk-Based Assessment are to assess the significance of the heritage resource within the Site, to assess the contribution that the Site makes to the heritage significance of the surrounding heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

## Sources

3.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Hampshire Historic Environment Record (HHER) for information on the recorded heritage resource and previous archaeological works;**
- **The Fareham Borough Council interactive Historic Environment map<sup>5</sup>;**
- **Archival sources, including cartographic sources, held at the Hampshire Archives and**

## **Local Studies;**

- **Aerial photographs and documentary sources held at the Historic England Archives, Swindon; and**
- **Online sources including aerial photographs and satellite imagery.**

3.3 For digital data sets, information was sourced for a 1km study area. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 2 and maps illustrating the resource and study area are included at the end of this report (Appendix 3).

## **APPENDIX 2: HERITAGE GAZETTEERS**

## **APPENDIX 3: FIGURES**

3.4 Designated heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

3.5 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

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<sup>5</sup> <http://www.fareham.gov.uk/planning/conservation/intro.aspx>

### Site Visit

- 3.6 A site visit was undertaken by Pegasus Group on 12<sup>th</sup> April 2018, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.
- 3.7 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the surrounding areas could be established.
- 3.8 An additional site meeting took place on the 13<sup>th</sup> June 2018 with the Mike Franklin, Conservation Planner, Fareham Borough Council. This meeting confirmed that the Locally Listed Building recorded within the Site is no longer present.

### Assessment of significance

- 3.9 In the NPPF, heritage significance is defined as:

**“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance<sup>6</sup>”**

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<sup>6</sup> NPPF, MHCLG, 2019

<sup>7</sup> Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

- 3.10 Historic England’s *Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*<sup>7</sup> (henceforth referred to as ‘*GPA 2: Managing Significance*’) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, *GPA 2: Managing Significance* also advocates considering the four types of heritage value an asset may hold, as identified in Historic England’s Conservation Principles<sup>8</sup>; **evidential, historical, aesthetic and communal**. These essentially cover the heritage ‘interests’ given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest.

- 3.11 *Conservation Principles* provides further information on the heritage values it identifies:

**Evidential value:** the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making

<sup>8</sup> English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*



connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset, but gives a particular resonance through association with a notable family, person, event or movement.

**Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

**Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

- 3.12 Significance results from a combination of any, some or all of the values described above.
- 3.13 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

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<sup>9</sup> NPPF Annex 2, MHCLG, 2019

<sup>10</sup> Ibid

#### Setting and significance

- 3.14 As defined in the NPPF:

**“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>9</sup>**

- 3.15 Setting is defined as:

**“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>10</sup>**

- 3.16 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

- 3.17 It is also important to note that whilst a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. This was recently considered in a High Court Judgement<sup>11</sup> where it was concluded that:

**“The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a**

<sup>11</sup> EWHC 1456, Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council, 2017.

**broad meaning, which is capable of extending beyond the purely visual”.**

Assessing change through alteration to setting

- 3.18 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*<sup>12</sup> (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.
- 3.19 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess ‘*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*’. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

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<sup>12</sup> Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

- 3.20 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to ‘*maximise enhancement and minimise harm*’. Step 5 is to ‘*make and document the decision and monitor outcomes*’.
- 3.21 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

- 3.22 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:
- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
  - **Designated heritage assets of less than the highest significance**, as identified in paragraph 194

of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the Government’s Planning Practice Guidance as “*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets*”<sup>13</sup>.

3.23 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

#### Assessment of harm

3.24 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.25 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013<sup>14</sup> that this would be harm that would ‘have such a serious impact on the significance of the asset that its

significance was either vitiated altogether or very much reduced’; and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

3.26 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this<sup>15</sup>. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.

3.27 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”. Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.28 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating ‘*what matters and why*’. Of particular relevance is the

<sup>13</sup> MHCLG, Planning Practice Guidance, paragraph: 039 (ID: 18a-039-20190723, Revision date: 23.07.2019)

<sup>14</sup> EWHC 2847, R MHCLG and Nuon UK Ltd v. Bedford Borough Council

<sup>15</sup> EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle

checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

3.29 It should be noted that this key document states that:

**“setting is not itself a heritage asset, nor a heritage designation”<sup>16</sup>**

3.30 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

3.31 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that “*conserving or enhancing heritage assets by taking their settings into account need not prevent change*”.

3.32 Additionally, it is also important to note that, as clarified in the Court of Appeal<sup>17</sup>, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

#### Benefits

3.33 Proposed development may also result in benefits to heritage

assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

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<sup>16</sup> Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

<sup>17</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061 (4<sup>th</sup> November 2016)



# 4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

## Legislation

4.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

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

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case<sup>18</sup>, Sullivan LJ held that:

<sup>18</sup> East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

**“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”**

4.5 A judgement in the Court of Appeal<sup>19</sup> (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

4.6 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

**“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”**

4.7 Notwithstanding the statutory presumption set out within the

<sup>19</sup> Jones v Mordue Anor (2015) EWCA Civ 1243

Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **National Policy Guidance**

#### The National Planning Policy Framework (February 2019)

- 4.8 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.9 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 4.10 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the

Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.11 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

**"Plans and decisions should apply a presumption in favour of sustainable development.**

**For plan-making this means that:**

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;**

- b) **strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:**
  - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or**
  - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

**For decision-taking this means:**

- c) **approving development proposals that accord with an up-to-date development plan without delay; or**
- d) **where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
  - i. **the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**

- ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."**

4.12 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

**"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change." (our emphasis)**

4.13 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.14 Heritage Assets are defined in Annex 2 of the NPPF as:

**"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. It includes designated heritage assets and assets**

**identified by the Local Planning Authority (including Local Listing)”**

4.15 The NPPF goes on to define a Designated Heritage Asset as a:

**“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation<sup>20</sup>” (our emphasis)**

4.16 As set out above, significance is also defined as:

**“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance<sup>21</sup>”**

4.17 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

**“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict**

**between the heritage asset’s conservation and any aspect of the proposal”**

4.18 Paragraph 192 goes on to state that:

**“In determining planning applications, local planning authorities should take account of:**

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

4.19 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

**“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.**

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<sup>20</sup> NPPF Annex 2, MHCLG, 2019

<sup>21</sup> IBID

**Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:**

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"**

4.20 Section b) of the above describing assets of the highest significance also includes footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

4.21 In the context of the above, it should be noted that paragraph 195 reads as follows:

**"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

- a) the nature of the heritage asset prevents all reasonable uses of the site; and**
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d) the harm or loss is outweighed by the benefit of bringing the site back into use"**

4.22 Paragraph 196 goes on to state:

**"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"**

4.23 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

**"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the**

**asset (or which better reveal its significance) should be treated favourably.”**

- 4.24 Paragraph 201 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

**“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”** (our emphasis)

- 4.25 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

**“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”**

- 4.26 Non-designated assets of archaeological interest which are demonstrably of equivalent significance to a scheduled monument will be subject to the policies for designated heritage assets.

- 4.27 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

- 4.28 As set out later in this Report, it can be demonstrated that the proposals would serve to preserve the Grade II Listed *Carriston Cottage* and the Grade II Listed *Foxbury Farmhouse Foxbury Cottages*. Thus, outline application for residential development should be granted as per the requirements of paragraph 38 which state that:

**“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisions-makers at every level should seek to approve applications for sustainable development where possible.”**

National Planning Guidance

- 4.29 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local

Government (MHCLG) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

- 4.30 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.31 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of 'significance' in decision taking is important and states:

**"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals<sup>22</sup>"**

- 4.32 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

**"In general terms, substantial harm is a high test, so it may not arise in many cases. For**

<sup>22</sup> MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

**example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting<sup>23</sup>.**

**While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm" (our emphasis)**

- 4.33 With regard to design, the PPG states at paragraph 02 that:

**"Good design should:**

- e) ensure that development can deliver a wide range of planning objectives**
- f) enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and**

<sup>23</sup> MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)



**effectiveness and their impact on well being**

**g) address the need for different uses sympathetically<sup>24</sup>.”**

4.34 Paragraph 23 goes on to explain how to consider buildings and the spaces between them and reads as follows:

**“Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:**

**h) layout – the way in which buildings and spaces relate to each other**

**i) form – the shape of buildings**

**j) scale – the size of buildings**

**k) detailing – the important smaller elements of buildings and spaces.”<sup>25</sup>**

#### **Local Planning Policy**

4.35 Planning applications within Fareham are currently considered against the policy and guidance set out within the Fareham Borough Local Plan (FBLP). The FBLP Part 1: Core Strategy was adopted in August 2011, and Part 2: Development Sites and Policies was adopted in June 2015.

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<sup>24</sup> PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

4.36 Strategic Objective SO11 is:

**“To protect and enhance access to green infrastructure, the countryside, coast and historic environment whilst protecting sensitive habitats or historic features from recreational pressure, and protect the separate identity of settlements, including through the designation of strategic gaps.”**

4.37 FBLP Part 1 Policy CS17 High Quality Design states (the following is an excerpt):

**“All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:**

**respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials....”**

4.38 FBLP Part 1 Policy C6 The Development Strategy states (the following is an excerpt):

**“Development will be focussed in:**

**a) Fareham (Policy CS7), the Western Wards & Whiteley (Policy CS9), Portchester, Stubbington & Hill Head and Titchfield (Policy CS11);**

<sup>25</sup> PPG, paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

- b) Land at the Strategic Development Locations to the North of Fareham (Policy CS13) and Fareham Town Centre; (Policy CS8);
- c) Land at the Strategic Development Allocations at the former Coldeast Hospital (Policy CS10) and Daedalus Airfield (Policy CS12).

In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries including their review through the Site Allocations and Development Management DPD, taking into consideration biodiversity / potential community value, the character, accessibility, infrastructure and services of the settlement and impacts on both the historic and natural environment. Opportunities will be taken to achieve environmental enhancement where possible...”

4.39 FBLP Part 2 Policy DSP5: Protecting and Enhancing the Historic Environment states:

“Designated and non-designated heritage assets are an irreplaceable resource that will be conserved in a manner appropriate to their significance, to be enjoyed for their contribution to the quality of life of this and future generations. The wider social, cultural, economic and environmental benefits of their conservation will also be taken into account in decision making.

Development affecting all heritage assets should have regard to relevant guidance, including (but not limited to) the Design Supplementary Planning Document.

Proposals that provide viable future uses for heritage assets, that are consistent with their conservation, will be supported.

In considering the impact of proposals that affect the Borough's designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.

Listed Buildings will be conserved by:

- a) supporting proposals that sustain and where appropriate enhance their heritage significance;
- b) refusing to permit demolition, changes of use, or proposed additions and/or alterations that would unacceptably harm the building, its setting or any features of special architectural or historic interest which it possess; and
- c) ensuring that development does not harm, and if desirable, enhances their settings.

Development affecting a conservation area will be permitted where it preserves or enhances its character, setting and appearance, and

- a) takes account of the relevant Conservation Area Character Appraisal and Management Strategy;

**b) does not involve the loss of important features of an individual building that contribute to character and appearance of the conservation area and /or its setting;**

**c) its form, bulk, scale, height, massing, alignment, proportion, material, building form and use are appropriate, including having regard to the surrounding buildings, spaces and views; and**

**d) it does not involve the demolition or partial demolition of a building or structure that positively contributes to the area, without clear and convincing justification.**

**The Council will conserve Scheduled Monuments, and archaeological sites that are demonstrably of national significance, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.**

**Non-designated heritage assets including locally listed buildings, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance."**

Local Plan Policies with regards to the NPPF and the 1990 Act.

4.40 With regard to Local Plan policies, paragraph 213 of NPPF states that:

**"existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."**

4.41 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 197) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

4.42 In this case, although Fareham Borough Local Plan Part 2: Development Sites and Policies and policy DSP5 are of relevance, they were adopted prior to the inception of the NPPF, and as so the weight which can be attributed to them will be determined by their consistency with the policy guidance set out within the NPPF. Since the above policy does not allow for a balanced judgement to be undertaken by the decision maker, the policy is not considered to reflect the guidance within the NPPF and is therefore considered to be out of date. Thus, the weight which can be attached to it in the decision-making process is limited.

### **Emerging Policy**

4.43 The Draft Fareham Local Plan 2036 is currently being prepared. The current Site is being promoted for development as part of this process. The land immediately east of the current Site has been proposed for development allocation under the reference HA2 Newgate Lane South.

4.44 Policy D3: Historic Environment of the Draft Fareham Local Plan 2036 states:

**“All development must conserve, preserve or enhance the quality of the Borough’s heritage assets, including archaeological sites, in a manner appropriate to their significance.**

**Development proposals which would affect designated or non-designated heritage assets, including where these are located within or adjacent to a Conservation Area, will be permitted where:**

**a) They are accompanied by a Heritage Statement, which provides sufficient detail and is proportionate to the proposal and demonstrates:**

**1. A thorough understanding of the heritage asset affects and its setting, the distinctive local character; and**

**2. How the proposal impacts on the asset’s significance; and**

**3. In order of preference how any harm to the asset will be avoided, minimised or mitigated; and**

**4. Details are provided on the scale, materials, adaptability, use, enclosure, relationships with adjacent assets, definition of spaces and streets, alignments, active frontages and setting; and**

**5. It does not lead to substantial harm to, or loss of, a designated heritage asset.**

**b) They ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the heritage asset; and**

**c) They conserve or enhance the use of appropriate materials, design and detailing; and**

**d) They retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.”**

4.45 Emerging Policy D3 does not allow for a balanced judgement to be undertaken by the decision maker, and therefore the policy is not considered to reflect the guidance within the NPPF. It is therefore likely that this policy will require revision prior to adoption.

# 5. The Historic Environment

- 5.1 This section provides a review of the recorded heritage resource within the Site and its vicinity in order to identify any extant heritage assets within the Site and to assess the potential for below-ground archaeological remains. Designated heritage assets, HER and AMIE records are illustrated on Figures 1 - 3. Historic Landscape Characterisation data is shown on Figure 4, and LiDAR data on Figure 5. Details of buildings within the Site at Peel Farm are provided at Appendix 1.
- 5.2 Designated heritage assets are referenced using their seven-digit NHLE number, and HHER Archaeology and Historic Building data points are referred to with their four- or five-digit 'site\_monui' or 'hbb\_site\_m' reference number. Locally listed buildings are referred to using their FBC reference number with the prefix 'LB'. Historic England AMIE data is referred to with their seven-digit 'Hob-UID' reference number. A gazetteer of heritage data is included as Appendix 2.
- 5.3 HHER data which duplicates NHLE data is not illustrated on Figure 3, for clarity. Similarly, AMIE data which duplicates HHER data has not been illustrated.

## Designated Heritage Assets

- 5.4 No designated heritage assets are located within the Site. The Grade II Listed *Carriston Cottage* (1232711) is located c. 50m west of the Site, and the Grade II Listed *Foxbury Cottages Foxbury Farmhouse* is located c. 390m north of the Site (1094242).
- 5.5 Designated heritage assets in the vicinity of the Site are considered in further detail in the *Setting Assessment* section below.

## Non-Designated Heritage Assets

- 5.6 A locally listed building (FBC ref. LB/20/306) is recorded immediately to the north of the Site. However, this building is no longer present (discussed further below). None of the remaining buildings within the Site are considered to be heritage assets.

## Previous Archaeological Works

- 5.7 The route of the Newgate Lane Relief Road immediately east of the Site was subject to geophysical survey and trial trench evaluation (comprising 44 trenches) in 2016.<sup>26</sup> The edges of

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<sup>26</sup> Thames Valley Archaeological Services (TVAS), 2016. *B3385 Newgate Lane South, Fareham, Hampshire, An Archaeological Evaluation for Hampshire County Council*.

some of the geophysical survey transects and three of the trial trenches extended into the eastern part of the current Site. The locations of the geophysical survey area and trial trenches are illustrated on Figure 3, and the trenches discussed below have been numbered accordingly on the figure.

- 5.8 No anomalies of possible archaeological origin were recorded within the current Site by the geophysical survey. Across the 44 trenches, no geophysical anomalies were found to correspond with archaeological features, being either not present or corresponding with geology and land drains.
- 5.9 Trench 9 c. 35m to the south-east of the Site (immediately south of Woodcote Lane) recorded three undated gullies containing a small amount of burnt flint. Burnt flint can be indicative of prehistoric activity, sometimes transitory in nature, although it is not clear whether the artefacts were associated with the gullies or pre-dated them.
- 5.10 Trench 12, which extended into the south-eastern part of the Site, contained an undated gully, and trenches 13, 16, 17 and 19 immediately to the east of the Site contained a small number of gullies of varying forms. The gully in Trench 16 contained a single small sherd of Bronze Age or Iron Age pottery, which was stated as being possibly residual.<sup>27</sup>
- 5.11 Given the relatively low number of gullies spread across a wide

area, the lack of dating evidence or associated features, and their varying form, they are likely to have been associated with agricultural and drainage activity over multiple time periods in the vicinity of the Site. None of the evidence recorded during the trial trench evaluation suggested the presence of significant archaeological remains such as settlement, funerary or industrial activity.

- 5.12 A small number of further archaeological events have taken place within the study area, which are discussed in the relevant period sections below.

#### **Prehistoric (pre-43 AD)**

- 5.13 The findspot of a Palaeolithic handaxe is recorded c. 665m south-east of the Site (HHER ref. 19704, AMIE ref. 234443). As discussed above, trial trench evaluation in advance of construction of the Newgate Lane Relief Road recorded a gully immediately east of the Site which contained a single small sherd of pottery, of Bronze Age or Iron Age origin. This sherd may be residual (not in situ) and does not suggest the presence of further prehistoric activity at this location or within the Site. A small amount of burnt flint which could potentially indicate some form of low-level prehistoric activity was recorded in a trench c. 35m south-east of the Site.
- 5.14 No other prehistoric activity is recorded within the study area,

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<sup>27</sup> TVAS, 2016. *B3385 Newgate Lane South, Fareham, Hampshire, An Archaeological Evaluation for Hampshire County Council 7*

and none is recorded within the Site. There is no current evidence to suggest that prehistoric activity was focused within the Site.

### **Romano-British (AD 43 - 410)**

- 5.15 Little evidence of Roman-period activity has so far been recorded around the Gosport Peninsula. A minor Romano-British farmstead and field system has been recorded at Rowner c. 3.25km south-east of the Site, and a salt production site is recorded on the coastline c. 5km west of the Site. A number of farmsteads are also recorded in the vicinity of Fareham, c. 3.1km north-east of the Site. A Roman coastal fort, *Portus Adurni*, was located c. 5.1km north-east of the Site.
- 5.16 The possible site of a Romano-British farmstead has been suggested by the HER c. 460m west of the site (68514) based on the fact that a former post-medieval farmstead at this location was called "Rome". This suggestion is tenuous at best, particularly considering that the farmstead was instead called "Room" on some cartographic sources (e.g. First Edition Ordnance Survey map). The farmstead was removed during the construction of the Peel Common Waste Water Treatment Works in the 20<sup>th</sup> century.
- 5.17 Construction work at Lee-on-Solent Golf Club (formerly Chark Common) in the 1930s revealed Roman pottery and tiles, at a location somewhere over c. 570m south-east of the Site (AMIE

ref. 234425). These finds suggest the potential presence of a Roman tile kiln in the area. The HHER records a possible kiln site (which is likely to be the same as that recorded on the AMIE data) c. 990m south-east of the Site (HHER ref. 31010). It is not clear which of these records is correct, and given the paucity of information it is possible that both potential findspot locations are inaccurate.

- 5.18 Overall, the study area contains very little evidence of Roman-period activity, and there is no current evidence to suggest that such activity was focused within the Site.

### **Early Medieval (410 AD – 1066) and Medieval (1066 – 1539)**

- 5.19 The Site is located within the historic parish of Titchfield, a very large parish which was over 7 miles across.<sup>28</sup> The historic settlement of Titchfield itself is located c. 3.7km north-west of the Site. Titchfield is recorded in the Domesday Book of 1086 AD, and the parish church may have originated as early as the 8<sup>th</sup> century, indicating that the settlement is of early medieval origin. A Premonstratensian abbey was located to the north of the town during the medieval period. The River Meon east of the town was formerly a tidal harbour, now reclaimed land, and a port was located at Titchfield until the 17<sup>th</sup> century.
- 5.20 The historic core of the village of Stubbington, originally a small village in the hinterland of Titchfield, is located c. 1.5m west of

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<sup>28</sup> Page, W. (ed.). A History of the County of Hampshire: Volume 3. 220-233.



the Site. Stubbington was recorded as a small hamlet, comprising nine households, in the Domesday book. The hamlet of Crofton, also of early medieval or medieval origin, was located c. 2.3km north-west of the Site.

- 5.21 A former medieval cruck-framed house known as Brookers Cottage was located c. 190m east of the Site (HHER ref. 50763).
- 5.22 Peel Common was likely established during the medieval period. This long strip of common land appears to have constituted roadside 'waste' ground extending from the broader Chark Common c. 430m south of the Site (the boundary between the two areas of common is unclear), north through the western part of the Site, and terminating at Foxbury c. 480m north of the Site. The approximate extent of Peel Common and Chark Common as recorded on 19<sup>th</sup>-century Ordnance Survey mapping is illustrated on Figure 3. More extensive common lands were present closer to the settlement of Titchfield (Titchfield/Swanwick Common), suggesting that Peel Common was a marginal rather than an important area of common land within the parish.
- 5.23 Apart from the presence of Peel Common, which is likely to have been used as roadside pasture, there is no evidence of medieval activity within the Site or in close proximity. There is no current evidence for the presence of medieval rural settlement around the common.

### **Post-medieval (1540 – 1800) and Modern (1801 – present)**

- 5.24 Fareham Borough Council records show a locally listed building (FBC ref. LB/20/306) at Peel Farm immediately north of the Site. It is described as an 18<sup>th</sup>/early 19<sup>th</sup>-century weatherboarded barn, with a half-hipped roof and large central doors. Aerial and cartographic sources and a site visit, cross-referenced with a description of the building provided by the Conservation Officer, indicate that this building is no longer present (see Section 6 for further details).
- 5.25 The Grade II Listed *Carriston Cottage* (NHLE ref. 1232711, HHER ref. 6146 and 6147) is located c. 50m west of the Site. It was probably constructed in the 18<sup>th</sup> century. According to the Listing description it originally functioned as a single dwelling, although it may now be in use as separate cottages – the 19<sup>th</sup>-century Titchfield Tithe Apportionment records that it was in use as two 'tenements' in 1837-38.
- 5.26 A World War II searchlight battery was formerly located c. 160m north-west of the Site (HHER ref. 41689, AMIE ref. 1521965).
- 5.27 The Grade II Listed *Foxbury Cottages Foxbury Farmhouse* (NHLE ref. 1094242, HHER ref. 6148, 6149) is located c. 390m north of the Site. This cross-wing former farmhouse was constructed in the 17<sup>th</sup> century, or possibly earlier. Immediately to the north stands the locally listed Foxbury Stables (HHER ref. 42516, FBC ref. LB/20/308), now converted to residential use.
- 5.28 The site of a former 19<sup>th</sup>-century brickworks is recorded c. 610m

south-west of the Site (HHER ref. 65122).

5.29 HMS Daedalus, a substantial Royal Navy Air Service airfield in use from World War I until 1996, is located c. 570m south-west of the Site (AMIE ref. 1401642). A group of World War II blister hangars within the airfield are recorded c. 890m south-west of the Site (AMIE ref. 1401737). Another group of hangars, recorded during historic building surveys, is recorded by the HHER across an area c. 820m to c. 950m south of the Site (HHER refs. 65950, 65951, 65958, 65959, 65960, 65961). Associated offices recorded by historic building survey are also present c. 930m south of the Site (63488). Archaeological evaluations at the airfield c. 820m south-west of the Site recorded a small post-medieval pit (HHER ref. 67694, 67968).

5.30 The Site is first recorded on a 1753 map of the estate of Peter Delme, lord of several manors in Titchfield, Fareham and Rowner (Plate 9), although only the western and southern parts of the Site are depicted. The western part of the Site is shown as part of Peel Common, and the southern part of the Site is depicted as arable land. Peel Farm and the Grade II Listed *Carriston Cottage* to the west of the Site are not depicted, although this does not necessarily mean they did not exist at this time as the map has omitted features within the parish but not in the ownership of Delme.

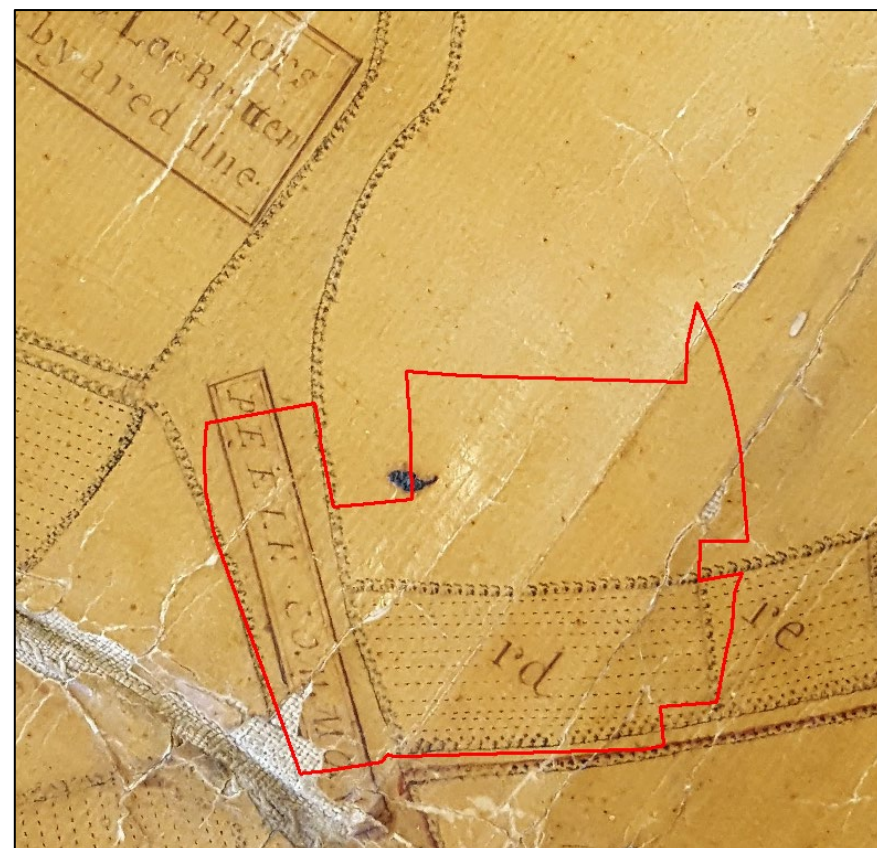


Plate 9: 1753 map of the estate of Peter Delme



*Plate 10: Circa 1783 plan and survey of Portsea Island and Gosport and hinterland*

5.31 The whole Site is depicted on a c. 1783 plan and survey of Portsea Island and Gosport and hinterland (Plate 10). The western part of the Site is again shown as part of Peel Common. A farm trackway is shown leading eastward through the Site from Peel Farm. A building is shown at the location of the Grade

II Listed *Carriston Cottage* to the west of the Site (A). The southern part of the Site is illustrated as arable land, and the northern part is blank, presumably indicating pastureland. The Site is recorded in a similar layout on an 1803 map of the parish of Titchfield (not illustrated).

5.32 The 1837-8 Titchfield Tithe Map (Plate 11) records Peel Farm in detail – labelled on the map as ‘Nine Acres Farm’. One of the farm’s ancillary buildings is recorded within the Site (B), which is no longer present. Within the farmyard and to the north of the Site is a large ancillary building (9) which survived into the 20<sup>th</sup> century but is no longer present. Also recorded is a building in the northern part of the farmyard which may be the locally listed building (referred to as ‘Building 3’ in the detailed analysis of the farm buildings which are extant or survived until recently, set out below), recorded on recent maps but also no longer present. Stubbington Windmill and associated buildings are depicted immediately south-west of the Site, across Newgate Lane (C).





Plate 11: 1837-8 Titchfield Tithe Map



Plate 12: Peel Farm in 1837-8

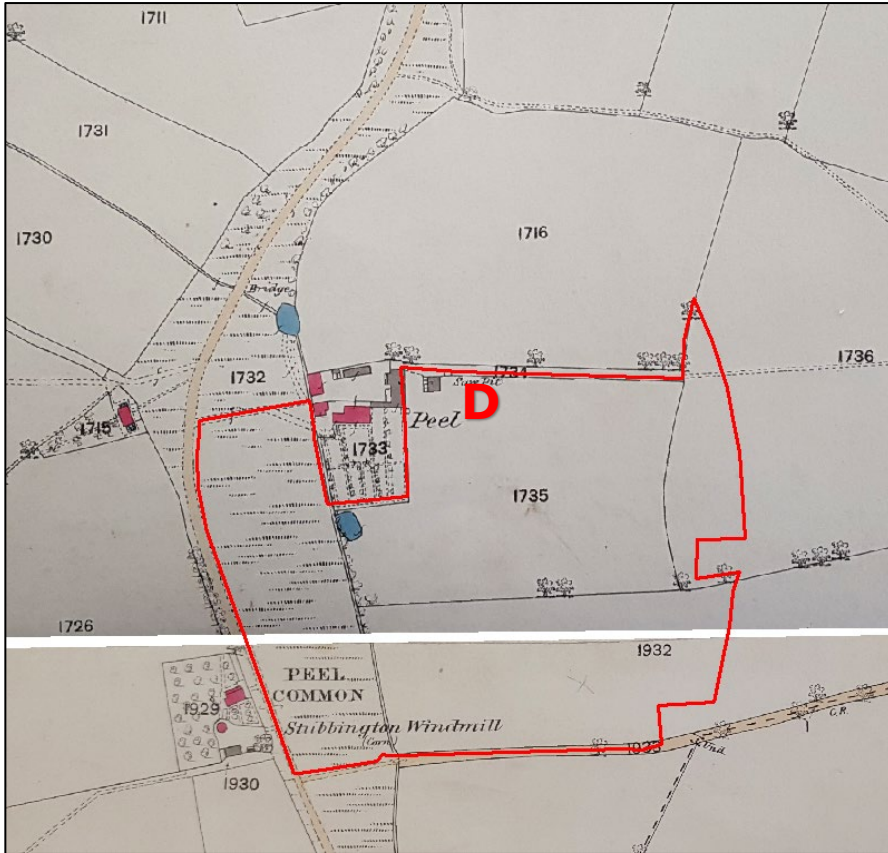


Plate 13: 1879-80 Ordnance Survey map

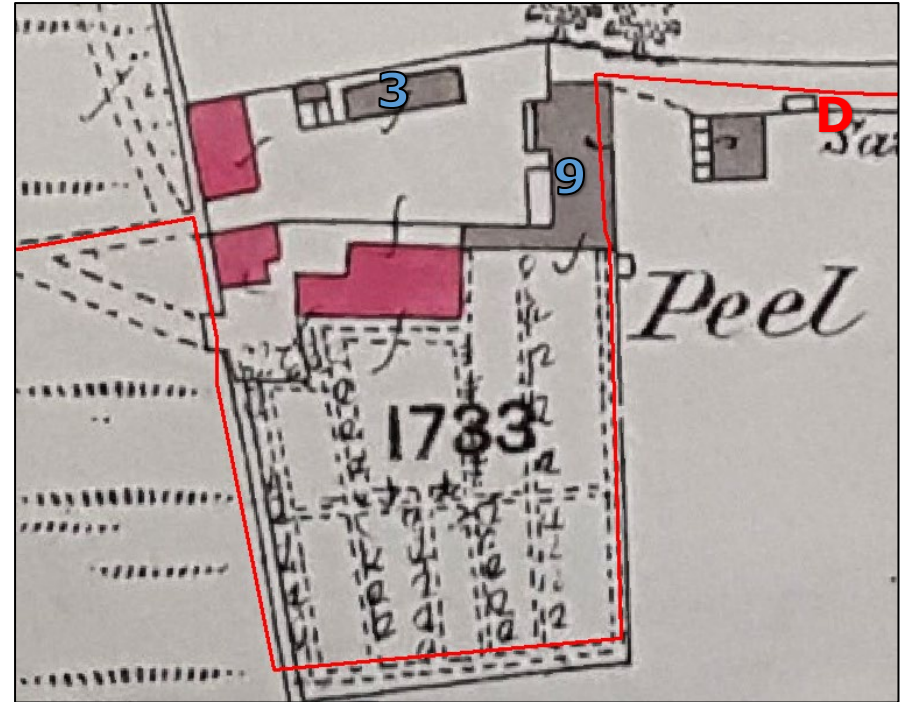


Plate 14: Peel Farm in 1879-80

5.33 The 1879-80 Ordnance Survey map (Plate 13, Plate 14) records Peel Common is depicted without subdivisions, and it appears from the 'grassy' depiction to have still been in use as common land at this time. A saw pit is recorded at Peel Farm, within the Site (D). The ancillary farm buildings depicted on the 1837-38 map is recorded within the Site, and appears to potentially be a set of animal pens. This building is no longer present.

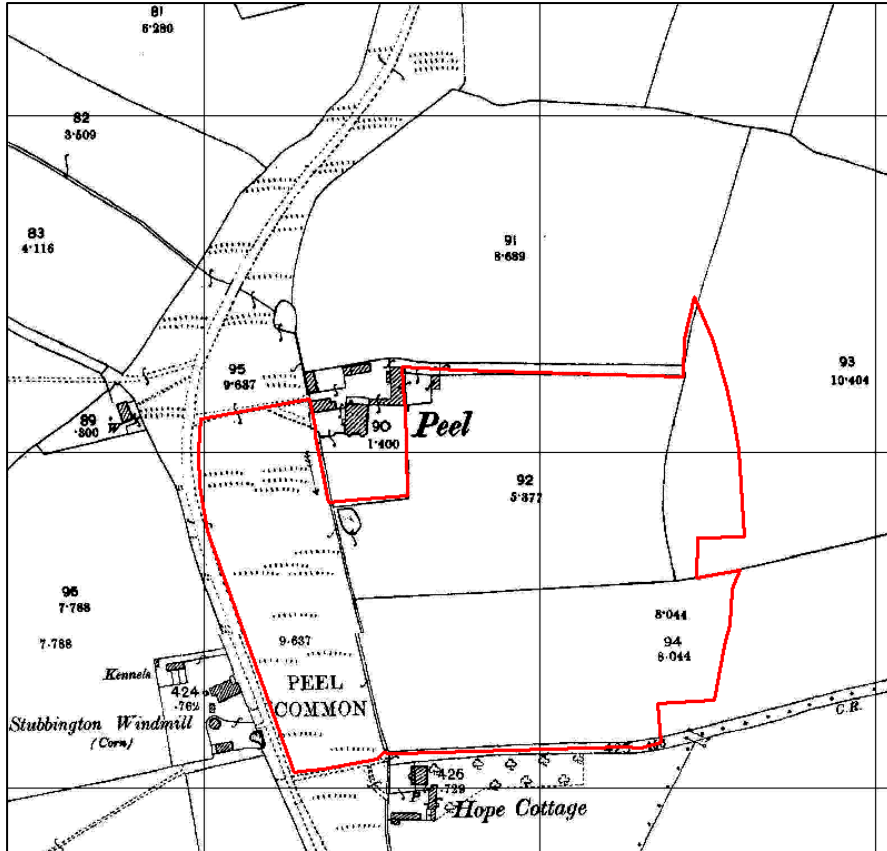


Plate 15: 1898 Ordnance Survey map

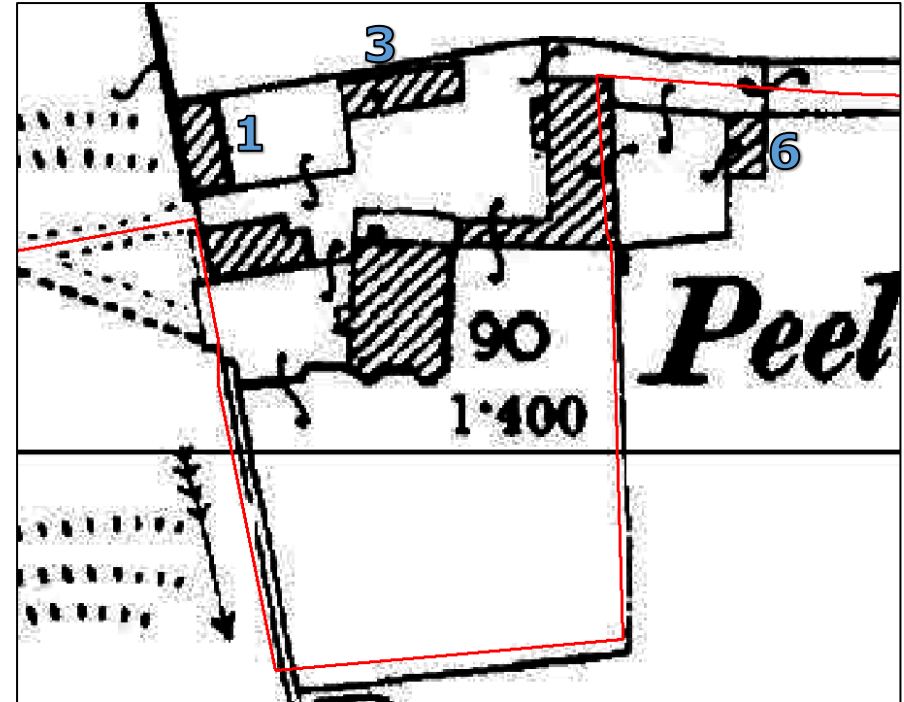


Plate 16: Peel Farm in 1898

5.34 The 1898 Ordnance Survey map (Plate 15, Plate 16) records the rebuilding of the outbuildings at the north-western and north-eastern sides of the farmyard (Buildings 1 and 6). Building 6 which is recorded within the Site on the 1898 map (and also on recent maps) is no longer extant. Potential below-ground remains of this building are not considered to be a heritage asset. The 1898 map also records the removal of the sawpit within the Site and removal of a footpath leading eastward from the farm track at the eastern edge of the Site. Outside the Site boundary, the original farmhouse at Peel Farm had been



replaced by a larger house. New rural dwellings are recorded to the south of the Site and Woodcote Lane.

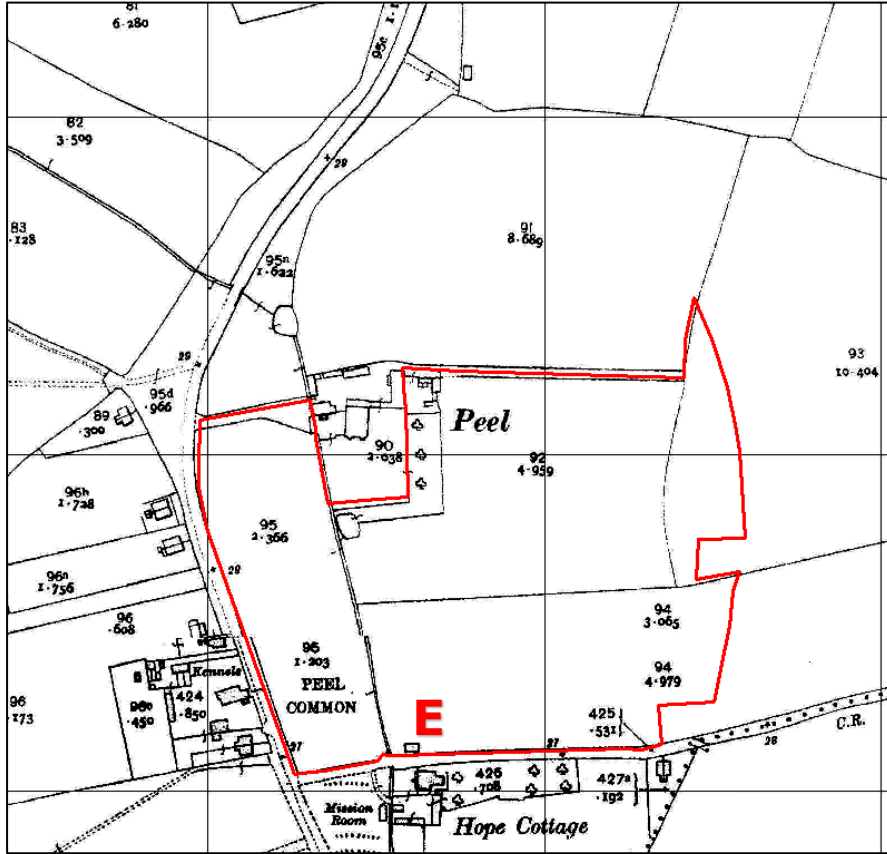


Plate 17: 1932 Ordnance Survey map

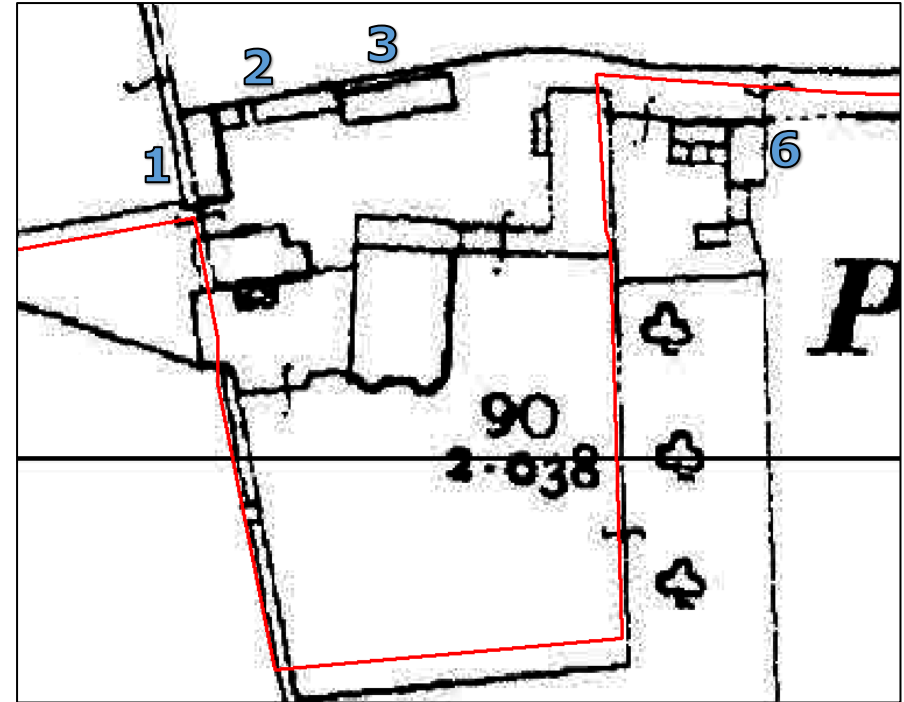


Plate 18: Peel Farm in 1932

5.35 The 1932 Ordnance Survey map (Plate 17, Plate 18) depicts a small rectangular structure in the southern part of the Site (E). This small structure, without an associated garden or enclosure, is likely to have been agricultural in nature. A number of additional ancillary structures had been built at Peel Farm within the Site boundary adjacent to Building 6, which are no longer present. Beyond the Site, Building 2 had been built at the northern part of Peel Farm and further cottages and houses had been built immediately south and west of the Site since 1898, on the other side of Newgate Lane and Woodcote Lane.



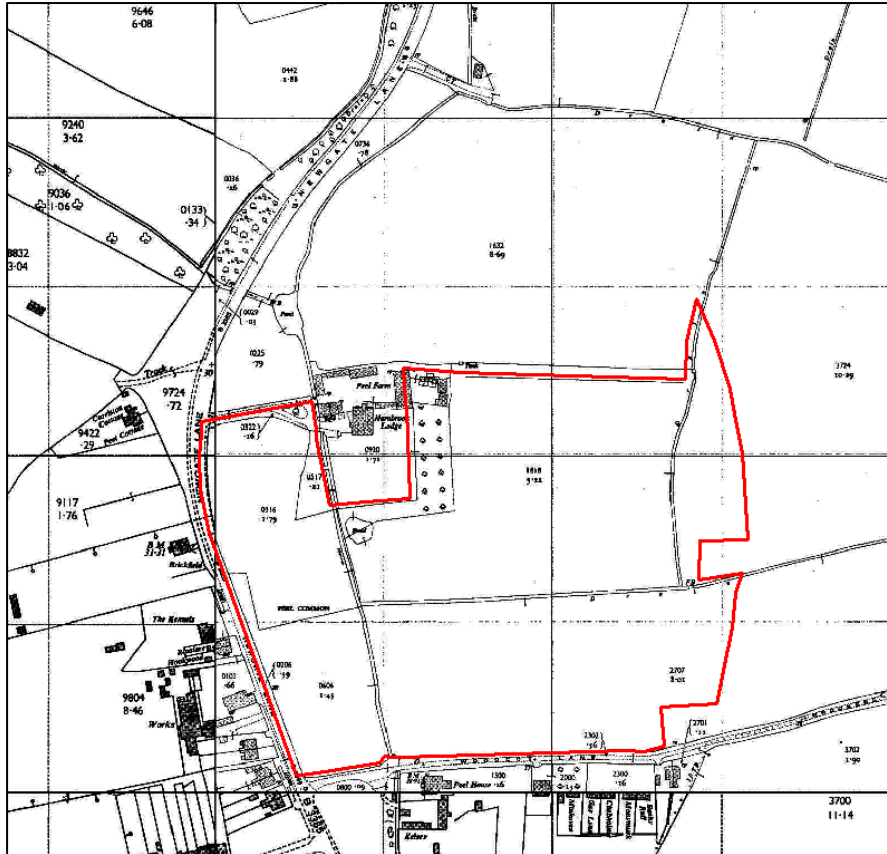


Plate 19: 1954-65 Ordnance Survey map

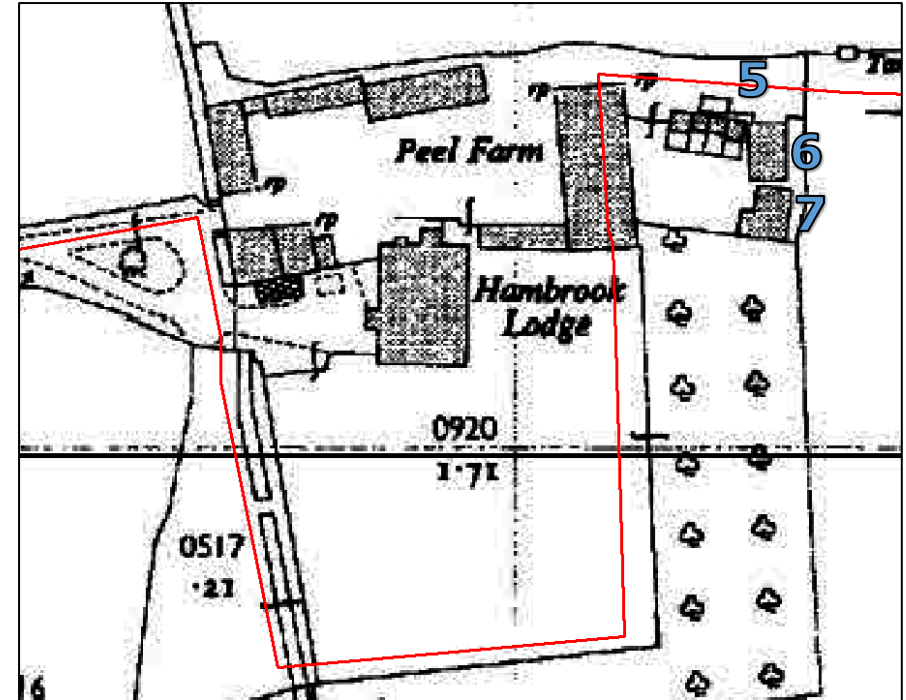


Plate 20: Peel Farm in 1954-65

5.36 The 1954-65 Ordnance Survey map (Plate 19, Plate 20) no longer shows small rectangular structure E, formerly depicted in the southern part of the Site on the 1932 map. A field boundary is illustrated within Peel Common in the south-western part of the Site, suggesting that it had been enclosed for private use by this time. Buildings 5 and 7 had been constructed within the Site boundary in the eastern part of Peel Farm, replacing two previous buildings (first recorded on the 1932 map). Buildings 5 and 7 survive today only in a ruinous state and are not considered to be heritage assets. Outside the Site area, Peel

Farmhouse had been rebuilt as or replaced by Hambrook Lodge.



*Plate 21: 2018 aerial image of Site<sup>29</sup>*



*Plate 22: Peel Farm in 2018*

5.37 A current aerial photograph of the Site (Plate 21, Plate 22) shows a number of small agricultural structures associated with horse-rearing and various subdivided paddocks within the western part of the Site, along with a utility building (F). These structures are not considered to be heritage assets. This current aerial imagery shows that Building 6 has been demolished. Building 5 is in poor condition and heavily overgrown. Building

<sup>29</sup> Bing Maps Aerial - © 2018 Microsoft Corporation © 2018 DigitalGlobe ©CNES (2018) Distribution Airbus DS

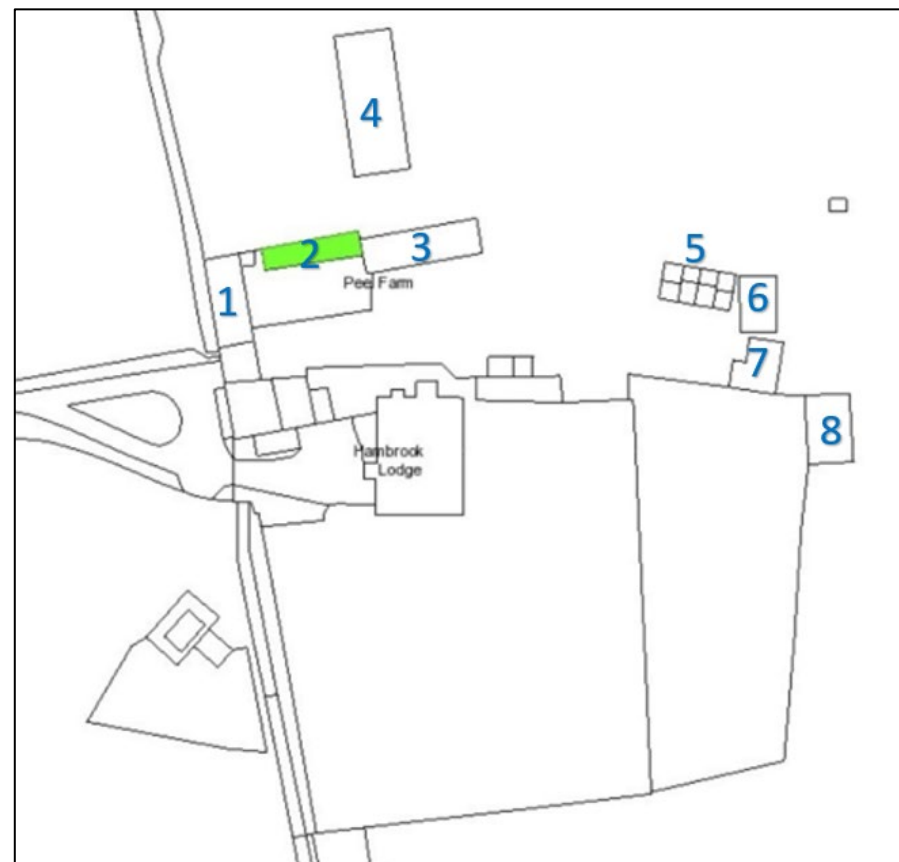
8 is shown within the Site boundary, having been built since 1954-65. Buildings 5, 7 and 8, still present within the Site, are not considered to be heritage assets.

#### Locally Listed Building

5.38 A locally listed building (FBC ref. LB/20/306) is recorded at Peel Farm immediately north of the Site. The building is described in council records (*pers. comm* Mike Franklin) as an 18<sup>th</sup>- or early 19<sup>th</sup>-century weatherboarded building with a tiled half-hipped roof, rectangular in plan with the long sides resting on nine saddle stones, and with three stones at each end. The building also featured large central doors, with a door and window at each end.

5.39 The location of the locally listed building from Fareham Borough Council's online mapping is provided at Plate 23, which co-locates with Building 2 identified in the assessment above. Building 2 was first recorded between 1898 and 1932, and was not built in the 18<sup>th</sup> or early 19<sup>th</sup> century. Analysis of cartographic and aerial photographic sources suggests that the locally listed building was located immediately to the east of Building 2 – where a building (Building 3) with a half-hipped roof is shown on aerial photographs (Plate 24, Plate 25). A modern aerial image and the site visit indicate that apart from a remnant of brick walling, no buildings are located at either the site of the locally listed building (Building 2) as recorded on the council's online mapping, or the likely actual former location of the building shown on historic aerial photography (Building 3) (Plate

24, Plate 25). As this locally listed building is no longer present, it is not therefore considered to represent a constraint to development within the Site.



*Plate 23: Location of locally listed building as recorded on FBC online mapping (building numbers have been added to this image for clarity)*



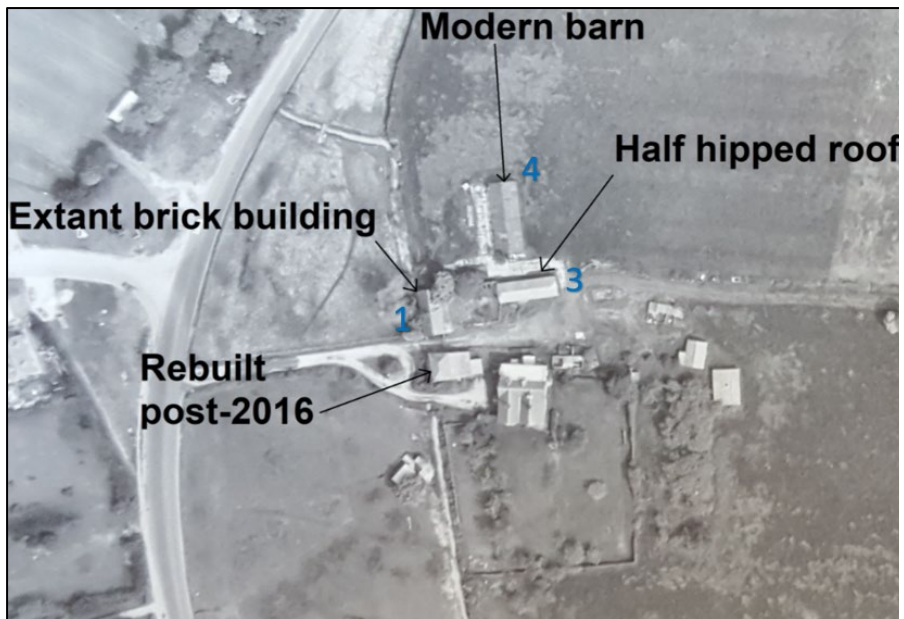


Plate 24: 1979 aerial photograph of Peel Farm<sup>30</sup>



Plate 25: Detail of northern part of Peel Farm from 1988 aerial photograph<sup>31</sup>

<sup>30</sup> Historic England reference OS/79038 12366 V 57

<sup>31</sup> Historic England reference OS/88004 13215 V 9



*Plate 26: 2018 aerial image of former location of locally listed building*

**Undated**

- 5.40 HHER record 69510 located c. 700m north of the Site constitutes a data point for the entire archaeological works and finds for the Newgate Lane Relief Road scheme, which extends across a wide area and is discussed above where relevant.
- 5.41 Archaeological evaluations at HMS Daedalus c. 820m south-west

of the Site recorded an undated boundary ditch containing a single flake of burnt flint and a fragment of a pig femur, and a small undated pit (HHER ref. 67694, 67968).

- 5.42 A number of linear cropmarks recorded by the HHER are located within the study area, and depicted on Figure 3. None are located within the Site or in close proximity.
- 5.43 A locally listed building c. 440m north of the Site (FBC ref. LB/20/309) was demolished in 1985, according to FBC records (the online interactive Historic Environment map).

**Historic Environment Summary**

- 5.44 Trial trench evaluation for the Newgate Lane Relief Road recorded an undated gully within the Site, and further gullies immediately to the east and c. 35m south-east containing a (possibly residual) sherd of Bronze Age/Iron Age pottery, and a small amount of burnt flint respectively. The gullies recorded within the Site and its vicinity varied in form and are likely related to agricultural and drainage functions. The potsherd and burnt flint are both possibly residual and do not appear to indicate the presence of further prehistoric activity. As such, there is no current evidence to suggest that prehistoric activity was focused with the Site itself.
- 5.45 No confirmed evidence of Roman-period activity has been identified within the Site or in close proximity, apart from the presence of a 19<sup>th</sup>-century farmstead called 'Rome' or 'Room' which does not necessarily suggest the presence of a Roman-period farmstead. There is no evidence to suggest that Roman-



period activity was focused within the Site.

- 5.46 The Site formed part of the distant hinterland of the settlement of Ellingham and the outlying hamlet of Stubbington in the early medieval and medieval periods. It is likely that Peel Common, which extended through the western part of the Site, was established in the medieval period as a strip of roadside waste connected to the more extensive Chark Common to the south. There is no current evidence for medieval settlement associated with the former common, and there is no current evidence to suggest that medieval activity (beyond agricultural use) has taken place within the Site.
- 5.47 The locally listed building recorded immediately north of the Site by Fareham Borough Council (FBC ref. LB/20/306) is no longer present and does not therefore present a constraint to

development. The existing agricultural and ancillary buildings within the Site date to the latter half of the 20<sup>th</sup> century, and are not considered to be heritage assets. The site of a former small 20<sup>th</sup>-century structure in the southern part of the Site (likely agricultural in nature) is also not considered to be a heritage asset. There is potential for the farmyard area of the Site to contain below-ground archaeological remains of former post-medieval farm buildings at Peel Farm. Such remains would be, at most, of local significance, and would not present a constraint to development within the Site.

# 6. Setting Assessment

- 6.1 Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets* (see *Methodology* above) is to identify which heritage assets might be affected by a proposed development.
- 6.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3 Consideration was made as to whether any of the designated heritage assets present within or beyond the 1km study area include the Site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4 Assets in the 1km study area comprise:
- **Grade II Listed Carriston Cottage, c. 50m west of the Site (1232711) and**
  - **Grade II Listed Foxbury Cottages Foxbury Farmhouse c. 390m north of the Site (1094242).**
- 6.5 Due to the screening effect of topography, built form, vegetation and lack of historic functional association with the Site, designated heritage assets beyond the 1km study area are not

considered to be sensitive to development within the Site.

## **Grade II Listed Carriston Cottage (1232711)**

- 6.6 The Grade II Listed Carriston Cottage is located c. 50m west of the Site. According to the Listing description (Appendix 4) it was probably built in the 18<sup>th</sup> century – a building is shown at this location on a 1783 map (Plate 10). It appears to have varied in use as a single house or as two cottages over time. The 1837-38 Tithe Apportionment records it as “two tenements” whereas the Listing description states “originally one house, now two cottages”. It is not clear which the building was originally constructed to serve as.

## **APPENDIX 4: CARRISTON COTTAGE LISTING DESCRIPTION**

- 6.7 This two and a half-story building is constructed of red brick, with a grey brick façade to the principal (north-eastern) elevation, with red brick dressing. At the centre of the first floor is a redbrick recessed panel with a grey brickwork diamond. The pair of dormer windows of the half storey project from a tiled half-hipped roof. The building also features 18<sup>th</sup> or early 19<sup>th</sup>-century casement windows with glazing bars, with cambered head linings on the lower windows. The Listing description states that there are “2 doors centre ground floor”, although these were not visible during the Site visit. A two-storey 20<sup>th</sup>-century

extension is located to the west, with further single-storey 20<sup>th</sup>-century wings and connected garages present to the south-west and north-west.



*Plate 27: Carriston Cottage, looking south*



*Plate 28: Surroundings of Carriston Cottage, looking south-west*

- 6.8 *Carriston Cottage* primarily derives its significance from the architectural interest and aesthetic value of its built fabric, and from its illustrative historical significance as an 18<sup>th</sup>-century rural roadside common house/pair of cottages.
- 6.9 *Carriston Cottage* also derives some significance from its setting. The design of the grounds and gardens appears modern and does not contribute to its significance, although the outline of the original boundary plot does survive which makes a contribution to its illustrative historical significance as a relatively modest rural roadside common dwelling.
- 6.10 The former Peel Common is located immediately to the east of the asset, with parts of the former common surviving as green space immediately to the east and north-east, and as paddocks



across Newgate Lane to the north-east, east and south-east (including the Site, Plate 30). Open spaces associated with the former Peel Common in the vicinity of the building are considered to make a minor contribution to its overall significance (bearing in mind that its significance is primarily derived from its built fabric), through its illustrative historical value as a dwelling which was constructed fronting onto roadside common land.

- 6.11 Some areas to the south of the asset have been developed with modern linear residential built form, and a large waste water treatment plant is located to the west – these elements do not contribute to the significance of the building.



*Plate 29: View east from vicinity of Carriston Cottage, looking across former common land to and beyond Peel Farm*



*Plate 30: View south-east from vicinity of Carriston Cottage, across former common land*



*Plate 31: View of rural land to north-west of Carriston Cottage*

- 6.12 The Site includes parts of Peel Common to the east and south-east of the asset, and parts of the wider rural landscape to the south-east, with the former making a minor contribution to its significance. However, a clear historic functional association between the building and the Site has not been identified.
- 6.13 The proposed development will preserve the extent of the former Peel Common along the western extent of the site. The area of common is to be retained as open space including footpaths, new planting and a local equipped area of play (LEAP). Proposed built form is set back beyond the area of former common within the site, and is located approximately 160m to the south-east of *Carriston Cottage*. Therefore, the former common land to the north-east, east and south-east of the building will be preserved.
- 6.14 Views across the common land to the north-east, east and south-east from the principal elevation of the building will be preserved. None of the former extent of common land within the site is proposed as built form. The conversion of the former common land in the vicinity of the asset from private use to public open space, somewhat similar to its original historical use, will have a positive effect on the setting of the building.
- 6.15 The proposed development, which will include the conversion of the former common areas in the vicinity of the asset to public open space, along with the development of the rural landscape further to the east and south-east of the asset, will overall result in no harm to the significance of the Grade II Listed *Carriston*

*Cottage*.

### **Grade II Listed Foxbury Cottages Foxbury Farmhouse (1094242)**

- 6.16 The Grade II Listed *Foxbury Cottages Foxbury Farmhouse* is located c. 390m north of the Site. The Listing description is provided at Appendix 5. The asset is a 17<sup>th</sup>-century (or earlier) timber-frame and redbrick cross-wing house, now divided into the two residences. The two-storey building has a half-hipped roof with modern pantiles and redbrick chimney stacks. The principal elevation of the former farmhouse, with four window bays to each floor including the cross-wing, faces eastward across Newgate Lane. *Foxbury* primarily derives its significance from the architectural interest and aesthetic value of its built fabric.

### **APPENDIX 5: FOXBURY LISTING DESCRIPTION**

- 6.17 *Foxbury* also derives some significance from its setting, primarily from its group value with the locally listed Foxbury Stables to the north. The asset no longer functions as a farmhouse and its connection with the agricultural landscape has been reduced, and the formerly associated stables are now in use as a residence within a separate plot of land. The open space of the farmyard and a 20<sup>th</sup>-century barn survive to the north, albeit within a separate plot, and make an important contribution to its illustrative historical significance as a former farmhouse in combination with the former stables.





*Plate 32: Grade II Listed Foxbury, looking north-west*



*Plate 33: Grade II Listed Foxbury, looking south-west across former farmyard*

6.18 The surrounding agricultural land in the vicinity of the asset makes a minor contribution to its aesthetic value and its eroded illustrative historical significance as a former farmhouse. The large solar park immediately to the west (to the rear of the building) and the busy newly-built relief road c. 40m to the east, and the large nursing home c. 120m to the north, have reduced the rural character of the surrounding area. A semi-detached pair of 20<sup>th</sup>-century houses immediately to the south also increases the experience of the building as residential in character.

6.19 The original route of Newgate Lane and open space associated with the former Peel Common in the vicinity of the building also makes a contribution to the illustrative historical value of the building as a farmhouse which was established by the road and associated roadside common. However, due to the construction of the Newgate Lane relief road the former common land is now sandwiched between the two stretches of road and its character changed to that of a large modern roadside verge, including fencing and drainage and attenuation features (Plate 34). Therefore, these areas now only make a minor contribution to the significance of the asset.





*Plate 34: View east from Grade II Listed Foxbury, across former common and agricultural land*

6.20 The Site forms part of the agricultural land and part of the former Peel Common in the wider vicinity of the building, c. 390m to the south and largely visually screened by the 20<sup>th</sup>-

century house immediately south of the asset.

6.21 The 1837-38 Tithe Apportionment records that Foxbury Farm and Peel Farm were under the occupation of the same tenant although it is not clear which was the primary farmstead. While the Site formed part of the same wider landholding, it was nonetheless part of a separate farmstead and this slight historic connection is not considered to contribute to the significance of the Listed Building.

6.22 Development within the Site would not be readily visible from the former farmhouse due to its orientation and the screening effect of the modern house immediately to the south. Due to the lack of clear inter-visibility and the tenuousness of the historic link between the Site and the asset, the proposed development is not considered to result in any harm to the significance of the building.

# 7. Conclusions

## Archaeological Resource

- 7.1 Trial trench evaluation for the Newgate Lane Relief Road recorded an undated gully within the Site, and further gullies immediately to the east and c. 35m south-east containing a (possibly residual) sherd of Bronze Age/Iron Age pottery, and a small amount of burnt flint respectively. The gullies recorded within the Site and its vicinity varied in form and are likely related to agricultural and drainage functions. The potsherd and burnt flint are both possibly residual and do not appear to indicate the presence of further prehistoric activity. As such, there is no current evidence to suggest that prehistoric activity was focused with the Site itself.
- 7.2 No confirmed evidence of Roman-period activity has been identified within the Site or in close proximity, apart from the presence of a 19<sup>th</sup>-century farmstead called 'Rome' or 'Room' which does not necessarily suggest the presence of a Roman-period farmstead. There is no evidence to suggest that Roman-period activity was focused within the Site.
- 7.3 The Site formed part of the distant hinterland of the settlement of Ellingham and the outlying hamlet of Stubbington in the early medieval and medieval periods. It is likely that Peel Common, which extended through the western part of the Site, was established in the medieval period as a strip of roadside waste

connected to the more extensive Chark Common to the south. There is no current evidence for medieval settlement associated with the former common, and there is no current evidence to suggest that medieval activity (beyond agricultural use) has taken place within the Site.

- 7.4 The locally listed building recorded immediately north of the Site by Fareham Borough Council is no longer present and does not therefore present a constraint to development. The existing agricultural and ancillary buildings within the Site date to the latter half of the 20<sup>th</sup> century, and are not considered to be heritage assets. The site of a former small 20<sup>th</sup>-century structure in the southern part of the Site (likely agricultural in nature) is also not considered to be a heritage asset. There is potential for the farmyard area of the Site to contain below-ground archaeological remains of former post-medieval farm buildings at Peel Farm. Such remains would be at most, of local significance, and would not present a constraint to development within the Site.

## Setting

- 7.5 Designated heritage assets within and beyond a 1km study area were considered during this assessment. The assessment concluded that the former common land within the Site forms part of the setting of the Grade II Listed *Carriston Cottage* which makes a minor contribution to its significance. This contribution is derived from its illustrative historical value as a dwelling fronting onto a former roadside common. The former common land to the north-east, east and south-east of the building and views across it will be preserved by the proposed development. The conversion of the former common land in the vicinity of the asset from private use to public open space, somewhat similar to its original historical use, will have a positive effect on the setting of the building. Overall, the proposed development will result in no harm to the significance of the Grade II Listed *Carriston Cottage*.
- 7.6 Development within the Site would not be readily visible from the Grade II Listed *Foxbury Farmhouse Foxbury Cottages* due to its orientation and the screening provided by the modern house immediately to the south. Due to the lack of clear inter-visibility and the tenuousness of the historic link between the Site and the asset, the proposed development is not considered to result in any harm to the significance of the building.

## 8. Sources

### Cartographic and Archival Sources

		1866	Titchfield Common Enclosure map. HRO ref. Q23/2/127/1
1610	Modern reprint of 1844 lithograph of 1610 map of Titchfield, with leaflet. HRO ref. 142M83/1	1867	Crofton manor Enclosure map. HRO ref. Q23/2/128
1753	A map of the manors of Titchfield with Posbrooke, Segenworth etc. HRO ref. 21M52/1	1867	Newland Manor Enclosure map. HRO ref. Q23/2/129
1773-1935	Bundle of documents relating to Swaggs and Hazel's farms including sale particulars of properties at Stubbington and Peel Common. HRO ref. 8A00/A3/1	1870	6" map covering Fareham and Titchfield. HRO ref. 11M82/1/1
1782	Plan of the manors of Titchfield. HRO ref. 16M63/56	1870-1874	6-inch First Edition Ordnance Survey map
c. 1783	Plan and survey of Portsea Island and Gosport and hinterland (to Titchfield and Titchfield Haven). HRO ref. 16M51/7	1879-80	25-inch First Edition Ordnance Survey map
1803	Map of parish of Titchfield. HRO ref. 11M59/WDC/E2/8079	1880	Agreement for sale of freehold and copyhold messuages and lands at Titchfield with scheduled and plan. HRO ref. 45A16/20
1807	Plan of Little Posbrook Estate, Titchfield. HRO ref. 8A00/A15/50	1898	25-inch Second Edition Ordnance Survey map
1837-38	Titchfield Tithe map, multi-part map. Peel Common area HRO ref. 21M65/F7/234/8	1898	6-inch Second Edition Ordnance Survey map
		1909	25-inch Third Edition Ordnance Survey map
		1910-11	6-inch Third Edition Ordnance Survey map

1918	Sale particulars of Titchfield Estate. HRO ref. 45A17/A17/1	1970	1:10,000 Ordnance Survey map
1919	Sale particulars of remaining portions of Titchfield Estate. HRO ref. 45A17/A17/2	1971	1:1,250 Ordnance Survey map
1926 – 1930s	Plans of Peel Common. HRO ref. 64M76/DDS/G15	1983	1:10,000 Ordnance Survey map
1932	25-inch Ordnance Survey map	1987	Sketch map of Titchfield showing places of historic interest, published by Titchfield History Societ. HRO ref. 84M94/84/8
1936	Bundle of sale particulars of lands and houses including at Peel Common. HRO ref. 27M65/15	1988	1:10,000 Russian map
1938-42	6-inch Ordnance Survey map	1991	1:10,000 Ordnance Survey map
1954-65	25-inch Ordnance Survey map		
1956	Dr. Taverner's notes on Peel Common. HRO ref. 7M70/1/34		
1963	6-inch Ordnance Survey map		
1965-85	25-inch Ordnance Survey map		
1968	6-inch Ordnance Survey map		

**Bibliographic Sources: see footnotes in text**

## Aerial Photographic Sources

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)
RAF/CPE/UK/1749	468	RP	3025	P	SU 567 033	2	21 SEP 1946	A	9800	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1749	468	RP	3026	P	SU 575 032	2	21 SEP 1946	A	9800	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1768	484	RS	4060	P	SU 565 033	14	07 OCT 1946	AB	9840	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1768	484	RS	4061	P	SU 571 027	14	07 OCT 1946	AB	9840	20	Black and White 8.25 x 7.5
RAF/82/766	1427	Vp1	179	P	SU 574 034	6	21 APR 1953	A	5000	6	Black and White 9 x 9
RAF/82/766	1427	Vp1	180	P	SU 569 034	6	21 APR 1953	A	5000	6	Black and White 9 x 9
RAF/82/1006	1520	F64	363	P	SU 582 035	53	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5
RAF/82/1006	1520	F64	364	P	SU 571 039	53	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5
RAF/58/2743	1918	F44	245	N	SU 571 030	10	23 MAR 1959	AB	10000	36	Black and White 8.25 x 7.5
RAF/58/2152	2539	V1	33	N	SU 564 028	7	29 APR 1957	AB	15000	20	Black and White 8.25 x 7.5
RAF/58/2152	2539	V1	34	N	SU 574 027	7	29 APR 1957	AB	15000	20	Black and White 8.25 x 7.5
RAF/540/1346	2904	F22	91	N	SU 572 027	13	13 JUL 1954	AC	10000	36	Black and White 8.25 x 7.5
RAF/540/1346	2904	F22	92	N	SU 568 031	13	13 JUL 1954	AC	10000	36	Black and White 8.25 x 7.5
RAF/540/460	3192	RPp1	3270	P	SU 573 032	2	18 APR 1951	A	5000	20	Black and White 8.25 x 7.5
RAF/540/460	3192	RPp1	3271	P	SU 570 033	2	18 APR 1951	A	5000	20	Black and White 8.25 x 7.5
RAF/541/T/51	5063	RS	4048	P	SU 569 023	10	12 OCT 1950	A	10333	36	Black and White 8.25 x 7.5
OS/62091	11110	V	49	N	SU 567 036	5	31 AUG 1962	A	6500	12	Black and White 9 x 9
OS/62091	11110	V	50	P	SU 572 039	5	31 AUG 1962	A	6500	12	Black and White 9 x 9
OS/69258	11143	V	389	N	SU 568 032	3	11 JUN 1969	A	7200	12	Black and White 9 x 9
OS/79038	12366	V	56	N	SU 568 032	4	01 JUN 1979	A	5100	12	Black and White 9 x 9
OS/79038	12366	V	57	P	SU 572 032	4	01 JUN 1979	A	5100	12	Black and White 9 x 9
OS/88004	13215	V	8	P	SU 574 036	1	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88004	13215	V	9	P	SU 574 031	1	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88004	13215	V	18	P	SU 565 033	2	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88275	13366	V	69	P	SU 574 033	1	30 SEP 1988	A	5500	12	Black and White 9 x 9
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OS/88275	13366	V	101	N	SU 566 031	2	30 SEP 1988	A	5500	12	Black and White 9 x 9
OS/99206	15308	V	185	N	SU 574 035	8	08 JUL 1999	A	7500	12	Black and White 9 x 9



OS/99206	15308	V	186	N	SU 569 035	8	08 JUL 1999	A	7500	12	Black and White 9 x 9
OS/01144	15777	V	142	N	SU 569 031	8	02 JUL 2001	A	5300	12	Colour 9 x 9
OS/01144	15777	V	143	N	SU 574 031	8	02 JUL 2001	A	5300	12	Colour 9 x 9
OS/72150	20640	V	22	N	SU 574 036	2	02 JUN 1972	A	10000	6	Black and White 9 x 9
OS/00568	23402	V	13	N	SU 566 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/00568	23402	V	14	N	SU 570 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/00568	23402	V	15	N	SU 575 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/02105	23821	V	157	N	SU 569 037	10	01 JUN 2002	A	8000	6	Colour 9 x 9
OS/02105	23821	V	158	N	SU 576 037	10	01 JUN 2002	A	8000	6	Colour 9 x 9
OS/04513	24478	V	111	N	SU 572 041	4	24 APR 2004	A	10000	6	Colour 9 x 9
OS/04513	24478	V	156	N	SU 574 024	5	24 APR 2004	A	10000	6	Colour 9 x 9
OS/04513	24478	V	157	N	SU 565 024	5	24 APR 2004	A	10000	6	Colour 9 x 9
ADA/128	26190	V	29	N	SU 568 026	2	25 MAY 1983	A	10000	6	Black and White 9 x 9
ADA/128	26190	V	30	N	SU 573 034	2	25 MAY 1983	A	10000	6	Black and White 9 x 9

Total Sorties 21

Total Frames 42

# Appendix 1: Buildings at Peel Farm within Site Boundary

<b>Building name:</b>	<b>Building 5</b>
<b>Building type / purpose (including previous uses where appropriate) :</b>	Small farm building – possible pig pens.
<b>Materials:</b>	Concrete and wood, corrugated metal roofing.
<b>Approximate date:</b>	Constructed between 1932 and 1952
<b>Other information:</b>	Ruinous condition and heavily overgrown

**Images:**



**Compiled by:**

Donal Lucey

**Date:**

08/06/2018

<b>Building name:</b>	<b>Building 6</b>		
<b>Building type / purpose (including previous uses where appropriate):</b>	Ancillary farm building		
<b>Materials:</b>	No longer present.		
<b>Approximate date:</b>	Constructed between 1856 and 1898		
<b>Other information:</b>	Building has been demolished, no longer present.		
<b>Images:</b>			
<b>Compiled by:</b>	Donal Lucey	<b>Date:</b>	08/06/2018

<b>Building name:</b>	<b>Building 7</b>
<b>Building type / purpose (including previous uses where appropriate) :</b>	Ancillary farm building
<b>Materials:</b>	Cement block walls, timber framing, roof tiles possibly cement
<b>Approximate date:</b>	Constructed between 1932 and 1954
<b>Other information:</b>	Poor condition, overgrown



<b>Images:</b>	 The image contains two side-by-side photographs of a stone building, likely a barn or outbuilding, that is heavily overgrown with vegetation. The building has a gabled roof and a small window. The surrounding area is filled with tall grasses and various trees and shrubs, suggesting a rural or semi-rural setting. The left photograph shows the building from a slightly different angle than the right one, both capturing the extent of the overgrowth.		
<b>Compiled by:</b> Donal Lucey	<b>Date:</b>	08/06/2018	

<b>Building name:</b>	<b>Building 8</b>
<b>Building type / purpose (including previous uses where appropriate) :</b>	Ancillary farm building
<b>Materials:</b>	Corrugated walls (possibly damaged asbestos) and similar roof.
<b>Approximate date:</b>	Built between 1968 and 1975
<b>Other information:</b>	Poor condition. POSSIBLE ASBESTOS SAFETY RISK

**Images:**



**Compiled by:**

Donal Lucey

**Date:**

08/06/2018

# Appendix 2: Heritage Gazetteers

## Historic England Data

Historic England Listed Buildings within 1km study area

List Entry	Name	Grade	Legacy UID	NGR
1094242	FOXBURY COTTAGES FOXBURY FARMHOUSE	II	141716	SU 57112 03648
1232711	CARRISTON COTTAGE	II	141715	SU 56950 03223

AMIE Monument Point Data within 1km study area

HOB UID	Name	Description	Eastings
1521965	SEARCHLIGHT BATTERY TG03 86	The possible site of Second World War searchlight battery no. TG03 86 at Peel. During August/September 1941 35 Searchlight Regiment ordered its batteries to redeploy to the existing sites in area TG03	456900:103400
234443		An Acheulean flint handaxe was found in October 1966 in the garden of 18 Hurst Green, Peel Common Estate, Gosport. A Lower Palaeolithic handaxe was found in a garden on the 8 metre Terrace geology. The latter object may be the same as the former.	457710:102550



### AMIE Monument Polygon Data within 1km study area

HOB UID	Name	Description	Eastings
1401642	HMS DAEDALUS	A former Royal Navy Air Service military airfield, used in both World Wars and post-war until 1996. It was established in 1917 as a seaplane training school, initially as satellite of Calshot. Hangars and slipways from this period are extant (please see	456250:102012
1401737		A group of blister hangars dating from World War Two at HMS Daedalus, a key former Royal Navy airfield. They are situated to the north of the flying field. These were mobile "temporary" hangars and their survival is relatively rare.	456135:102598
234425		Possible remains of a Roman kiln.	457500:102500

### **Hampshire Historic Environment Record Data**

#### Archaeology Data within 1km study area

SMR_SITE_M	SMR_SITE_N	SMR_EVENT_	SMR_RECTYP	SMR_EVENT1	SMR_EVEN_1
19704	Flint Hand Axe	FINDSPOT	FINDSPOT	-500000	-10001
31010	Romano-British Kiln Site, Chark Common	KILN	MONUMENT	43	409
41689	Searchlight battery at Peel	SEARCHLIGHT BATTERY	MONUMENT	1939	1945
50763	Brookers Cottage	HOUSE	MONUMENT	1400	1550
65122	Site of Brick works, Stubbington	BRICKWORKS	MONUMENT	1898	1909
67694	Hangar Group North-East	BOUNDARY DITCH	MONUMENT	-4000	42
67968	Airfield Hangers East, Additional Area, Archaeological Evaluation	DITCH	MONUMENT	1066	2014



SMR_SITE_M	SMR_SITE_N	SMR_EVENT_	SMR_RECTYP	SMR_EVENT1	SMR_EVEN_1
68514	Possible Romano-British Farmstead	FARMSTEAD	MONUMENT	43	409
69510	B3385 Newgate Lane South, Fareham	Land Drain	MONUMENT	1540	2000

#### Buildings Data within 1km study area

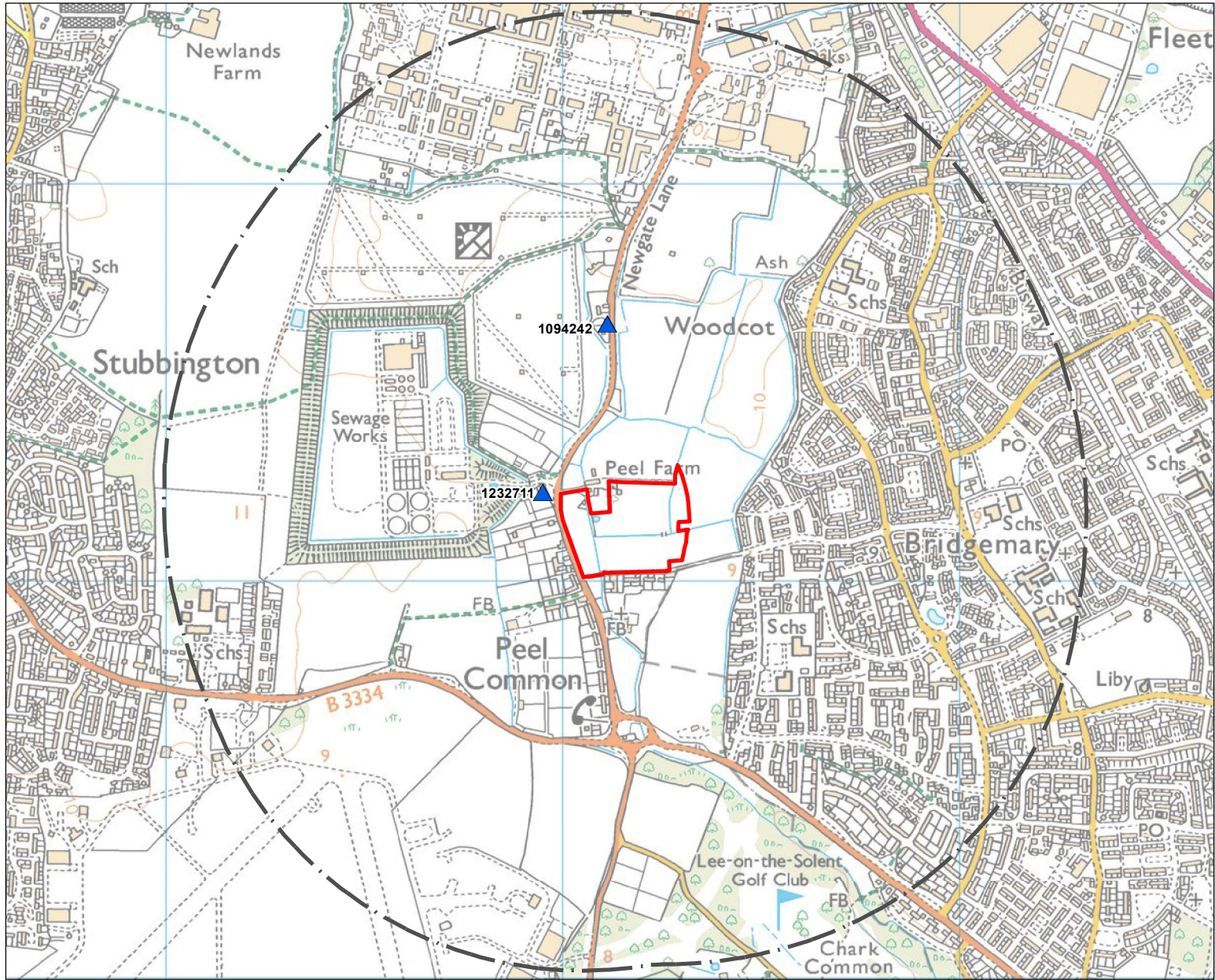
HBB_SITE_M	HBB_SITE_N	HBB_EVENT_	HBB_EVENT1	HBB_EVEN_1	HBB_STA_GR
65950	Fromson Massillon Hanger	HANGAR	1939	1939	Unlisted
65951	Fromson Massillon Hanger	HANGAR	1939	1939	Unlisted
65958	Main Hanger	HANGAR	1939	1939	Unlisted
65959	Main Hanger	HANGAR	1939	1939	Unlisted
65960	Main Hanger	HANGAR	1939	1939	Unlisted
65961	Main Hanger	HANGAR	1939	1939	Unlisted
42516	Foxbury Stables	STABLE	1865	1899	Unlisted
6148	Foxbury Farmhouse	FARMHOUSE	1800	1899	Unlisted
6149	2 Foxbury Cottages	FARMHOUSE	1600	1699	Unlisted
63488	MARTSU Offices	OFFICE	1930	1939	Unlisted
42516	Foxbury Stables	HOUSE	1901	1991	Unlisted
6147	Peel Cottage	HOUSE	1700	1799	Grade II

## Fareham Borough Council Data




Locally listed buildings within 1km study area

<b>FBC Reference</b>	<b>Location</b>	<b>Comments</b>	<b>NGR</b>
LB/20/306	Peel Farm	Barn at Peel Farm. Appears to have been demolished	45707 10324
LB/20/308	Foxbury, Newgate Lane	Foxbury Stables.	45710 10369
LB/20/309	Newgate Lane/Tanners Lane	Demolished 1985	45716 10393

# Appendix 3: Figures



**KEY**

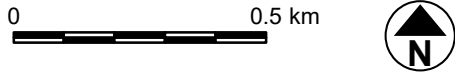
-  Grade II Listed Building
-  Site
-  1km study area

Revisions:  
 First Issue- 16/04/2018 DL  
 Second Issue- 08/06/2018 DL site boundary alteration  
 Third Issue- 29/08/2019 RG site boundary alteration

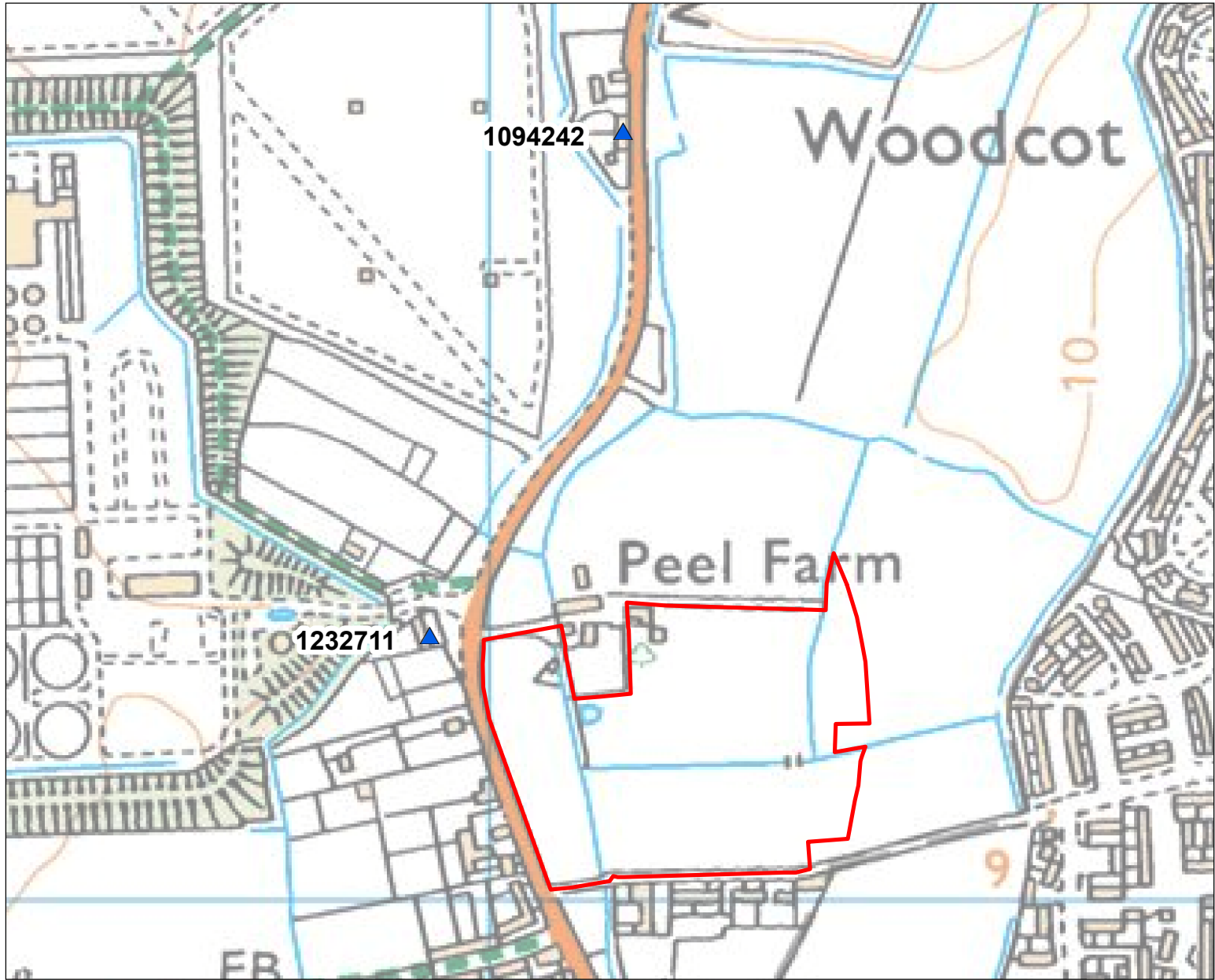
**Figure 1: Designated heritage assets within 1km study area**

**Land at Newgate Lane (south), Fareham, Hampshire**

Client: Fareham Land LP and Bargate Homes  
 DRWG No: BRS.4989.25 Sheet No: - REV:-  
 Drawn by: RG Approved by: GS  
 Date: 29/08/2019  
 Scale: 1:15,000 @ A3







**KEY**

- ▲ Grade II Listed Building
- Site

Revisions:  
 First Issue- 16/04/2018 DL  
 Second Issue- 08/06/2018 DL site boundary alteration  
 Third Issue- 29/08/2019 RG site boundary alteration

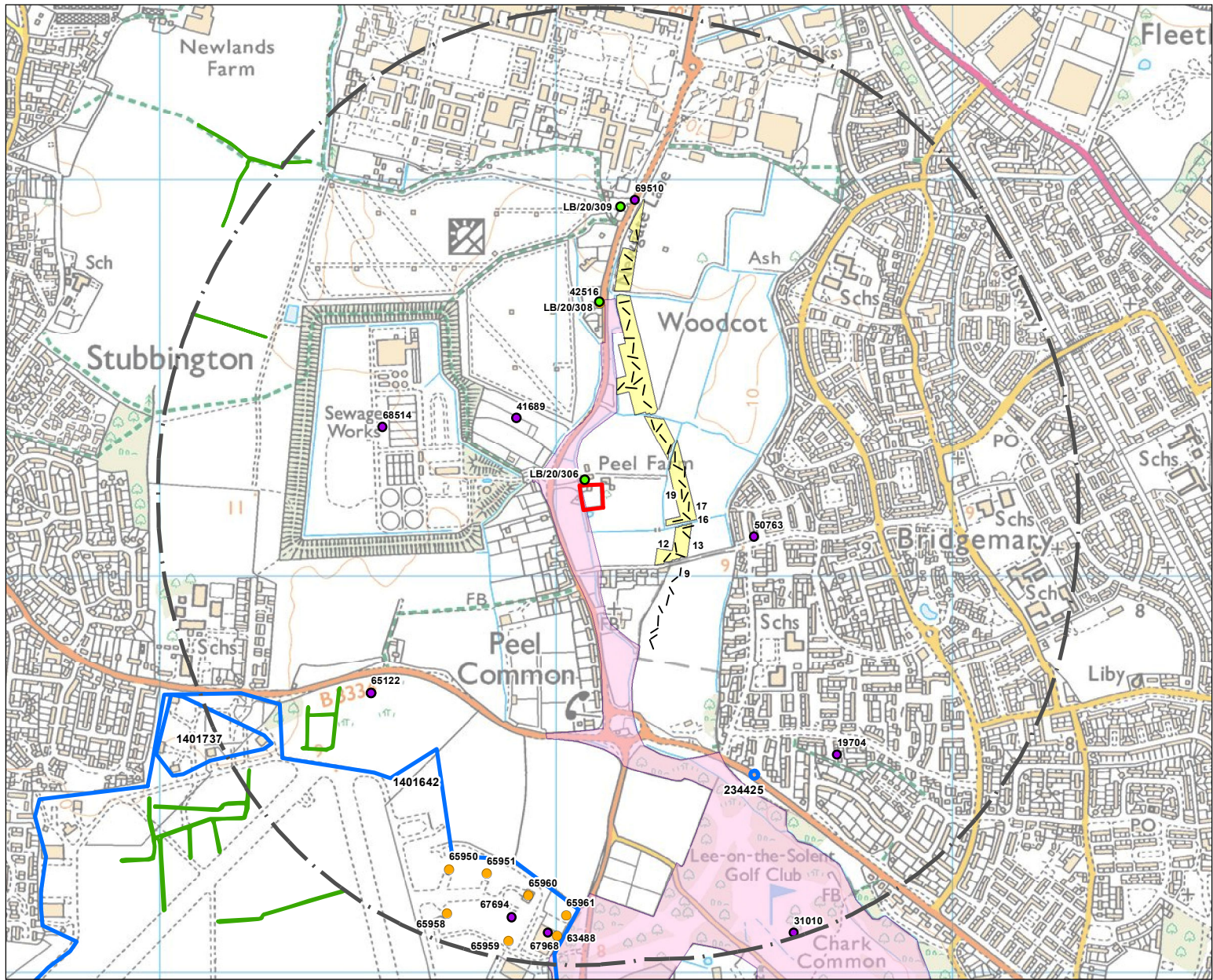
**Figure 2: Designated heritage assets within the vicinity of the Site**

Land at Newgate Lane (south), Fareham, Hampshire

Client: Fareham Land LP and Bargate Homes  
 DRWG No: BRS.4989.26 Sheet No: - REV: -  
 Drawn by: RG Approved by: GS  
 Date: 29/08/2019  
 Scale: 1:5,000 @ A3







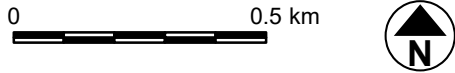
- KEY**
- Locally Listed Buildings
  - 1km Study Area
  - HHER Historic Buildings
  - HHER Archaeology
  - HCC cropmarks
  - Historic England AMIE polygon data
  - Newgate Lane Trial Trenches
  - Newgate Lane Geophysical Survey
  - Approx. 19th-century extent of Peel Common and Chark Common

Revisions:  
 First Issue- 16/04/2018 DL  
 Second Issue- 08/06/2018 DL site boundary alteration  
 Third Issue- 29/08/2019 RG site boundary alteration

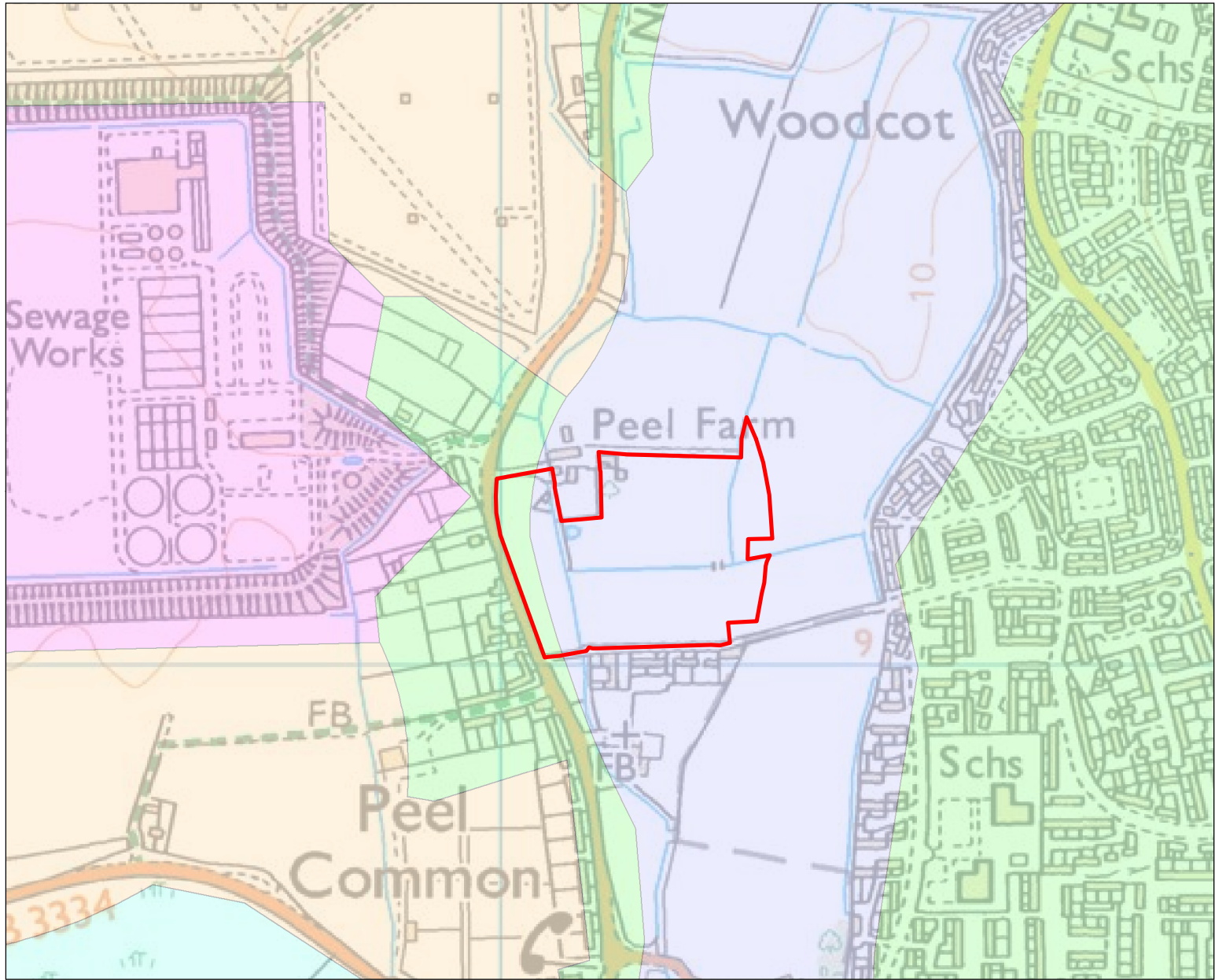
**Figure 3: Historic environment assets and features and previous archaeological works within 1km study area**

Land at Newgate Lane (south), Fareham, Hampshire

Client: Fareham Land LP and Bargate Homes  
 DRWG No: BRS.4989.27 Sheet No: - REV: -  
 Drawn by: RG Approved by: GS  
 Date: 29/08/2019  
 Scale: 1:15,000 @ A3







**KEY**

 Site

**HLC TYPE NAME**

-  Defence. 20th century (1914-)
-  Ex-downland fields. Fields predominantly bounded by tracks, roads, other rights of way
-  Post 1810 settlement (general)
-  Industry. Reservoirs and water treatment
-  Small rectilinear fields with wavy boundaries

Revisions:  
 First Issue- 16/04/2018  
 Second Issue- 08/06/2018 DL site boundary alteration  
 Third Issue- 29/08/2019 RG site boundary alteration

**Figure 4: Historic Landscape Characterisation Data**

**Land at Newgate Lane (south) Fareham, Hampshire**

Client: Fareham Land LP and Bargate Homes  
 DRWG No: **BRS.4989.28** Sheet No: - REV: -  
 Drawn by: RG Approved by: GS  
 Date: 29/08/2019  
 Scale: 1:7,000 @ A3





## KEY

 Site

Revisions:  
First Issue- 16/04/2018 DL  
Second Issue- 08/06/2018 DL site boundary alteration  
Third Issue- 29/08/2019 RG site boundary alteration

## Figure 5: LiDAR Data

Land at Newgate Lane  
(south), Fareham, Hampshire

Client: Fareham Land LP and Bargate Homes

DRWG No: **BRS.4989.29** Sheet No: - REV: -

Drawn by: RG Approved by: GS

Date: 29/08/2019

Scale: 1:3,000 @ A3

0 100 Meters



# Appendix 4: Carriston Cottage Listing Description



Historic England

# CARRISTON COTTAGE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CARRISTON COTTAGE

List entry Number: 1232711

## Location

CARRISTON COTTAGE, NEWGATE LANE

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Fareham

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Oct-1976

Date of most recent amendment: Not applicable to this List entry.



# Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 141715

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

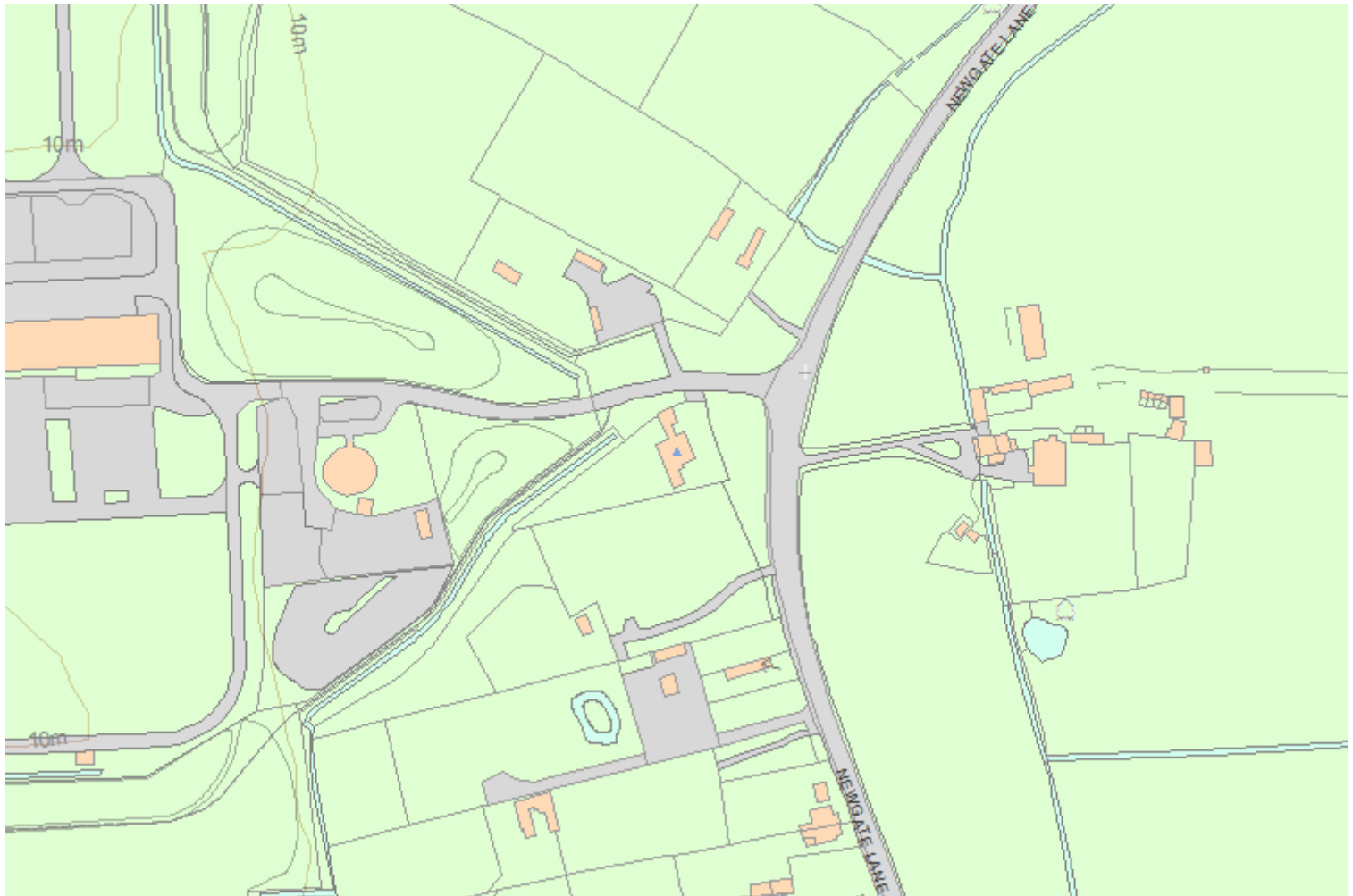
NEWGATE LANE 1. 5231 (West Side) Peel Common Carriston Cottage and Peel Cottage SU 50 SE 20/305 II 2. Probably C18. Originally 1 house, now 2 cottages. Grey brick facade with red brick dressings and old tiled half hipped roof. 2 1/2 storeys. 2 windows, C18/early C19 casements with glazing bars, lower windows with cambered head linings. Red brick, centre 1st floor recessed panel with grey diamond brickwork. 2 doors centre ground floor.

Listing NGR: SU5799407358

### Selected Sources

National Grid Reference: SU 56950 03223

## Map



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For a copy of the full scale map, please see the attached PDF - [1232711.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/214068/HLE_A4L_Grade|HLE_A3L_Grade.pdf)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/214068/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/214068/HLE_A4L_Grade|HLE_A3L_Grade.pdf)).

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 20-Apr-2018 at 03:45:46.

# Appendix 5: Foxbury Listing Description



Historic England

# FOXBURY COTTAGES FOXBURY FARMHOUSE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FOXBURY COTTAGES FOXBURY FARMHOUSE

List entry Number: 1094242

## Location

FOXBURY COTTAGES, 2, NEWGATE LANE  
FOXBURY FARMHOUSE, NEWGATE LANE

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Fareham

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 18-Oct-1955

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 141716

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

NEWGATE LANE 1. 5231 (West Side) Peel Common Foxbury Farmhouse and No 2 Foxbury Cottages (formerly listed as Foxbury Cottages Nos 1 and 2) SU 50 SE 20/307 18.10.55. II GV 2. C17 or earlier. A timber framed house now divided into 2. Square panel framing visible in north gable end. Consists of main north-south range and cross wing. Red brick, steeply pitched, half hipped roof - modern pantiles. Large panelled off centre chimney. 2 storeys. 3 windows (1 over door now blocked) and 2 in cross wing. C19 and reproduction C19 casements. Off centre door with later brick porch. South end has some weatherboarding. Newgate Cottage forms a group with the barn at Foxbury



Farm and with Foxbury Farmhouse and No 2. Foxbury Cottages (the former are buildings of local interest).

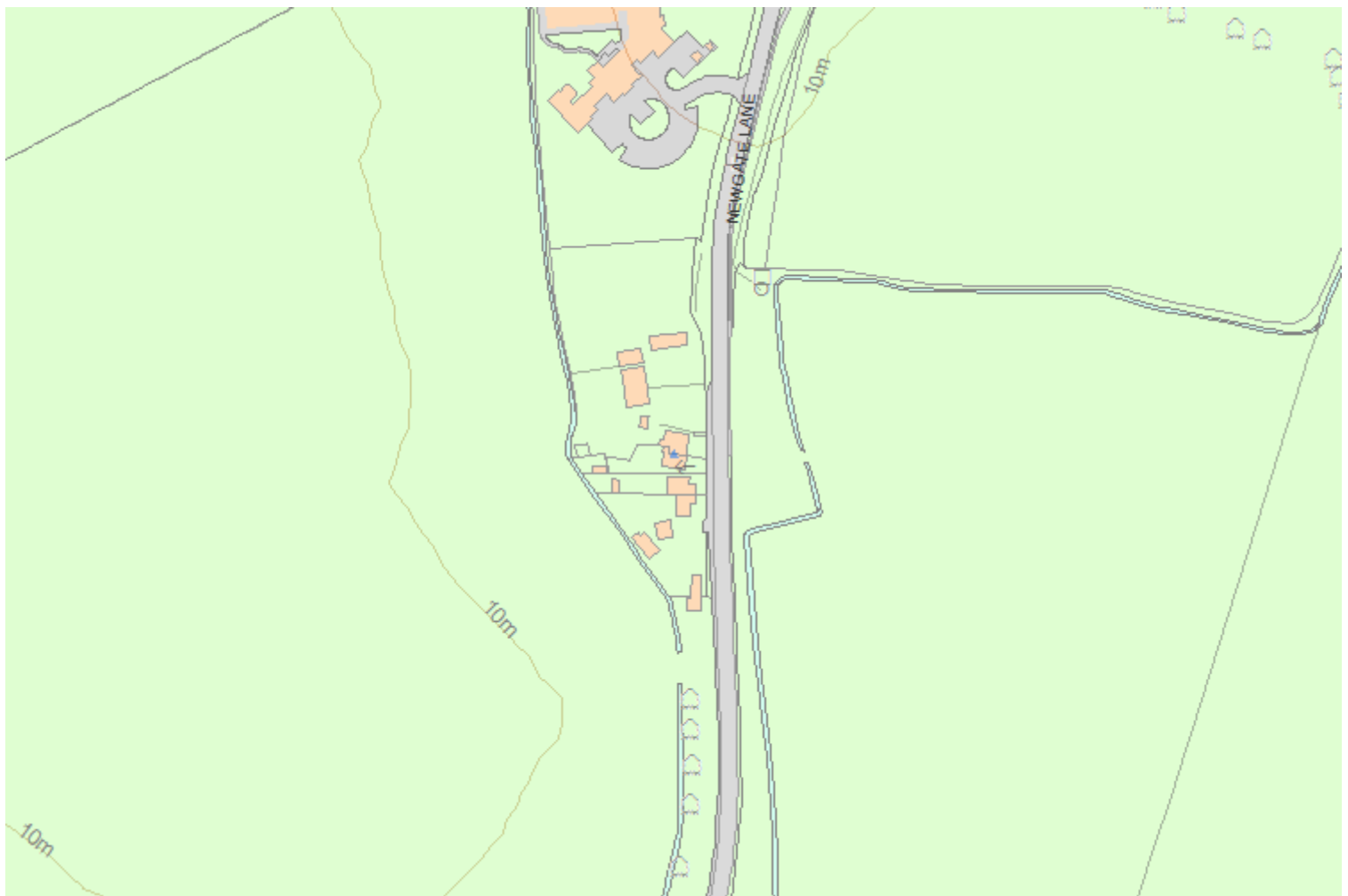
Listing NGR: SU5748704970

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 57112 03648

## Map



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For a copy of the full scale map, please see the attached PDF - [1094242.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/437891/HLE_A4L_Grade|HLE_A3L_Grade.pdf)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/437891/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/437891/HLE_A4L_Grade|HLE_A3L_Grade.pdf)).

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This copy shows the entry on 20-Apr-2018 at 05:45:06.

End of official listing

pegasusgroup.co.uk



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