



LAND EAST OF
NEWGATE LANE EAST,
FAREHAM

HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF MILLER HOMES AND BARGATE HOMES

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

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1. Introduction

1.1 Pegasus Group have been commissioned by Miller Homes and Bargate Homes to prepare a Heritage Statement to consider the proposed residential development at Land East of Newgate Lane East, Fareham in Hampshire as shown on the Site Location Plan provided at Plate 1.

1.2 This Heritage Statement provides information with regards to the significance of the historic environment and archaeological resource to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."²

1.3 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 199 to 203 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.



Plate 1: Site Location Plan

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

² MHCLG, *NPPF*, paragraph 194.

1.4 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be "*proportionate to the asset's importance*"³.

³ MHCLG, NPPF, paragraph 194.

2. Site Description and Planning History

- 2.1 The site is approximately 20.04 ha in area and comprises four agricultural fields located to the south of Fareham (Plates 2-3) and a section of the Newgate Lane East and Newgate Lane along the western boundary.



Plate 2: View north-east from the south-western boundary across the site



Plate 3: View south-east from the north-western extent across the site

- 2.2 The site is bounded by playing fields, a retail park and open space to the north; residential development to the east; agricultural land to the south; and residential development and agricultural land beyond Newgate Lane East to the west.

Planning History

2.3 No planning history for the site was identified within recent planning history records held online by Fareham Borough Council.

2.4 The following applications are relevant to the site:

P/19/1260/OA – Land East of Newgate Lane East, Fareham – Cross Boundary Outline Application with all matters reserved except for access for the construction of up to 99 residential dwellings, landscaping, open space and associated works, with access from Brookers Lane (Gosport Borough Council to only determine part of the application relating to part of access in Gosport Borough). **Application Refused 31st October 2020. Subsequent Appeal Allowed 8th June 2021.**

2.5 The above application relates to the land immediately south of the site. The historic environment was not a reason for refusal as part of the original application.

P18/1118/OA – Land at Newgate Lane (North), Fareham – Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved. **Application Not Determined. Subsequent Appeal Dismissed.**

2.6 The above application relates to land to the south-west of the site, on the opposite side of Newgate Lane East. The historic environment was not a main issue considered as part of the Appeal.

3. Methodology

3.1 The aims of this Heritage Statement are to assess the significance of the heritage resource within the site, to assess any 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 of information and study area

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 (HER) for information on the recorded heritage resource and previous archaeological works;
- Archival sources, including historic maps, held at the Hampshire Record Office; and
- Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

3.3 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. 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 1 and maps illustrating the resource and study area are included as Appendix 3.

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

3.5 Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

3.6 A site visit was undertaken by a Heritage Consultant from Pegasus Group on Tuesday 19th October 2021, 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 in full leaf at the time of the site visit, and thus the potential screening that this affords was also considered when assessing potential intervisibility between the site and surrounding areas.

Assessment of significance

3.8 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."⁴

3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) 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.

3.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁶ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic

Environment⁸ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.11 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their

⁴ MHCLG, *NPPF*, pp. 71-72.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

⁷ MHCLG, *NPPF*, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

collective experience of a place and can symbolise wider values such as faith and cultural identity.”⁹

3.12 Significance results from a combination of any, some or all of the interests described above.

3.13 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

3.14 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.

Setting and significance

3.15 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹¹

3.16 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.”¹²

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

Assessing change through alteration to setting

3.18 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹³ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹⁴

3.19 In GPA 3, 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) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things:

⁹ MHCLG, PPG, paragraph 006, reference ID: 18a-006-20190723.

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹¹ MHCLG, NPPF, p. 72.

¹² MHCLG, NPPF, p. 71.

¹³ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 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 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁵:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of

course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

- 3.22 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.
- 3.23 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:
- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World

¹⁵ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

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 68 of the NPPF;

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 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 PPG 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".¹⁶

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

Assessment of harm

3.25 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

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

¹⁷ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

judgement/weighting exercise as required by the NPPF.

3.26 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 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";¹⁷ and*
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

3.27 With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."¹⁸

3.28 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

3.29 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is

¹⁸ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

- 3.30 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. 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'.¹⁹
- 3.31 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".²⁰ 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.
- 3.32 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, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

¹⁹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²⁰ Historic England, *GPA 2*, p. 9.

- 3.33 It should be noted that this key document also states that:

*"Setting is not itself a heritage asset, nor a heritage designation..."*²¹

- 3.34 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.
- 3.35 With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²²

- 3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, 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.²³

Benefits

- 3.37 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.

²¹ Historic England, *GPA 3*, p. 4.

²² Historic England, *GPA 3.*, p. 8.

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

3.38 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

3.39 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.

3.40 The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a

private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation."²⁴*

3.41 Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

²⁴ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

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 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*,²⁵ 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."*²⁶

²⁵ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²⁶ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

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

*"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."*²⁷

4.5 A judgement in the Court of Appeal ('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 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁸

4.6 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the

²⁷ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁸ *Jones v Mordue* [2015] EWCA Civ 1243.

Development Plan unless material considerations indicate otherwise.²⁹

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 4.7 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.8 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.
- 4.9 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.

- 4.10 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. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change*

²⁹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

(including by making effective use of land in urban areas) and adapt to its effects;

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:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. 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.³⁰

4.11 However, it is important to note that footnote 7 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 180) 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 68); and areas at risk of flooding or coastal change."³¹ (our emphasis)

4.12 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.

4.13 Heritage Assets are defined in the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting

³⁰ MHCLG, *NPPF*, para. 11.

³¹ MHCLG, *NPPF*, para. 11, fn.7.

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).³²

4.14 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."³³ (our emphasis)

4.15 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."³⁴

4.16 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 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

³² MHCLG, *NPPF*, p. 67.

³³ MHCLG, *NPPF*, p. 66.

³⁴ MHCLG, *NPPF*, pp. 71-72.

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."³⁵

4.17 Paragraph 197 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."³⁶*

4.18 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 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

³⁵ MHCLG, *NPPF*, para. 195.

³⁶ MHCLG, *NPPF*, para. 197.

*to substantial harm, total loss or less than substantial harm to its significance.*³⁷

"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.*³⁸

4.19 Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 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.

4.20 In the context of the above, it should be noted that paragraph 201 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

³⁷ MHCLG, *NPPF*, para. 199.

³⁸ MHCLG, *NPPF*, para. 200.

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.*³⁹

4.21 Paragraph 202 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."*⁴⁰

4.22 With regards to non-designated heritage assets, paragraph 203 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

³⁹ MHCLG, *NPPF*, para. 201.

⁴⁰ MHCLG, *NPPF*, para. 202.

will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁴¹

- 4.23 Footnote 68 of the NPPF clarifies that 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.
- 4.24 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 Planning 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.

National Planning Practice Guidance

- 4.25 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.26 This also introduced the national Planning Practice Guidance

⁴¹ MHCLG, *NPPF*, para. 203.

(PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

- 4.27 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.”⁴²

- 4.28 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 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.

⁴² MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

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.”⁴³ (our emphasis)

Local Planning Policy

4.29 Planning applications within Fareham are currently considered against the policy and guidance set out within the Fareham Local Development Framework Core Strategy (adopted August 2011) and the Fareham Borough Local Plan Part 2: Development Sites and Policies (adopted June 2015)..

4.30 The Core Strategy contains the following relevant policy:

“CS6 – The Development Strategy

Development will be focussed in:

- *Fareham (Policy CS7), the Western Wards & Whiteley (Policy CS9), Portchester, Stubbington & Hill Head and Titchfield (Policy CS11);*
- *Land at the Strategic Development Locations to the North of Fareham (Policy CS13) and Fareham Town Centre; (Policy CS8);*
- *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.

Development which would have an adverse effect on the integrity of protected European conservation sites which cannot be avoided or adequately mitigated will not be permitted. This will be informed by the results of ongoing surveys and research, including the Solent Disturbance and Mitigation Project, which may result in adjustments to the scale and/or distribution of development set out in policies CS7-CS13 and could reduce the overall level of development.”

4.31 The Local Plan Part 2 contains the following relevant policy:

“Policy DSP5: Protecting and Enhancing the Historic Environment

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

⁴³ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

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

4.32 With regard to Local Plan policies, paragraph 219 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)."*⁴⁴

4.33 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 202 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 203) 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.

4.34 In this case, although the above 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 policies do not allow for a balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and therefore

considered to be out of date. Thus, the weight which can be attached to them in the decision-making process is limited.

Emerging Policy

4.35 Fareham Borough Council submitted the Fareham Local Plan 2037 to the Planning Inspectorate in September 2021. It contains the following relevant draft policies:

"Strategic Policy HE1: Historic Environment and Heritage Assets

All development should seek to conserve and enhance the historic environment and heritage assets, in line with local and national policy. The Council will take appropriate positive steps to conserve and enhance the Borough's historic environment and heritage assets."

"Policy HE3: Listed Buildings and Structures and/or their Settings

Where a development would affect a listed building/structure and/or its setting, proposals should preserve or enhance any features of special architectural or historic interest they possess, proposals must demonstrate sufficient understanding of and respond to the historic environment by ensuring that:

a) Proposals to alter or extend listed buildings/structures, are accompanied by a Heritage Statement, which provides sufficient

⁴⁴ MHCLG, NPPF, p. 219.

detail and is proportionate to the proposal and describes:

- 1. the significance of any heritage assets affected, including any contribution made by their setting; and*
 - 2. the principles of the proposal and its impact on the building; and*
 - 3. why the works proposed are desirable or necessary;*
- b) Proposals are of a well-considered design which ensure that any development is appropriate in terms of style, scale, density, height, materials, architectural features and detailing; and*
- c) Changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;*
- d) Demolition of structures within the curtilage of a listed building are supported by robust evidence demonstrating that the structure is beyond meaningful use or repair or is not of special architectural or historic interest as a structure ancillary to the principal listed building.*

Great weight will be given to the conservation of listed buildings/structures (the more important the asset, the greater the weight will be). Proposals which would cause substantial harm to or the total loss of the listed building/structure will be refused unless it can be demonstrated that such a proposal would provide substantial public benefits which would outweigh the harm caused to the listed building/heritage asset.

Where total or partial loss of a listed building/structure is to be permitted, the Council may require that:

- e) A scheme for the phased development and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of the signed contract of the construction work must be deposited before construction commences;*
- f) Where practicable, the listed building/structure is dismantled and rebuilt or removed to a site previously approved;*
- g) Important features of the listed building/structure are salvaged and reused;*
- h) There is an opportunity for the appearance, plans and particular features of the listed building/structure to be measured and recorded;*
- i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.*

Proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained. Proposals will be assessed in accordance with the NPPF and the Council will give great weight to the desirability of preserving the listed building/structure, its setting or any features of special architectural or historic interest."

"Policy HE4: Archaeology

Development which would result in harm to the significance of a Scheduled Monument or other nationally important archaeological site¹⁴⁰ will not be permitted unless the tests set out in the NPPF are met.

Applications for development on sites where archaeological remains may be present must be accompanied by an initial desk-based assessment of the archaeological value in the site. Where that initial assessment indicates that significant archaeological remains are or may be present, an archaeological field evaluation will be required. The evaluation should define:

- a) The character, importance and condition of any archaeological deposits or structures within the site; and*
- b) The likely impact of the proposed development of these features; and*
- c) The means of mitigating the impact of the proposed development.*

Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.

Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of any works."

"Policy HE5: Locally Listed Buildings and Non-designated Heritage Assets

Non-designated heritage assets recorded on the Council's list will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.

Development proposals which would affect the significance of a non-designated heritage asset, including any contribution made by its setting, must include the following, in a manner proportionate to the asset's significance:

- a) A description and assessment of the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and*
- b) A description of the impact of the proposed works on the significance and special character of the asset; and*
- c) Justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.*

Where development would demonstrably harm the significance and/or setting of a non-designated heritage asset, consent will be refused unless it can be demonstrated that this harm is outweighed by public benefits.

The Council will consider whether spot-listing is warranted, as appropriate."

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.

5.2 Designated heritage assets are referenced using their seven-digit NHLE number and Hampshire HER Archaeology and Building data points are referenced with their four- or five-digit reference number. Locally listed buildings are referred to using their Fareham Borough Council reference number with the prefix 'LB'.

5.3 A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets, HER records and locally listed buildings are illustrated on Figures 1-2 in Appendix 3.

Previous Archaeological Works

5.4 The route of the Newgate Lane Relief Road located along the western boundary of the site was subject to geophysical survey and trial trench evaluation comprising 44 trenches in 2016 (69510). The edges of some of the geophysical survey transects extended into the western part of the site. The locations of the geophysical survey area and trial trenches are illustrated on Figure 2.

5.5 No anomalies of possible archaeological origin were recorded

within the arable area of the current site by the geophysical survey. Only a low level of archaeological remains were uncovered during the subsequent trial trenching.

5.6 Trench 35, located within the western extent of the site, recorded a gully aligned in a north-east to south-west orientation which contained a small amount of burnt flint. This was thought to be a continuation of a gully of the same orientation recorded in Trench 34, also located within the site. Burnt flint can be indicative of prehistoric activity although it is unclear whether the artefacts were associated with the gully or pre-dated it, being residual within the fills.

5.7 Trench 32, located within the western of the site, recorded an undated gully which was orientated in a broadly west-south-west by east-north-east direction.

5.8 Trench 38 along the western boundary of the site targeted a linear anomaly identified during the geophysical survey which is likely to be a land drain. An undated gully was also recorded.

5.9 Undated gullies were also recorded in trenches to the south of the site, of varying forms and some containing burnt flint. A gully was recorded in Trench 16, c. 190m south of the site, which contained a single sherd of Bronze Age or Iron Age pottery, which was most likely residual.

- 5.10 Given the relatively low number of gullies spread across a wider area, the lack of dating evidence or associated features, and their varying form, these features 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.
- 5.11 An evaluation was undertaken at the former HMS Daedalus Airfield c. 855m south-west of the site prior to the construction of a below ground wastewater pumping station in 2018 (70060) and a watching brief was undertaken at Fort Fareham c. 960m north of the site in 2008 (59937).
- 5.12 The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

- 5.13 The topography of the site lies relatively flat at approximately 10m aOD.
- 5.14 The solid geology of the majority of the site is mapped as London Clay Formation comprising clay, silt and sand formed between 56 and 47.8 million years ago during the Palaeogene period. Two bands of Portsmouth Sand Member and Whitecliff Sand Member respectively, both comprising sand, are mapped across the southern extent of the site and also formed during the Palaeogene period.
- 5.15 The superficial geology across the majority of the site is mapped as River Terrace Deposits comprising sand, silt and clay formed between 2.588 million years ago and the present during the Quaternary period. No superficial geology is mapped adjacent to the north-eastern boundary of the site.

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.16 The findspot of a Palaeolithic flint handaxe was recorded in a private garden c. 775m south-east of the site (19704).
- 5.17 As discussed above, the trial trench evaluation in advance of the construction of the Newgate Lane Relief Road recorded a gully c. 190m south of the site which contained a single small sherd of pottery of Bronze Age or Iron Age origin (69510). This sherd was most likely residual 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 Trench 35 located within the western of the site.
- 5.18 No other prehistoric activity is recorded within the study area, and none recorded within the site. There is no evidence to suggest that prehistoric activity was focused within the site.

Romano-British (AD 43 - 410)

- 5.19 Little evidence of Roman-period activity has been recorded around the Gosport Peninsula. A minor Romano-British farmstead and field system has been recorded at Rowner c. 3.2km 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. 3km north-east of the site. A Roman coastal fort, *Portus Adurni*, was located c. 5km north-east of the site.
- 5.20 The possible site of a Romano-British farmstead has been recorded c. 570m west of the site (68514). This is based on the fact that a former post-medieval farmstead at this location was called 'Rome'. This suggestion is tenuous, considering that the farmstead was referred to as 'Room' on Ordnance Survey mapping from the late 19th century. The farmstead was demolished during the construction of the Peel Common Waste Water Treatment Works in the 20th century.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.21 The site was historically located within the parish of Titchfield and most likely formed part of the agricultural hinterland to this settlement, located c. 3.6km north-west of the site, during the medieval period. Titchfield is recorded in the Domesday Book of 1086 AD, and the parish church may have originated as early as the 8th century, indicating that the settlement is of early medieval origin.
- 5.22 A former medieval cruck-framed house known as Brookers Cottage was recorded c. 205m south of the site (50763).
- 5.23 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. 755m south of the site (the boundary between the two areas of common is unclear), and the northern extent terminating at Foxbury to the west of the site. The approximate extent of Peel Common and Chark Common are depicted on 19th-century mapping of the area.
- 5.24 Peel Common was likely to have been used as roadside pasture. There is no evidence for medieval activity within the site.

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

- 5.25 The site is depicted on the Estate Map of Peter Delme Esquire of the several manors of Titchfield of 1753 although it was not shown in detail (Plate 4). Woodland and arable land was depicted to the north of the site. Buildings were depicted to the west of the site and labelled as *Foxberry*; these comprised the Grade II Listed Foxbury Farmhouse, the locally listed Foxbury Stables (which have since been converted to a residence) and 2 Foxbury Cottages (6148, 42516, 6149).
- 5.26 A building was recorded to the west of the site (Plate 4, yellow circle) which was identified as a locally listed building by Fareham Borough Council. This was demolished in 1985.

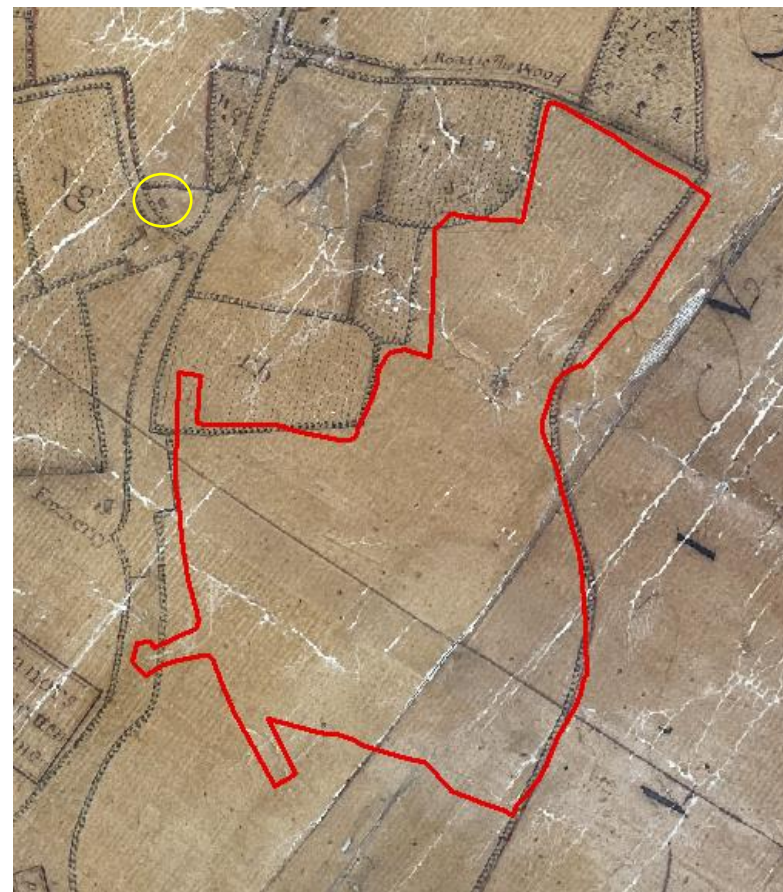


Plate 4: Extract from the Estate Map of Peter Delme Esquire of the several manors of Titchfield of 1753

5.27 The site is depicted on the Plan of Portsea Island, Gosport and hinterland of 1783 (Plate 5). The northern extent of the site was depicted as woodland and the southern extent comprised parts of five agricultural fields.

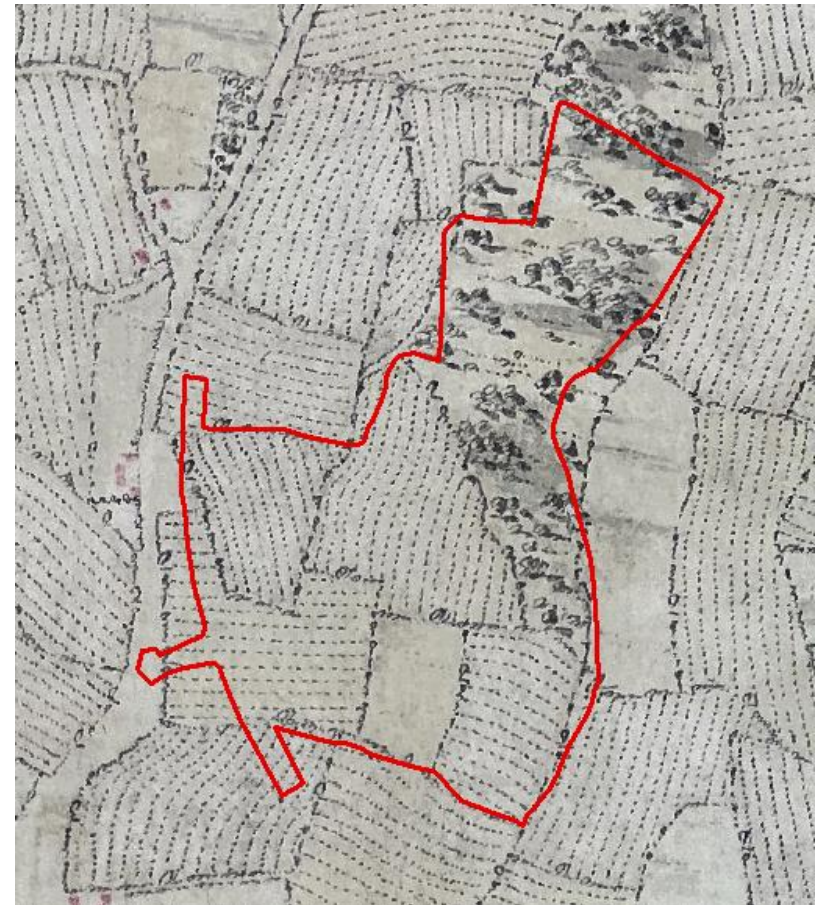


Plate 5: Extract from the Plan of Portsea Island, Gosport and hinterland of 1783

5.28 The site is depicted on the Titchfield Tithe Map of 1837 (Plate 6). The site comprised parts of five land parcels which were all under the ownership and Edward Bailey and the occupancy of Richard Benstead. These comprised the following:

- 2177 (arable) The Eleven Acres;
- 2178 (arable) Copse Piece;
- 2179 (woodland) Nine Acres Copse;
- 2180 (arable) Long Eleven Acres; and
- 2181 (arable) The Fifteen Acres.

5.29 Edward Bailey and Richard Benstead also owned and occupied Foxbury Farm to the west of the site.

5.30 Nine Acres Farm was depicted to the south-west of the site.

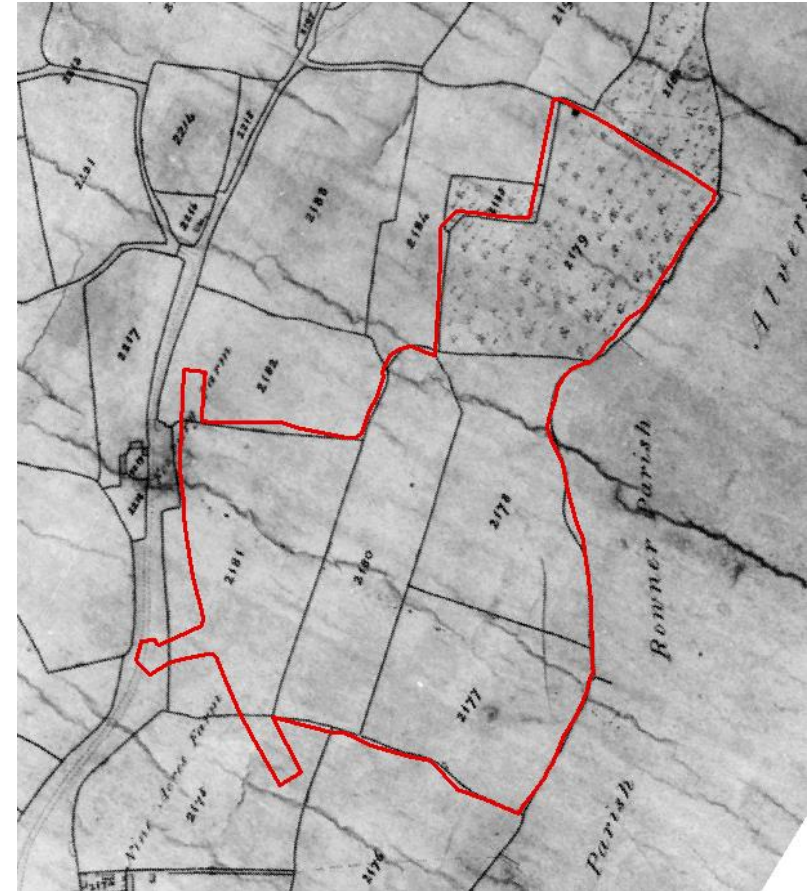


Plate 6: Extract from the Titchfield Tithe Map of 1837

- 5.31 The site is depicted on the Ordnance Survey Map of 1877 (Plate 7). The site comprised parts of four agricultural land parcels and some of the internal field boundaries were depicted as tree-lined. A PRoW followed the field boundary along the central southern land parcel before orientating in a south-east to north-west direction.
- 5.32 The northern extent of Peel Common was depicted as shaded and appeared to terminate at Foxbury located to the west of the site.
- 5.33 The farmstead formerly known as Nine Acres Farm to the south-west of the site was known as Peel Farm.

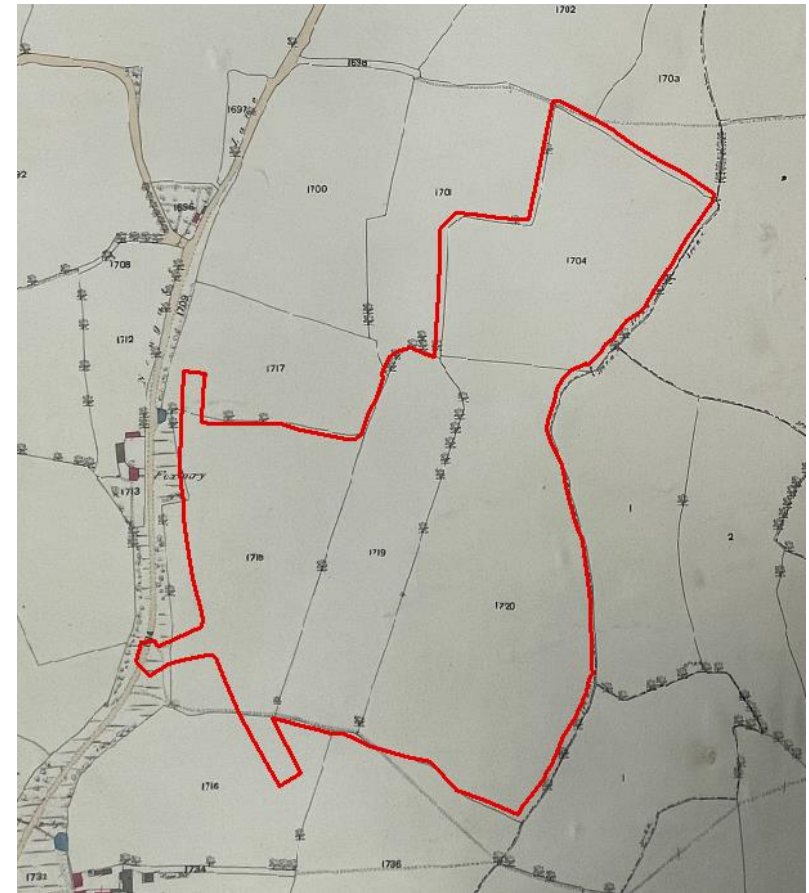


Plate 7: Extract from the Ordnance Survey Map of 1877

5.34 No major changes are depicted on the Ordnance Survey Map of 1898 (Plate 8). The road to the west of the site was labelled as Newgate Lane. The PRow to the south of the site was removed.

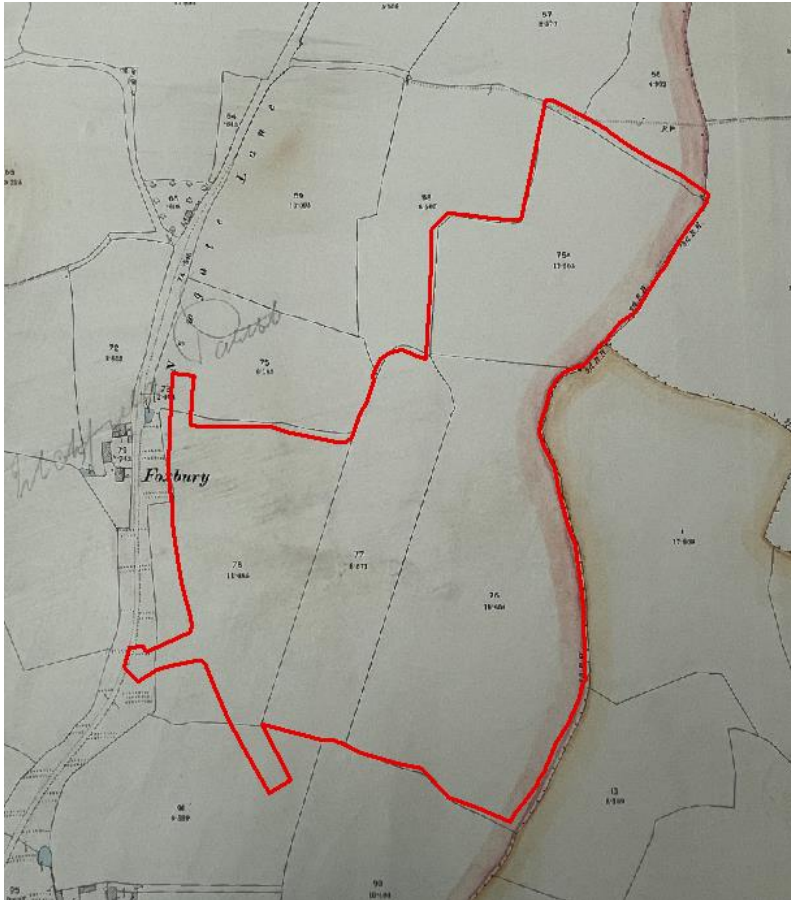


Plate 8: Extract from the Ordnance Survey Map of 1898

5.35 No major changes are depicted on the Ordnance Survey Map of 1910 (Plate 9).

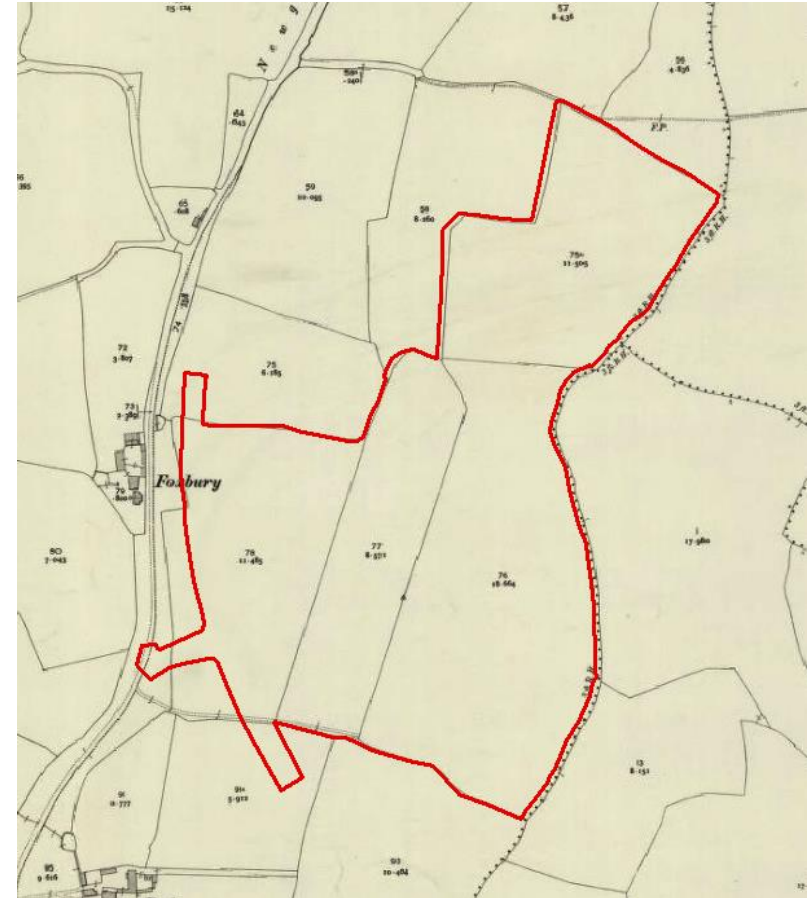


Plate 9: Extract from the Ordnance Survey Map of 1910

5.36 No major changes are depicted on the Ordnance Survey Map of 1932 (Plate 10).



Plate 10: Extract from the Ordnance Survey Map of 1932

5.37 The site is depicted on the Ordnance Survey Map of 1946 (Plate 11). No major changes appear within the site although development along Newgate Lane is shown to the west of the site.

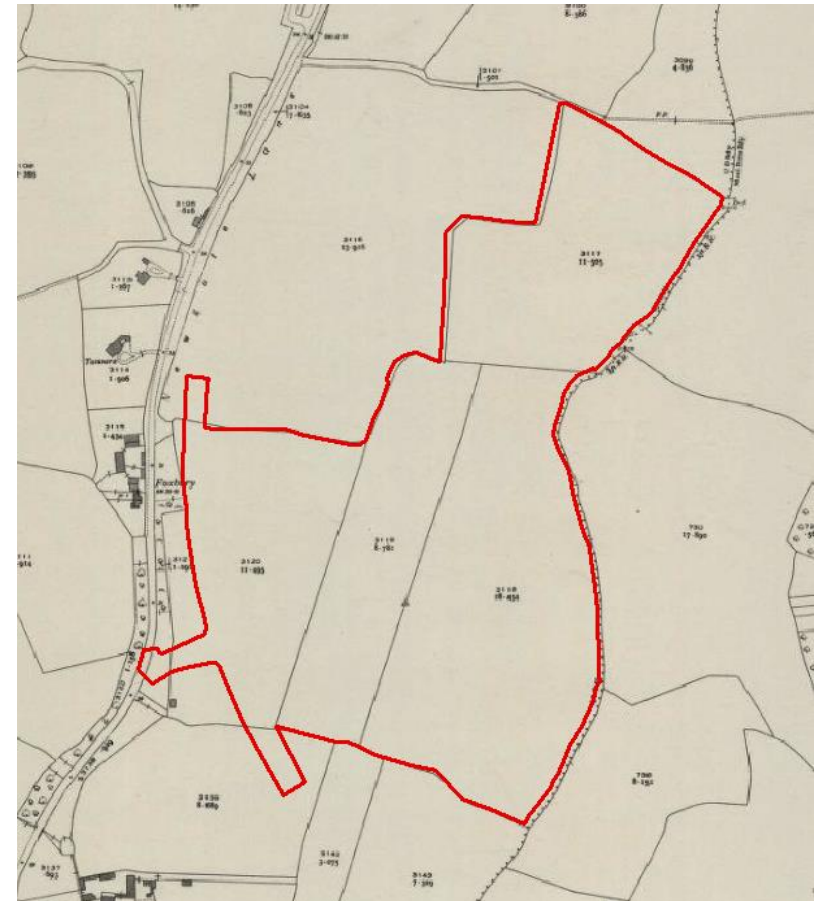


Plate 11: Extract from the Ordnance Survey Map of 1946

- 5.38 During the mid-20th century, residential development was constructed immediately east of the site. Playing Fields were established immediately north-west of the site at this time and HMS Collingwood was constructed further to the north-west of the site.
- 5.39 During the late 20th century, a playground was established immediately north of the site and superstores were constructed to the north-west of the northern extent of the site, with an industrial estate beyond.
- 5.40 The Newlands Solar Farm was constructed c. 75m west of the site in 2013. The Newgate Lane East relief road was constructed in 2017 (Plate 12).



Plate 12: Modern aerial imagery of the site

The wider area

- 5.41 Peel Cottage (6147) and Carriston Cottage (6146) lie c. 290m south-west of the site and were originally constructed during the 18th century as a single dwelling. This has since been converted into two cottages. It is a Grade II Listed Building known as Carriston Cottage.
- 5.42 Fort Fareham lies c. 900m north of the site and is a Scheduled Monument and a Grade II Listed Building (6144). The fort was constructed in 1860 and formed part of a series of fortifications built to defend Portsmouth Harbour at the time of a scare of war with France. The fort was constructed in an irregular shape defined by a bank retained with red brick walls and a moat on the outside, which is crossed by a Grade II Listed iron bridge (6145). Fort Fareham is now used as an Industrial Estate. A watching brief during groundworks to locate and repair a sewer in 2008 exposed a 19th-century brick culvert or drain (59937).
- 5.43 The location of a former tramway powerstation was shown on historic mapping from the early 20th century c. 750m north-east of the site (65130).
- 5.44 HMS Collingwood, located c. 635m north-west of the site, was a shore establishment of the Royal Navy which opened in 1940 (63493). Wireless Telegraphy ratings started their training in June 1940, and a Radio Direction Finding School was added in 1942.
- 5.45 Evidence for structures associated with the Second World War were recorded in the wider study area and comprised military

buildings, pillboxes, air raid shelters, Nissen huts and anti-aircraft obstruction bumps primarily located to the north of the site (41025-6, 41689, 24418-21, 50275, 64820-1, 64824-30, 64899-901, 72111, 72118-9).

Undated

- 5.46 Archaeological evaluations at HMS Daedalus c. 855m south-west of the site recorded an undated boundary ditch containing a single flake of burnt flint and a fragment of pig femur, and a small undated pit (70060).
- 5.47 Two unidentified wrecks were recorded c. 935m and c. 975m north-east of the site respectively and were visible on aerial photographs (64836, 64843). The date of these is uncertain.

Statement of Archaeological Potential and Significance

- 5.48 Undated gullies are recorded within the western extent of the site, and these and those recorded in the vicinity of the site are likely to relate to agricultural and drainage functions. Burnt flint present within some of their fills is possibly residual and does not appear to indicate the presence of prehistoric activity. As such, there is no current evidence to suggest that prehistoric activity was focussed within the site itself. The potential for significant archaeological remains of prehistoric date within the site is considered to be low.
- 5.49 No confirmed evidence of Romano-British activity has been identified within the site or in close proximity. A 19th-century farmstead called 'Rome' or 'Room' noted in the wider vicinity

does not necessarily suggest the presence of a Roman-period farmstead. There is no evidence to suggest that Romano-British activity was focused within the site. The potential for significant archaeological remains of Roman date within the site is considered to be low.

5.50 The site most likely formed part of the wider agricultural hinterland to the settlement of Titchfield during the medieval period. There is no evidence to suggest that medieval settlement was focussed within the site. The potential for significant archaeological remains of medieval date within the site is considered to be low.

5.51 The site historically comprised a mixture of woodland and agricultural land until it was used entirely for agricultural purposes during the latter half of the 19th century. The site is not the focus for documented post-medieval or modern activity other than for agricultural purposes. On this basis, the potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Designated Heritage Assets

5.52 No designated heritage assets lie within the site.

5.53 The Grade II Listed Foxbury Cottages, Foxbury Farmhouse lies c. 50m west of the site (1094242) and the Grade II Listed Carriston Cottage lies c. 290m south-west of the site (1232711).

5.54 The Scheduled and Grade II Listed Fort Fareham lies c. 695m north of the site and has been identified on the Heritage at Risk Register (1001856, 1094240). The Grade II Listed Iron Bridge at Fort Fareham lies c. 830m north of the site (1094241).

5.55 Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

Non-Designated Heritage Assets

5.56 No non-designated heritage assets lie within the site.

5.57 The locally listed Barn at Foxbury Farm lies c. 50m west of the site, to the north of the Grade II Listed Foxbury Cottages Foxbury Farmhouse (20/306).

5.58 Another locally listed building, known as Newgate Cottage, was recorded c. 170m west of the site (20/309), however this was recorded as demolished in 1985 by Fareham Borough Council and has since been rebuilt. The newer building is not considered to be of sufficient interest to be a heritage asset.

5.59 A third locally listed building, the former granary at Peel Farm, was recorded c. 215m south-west of the site (20/308). This appears to have been demolished.

6. Setting Assessment

- 6.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (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 that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that 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 heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

Step 1

- 6.4 Designated heritage assets in the vicinity identified for further assessment on the basis of distance and intervisibility comprise:
 - The Grade II Listed Foxbury Cottages Foxbury Farmhouse lies c. 50m west of the site (1094242);
 - The Grade II Listed Carriston Cottage lies c. 290m south-west of the site (1232711).
- 6.5 Assets excluded on the basis of distance, and/or a lack of intervisibility, and/or an absence of a historical functional

association, and the nature of the development which will extend existing development at Fareham comprise the Scheduled Monument and Grade II Listed Fort Fareham c. 695m north of the site (1001856, 1094240) and the Grade II Listed Iron Bridge at Fort Fareham c. 830m north of the site (1094241).

- 6.6 The locally listed Barn at Foxbury Farm lies c. 50m west of the site and is considered to be a non-designated heritage asset under the terms of the NPPF. This will be assessed in further detail below.

Step 2

Foxbury Cottages, Foxbury Farmhouse

- 6.7 The Grade II Listed Foxbury Cottages Foxbury Farmhouse lies c. 50m west of the site (1094242). The asset was added to the National List on 18th October 1955 with the most recent amendment taking place on 22nd October 1976. The Listing description states the following:

"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)."

- 6.8 The List Entry is included at Appendix 2.
- 6.9 The principal elevation of the former farmhouse faces eastward across Newgate Lane (Plate 13).



Plate 13: The Grade II Listed Foxbury Cottages, Foxbury Farmhouse, view west from Newbury Lane

- 6.10 The asset lies within an associated garden plot. An outbuilding lies to the north, as does the formerly associated Barn, which has since been converted to a residence. Another residence lies immediately south of the asset. The wider surrounds comprise a nursing home to the north, a small area of agricultural land between Newgate Lane and Newgate Lane East to the east and the solar development to the west.
- 6.11 At the time of the Tithe Apportionment, Foxbury Farm was under the ownership of Edward Bailey and the occupancy of Richard Benstead. During the mid-19th century, the land within the site was also owned and occupied by Bailey and Benstead respectively. The asset no longer functions as a farmhouse and the historical functional association between the land within the site and Foxbury Cottages, Foxbury Farmhouse has since been severed.
- 6.12 The asset is best appreciated from its associated garden plot and in views west from Newgate Lane as seen in Plate 13 towards the main façade which allow its architectural and historic interest to be appreciated and understood. Views towards the asset from Newgate Lane East include an area of former common land at Peel Common, albeit the character of this land has changed to that of a large modern roadside verge.

6.13 There are views east from the asset in the direction of the site which include the aforementioned former common land (now roadside verge) and the busy Newgate Lane East and associated infrastructure including lamp posts and fencing (Plate 14). The existing residential development along the eastern boundary of the site is also visible in these views, seen in association with mature vegetation.



Plate 14: View east from the asset towards the site

6.14 There are views west from within the site towards Foxbury Cottage, Foxbury Farmhouse (Plate 15). These views are towards the eastern main façade of the asset, where it is seen in association with the area of former common land.



Plate 15: View west from within the site towards Foxbury Cottage, Foxbury Farmhouse

6.15 As a Grade II Listed Building, Foxbury Cottage, Foxbury Farmhouse is considered to be a designated heritage asset of less than the highest significance as defined by the NPPF.

6.16 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historical interest as an example of 17th-century (or earlier) farmhouse.

- 6.17 The asset also derives some significance through setting. The Listed Building has group value with the locally listed Barn to the north, although this has been converted to a residence within a separate plot of land. The asset no longer functions as a farmhouse and its functional connection with the agricultural landscape has been lost. The open space of the farmyard and 20th-century barn survive to the north, albeit within a separate plot, and make a contribution to the historical interest of the asset through historic illustrative value.
- 6.18 The agricultural land in the vicinity of the asset makes a contribution to its setting through its historical interest as a former farmhouse. The solar park immediately west, Newgate Lane East and the nursing home to the north have reduced the rural character of the surrounding area.
- 6.19 The original route of Newgate Lane and the open space associated with the former Peel Common also make a contribution to the historic interest of the building as a farmhouse which was established by a road and associated roadside common. Due to the construction of Newgate Lane East, the former common land is now sandwiched between two stretches of road and its reads as a modern roadside verge.
- 6.20 The land within the site had a historical functional association with Foxbury Cottage, Foxbury Farmhouse although this has since been severed and the asset no longer operates as a farmhouse. There is intervisibility between the land within the site and the asset, but the intervening Newgate Lane East road

gives a sense of severance between the asset and the site. The land within the site is considered to make a very minor contribution to the heritage significance of the asset as part of its formerly associated historic land and rural setting, albeit with the connection ceased and the two areas somewhat severed by Newgate Lane East.

- 6.21 The development proposals include open space and SuDs in the western field of the site, in closest proximity to the asset. The existing boundary vegetation along the western site boundary will be strengthened. Residential development to the east of the site is visible in views east from the asset, and the proposed development will bring this closer to the asset, although this will be screened by the proposed planting and the westernmost extent of the site which will be retained as open space. There will be alteration to the historic rural setting of the asset due to the development of the site. As such, the proposed development within the site would result in very minor harm at the lowermost end of the less than substantial harm spectrum to the heritage significance of the Grade II Listed Foxbury Cottage, Foxbury Farmhouse, via a change in setting.

Carriston Cottage

- 6.22 The Grade II Listed Carriston Cottage lies c. 290m south-west of the site (1232711). The asset was added to the National List on 22nd October 1976 with the following Listing description:

"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."

- 6.23 The List Entry is included at Appendix 2.
- 6.24 The asset appears to have varied in use as a single house or as two cottages over time (Plate 16). A two-storey 20th-century extension is located to the west, with further single-storey 20th-century wings and connected garages present to the south-west and north-west.
- 6.25 The wider surrounds of the asset comprise paddocks to the north; the former Peel Common which has been retained as open green space to the east; development to the south; and the waste water treatment works to the west.



Plate 16: The Grade II Listed Carriston Cottage, view south-west from Newgate Lane

- 6.26 At the time of the Tithe Apportionment during the mid-19th century, Carriston Cottage was under the ownership of James Whettam and the occupancy of George Savage and John Mucket and comprised *Two tenements and garden*. There is no known historical or functional association between the land within the site and the asset.
- 6.27 The asset is best appreciated from its associated garden plot and in views west from Newgate Lane and the former area of Peel Common located in the immediate vicinity as seen in Plate 16.

- 6.28 There are very glimpsed views from the vicinity of the asset in the direction of the site due to the presence of intervening vegetation, agricultural land and buildings associated with Peel Farm located to the east (Plate 17). These views include the existing modern residential development along the eastern site boundary.



Plate 17: View north-east from adjacent to Carriston Cottage in the direction of the site

- 6.29 Due to the topography of the site and the surrounding landscape, there are views from within the site towards the main façade of the asset (Plates 18-19). These are not considered to be key views towards the asset.



Plate 18: View south-west from the south-western extent of the site towards Carriston Cottage



Plate 19: Zoomed in version of Plate 18

- 6.30 As a Grade II Listed Building, Carriston Cottage is considered to be a designated heritage asset of less than the highest significance as defined by the NPPF.
- 6.31 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historical interest as an example of an 18th-century rural roadside common house/pair of cottages. As well as this, the asset 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 historic and artistic interest as a relatively modest rural roadside common dwelling. The asset is best appreciated from this associated garden plot.
- 6.32 The former Peel Cottage lies immediately 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. Open spaces associated with the former Peel Common in the vicinity of the asset are considered to make a minor contribution to its overall significance through historic interest as a dwelling which was constructed fronting onto roadside common land.
- 6.33 Some areas to the south of the asset have been developed with modern linear residential built form, and a large waste water treatment plant lies to the west. These elements do not contribute to the significance of the asset.
- 6.34 There is intervisibility between the land within the site and the asset, although these are not considered to be key views. There is no historical functional association between the land within the site and the asset. The land within the site is not considered to contribute to the heritage significance of Carriston Cottage.
- 6.35 The development proposals include public open space, SuDs and planting in the south-western extent of the site in closest proximity to the asset. Intervening agricultural land between the land within the site and the asset will remain as unchanged. Views between the land within the site and the asset are not considered to be key views and the land within the site does not contribute to the heritage significance of the asset through setting. On this basis, the proposed development will result in no harm to the heritage significance of the Grade II Listed Carriston Cottage.

Barn at Foxbury Farm

- 6.36 The Barn at Foxbury Farm lies c. 50m west of the site, to the north of the Grade II Listed Foxbury Cottages, Foxbury Farmhouse discussed above. The Barn has been identified as a locally listed building by Fareham Borough Council (20/306) and is thus considered to represent a non-designated heritage asset in the terms of the NPPF.
- 6.37 The building is described in the council records as an 18th-century barn constructed out of grey brick with red brick dressings, a half hipped gable end and an old tiled roof. The rear and end façades consist of red brick.
- 6.38 The locally listed building has since been converted from an ancillary outbuilding associated with Foxbury Farm to a single residence located within a separate garden plot which includes tall boundary fencing and mature trees. A care home lies to the north of the Barn, with Foxbury Cottages, Foxbury Farmhouse located to the south. To the west is the Newlands Farm Solar Farm.
- 6.39 The barn was depicted on the Plan of Portsea Island, Gosport and hinterland of 1783 (see Plate 5 above). The asset formed part of the historic farmyard at Foxbury Farm until its conversion. As stated above, the land within the site has a historical functional association with Foxbury Farm. The conversion of the Barn to a residence has severed this relationship with the site.

- 6.40 Due to the presence of substantial boundary vegetation associated with the plot of the Barn, views are mainly blocked from the immediately adjacent Newgate Lane, although glimpsed views are possible from certain locations (Plate 20). The asset can be best appreciated from its associated garden plot and where it can be seen in association with Foxbury Farm, which would allow its former use as an ancillary farm outbuilding to be understood.



Plate 20: The locally listed Barn at Foxbury Farm, view west from Newgate Lane

6.41 At the time of the site visit, there were glimpsed views from within the site towards the upper storey of the Barn, seen in association with the existing, mature boundary vegetation and the Newgate Lane East road and associated infrastructure, including lampposts (Plate 21). Fenestration was visible on the eastern elevation of the asset, and therefore there is considered to be intervisibility between the land within the site and the Barn, although views east from the Barn would contain existing residential development along the eastern site boundary.



Plate 21: View west from the western extent of the site towards the Barn

6.42 As stated above, the Barn at Foxbury Farm is a locally listed building and represents a non-designated heritage asset in the terms of the NPPF.

6.43 The heritage significance of the asset is principally derived from the architectural, artistic and historic interest of its physical fabric as an example of an 18th-century barn which has subsequently been converted into a residential dwelling. The setting of the asset also contributes to the significance of the asset, although significance derived from setting is less than that from its historic fabric. The principal elements of the setting which are considered to contribute to its heritage significance are its associated plot from where it can be best appreciated and the former farmstead at Foxbury Farm, located to the south, which allows the former agricultural use of the building to be understood.

6.44 Due to the conversion of the Barn to a residence and its separation from Foxbury Cottage, Foxbury Farmhouse, it is no longer considered to derive any significance from its former agricultural landholding. The land within the site is not considered to contribute to the heritage significance of the Barn and views towards the asset are not considered to be key views.

6.45 The proposed development includes public open space, SuDs and boundary planting in the western field of the site in closest proximity to the Barn. Intervisibility between the land within the site and the asset are not considered to be key views and the asset is not considered to derive any significance through setting from its former agricultural landholding. On this basis, the proposed development would result in no harm to the heritage significance of the non-designated locally listed Barn at Foxbury Farm.

7. Conclusions

Archaeological resource

- 7.1 Undated gullies are recorded immediately west of the site, and these and those recorded in the vicinity of the site are likely to relate to agricultural and drainage functions. Burnt flint present within some of their fills is possibly residual and does not appear to indicate the presence of prehistoric activity. As such, there is no current evidence to suggest that prehistoric activity was focussed within the site itself. The potential for significant archaeological remains of prehistoric date within the site is considered to be low.
- 7.2 No confirmed evidence of Romano-British activity has been identified within the site or in close proximity. A 19th-century farmstead called 'Rome' or 'Room' noted in the wider vicinity does not necessarily suggest the presence of a Roman-period farmstead. There is no evidence to suggest that Romano-British activity was focused within the site. The potential for significant archaeological remains of Roman date within the site is considered to be low.
- 7.3 The site most likely formed part of the wider agricultural hinterland to the settlement of Titchfield during the medieval period. There is no evidence to suggest that medieval settlement was focussed within the site. The potential for significant

archaeological remains of medieval date within the site is considered to be low.

- 7.4 The site historically comprised a mixture of woodland and agricultural land until it was used entirely for agricultural purposes during the latter half of the 19th century. The site is not the focus for documented post-medieval or modern activity other than for agricultural purposes. On this basis, the potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Setting

- 7.5 No designated heritage assets or non-designated heritage assets lie within the site.
- 7.6 Following a detailed assessment of the designated and non-designated heritage assets in the wider vicinity of the site, it is concluded that the proposed development within the site will result in less than substantial harm at the lowermost end of the spectrum to the heritage significance of the Grade II Listed Foxbury Cottages, Foxbury Farmhouse via a change in setting, and no harm to the heritage significance of the Grade II Listed Carriston Cottage or the locally listed Barn at Foxbury Farm.

Sources

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R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Jones v Mordue [2015] EWCA Civ 1243.

Cartographic Sources

1838 Titchfield Tithe Map

1868-81 Ordnance Survey Map (1:2,500)

1870 Ordnance Survey Map (1:10,560)

1897-98 Ordnance Survey Map (1:2,500)

1898 Ordnance Survey Map (1:10,560)

1909-10 Ordnance Survey Map (1:2,500)

1910 Ordnance Survey Map (1:10,560)

1932 Ordnance Survey Map (1:2,500)

1942 Ordnance Survey Map (1:10,560)

1952 Ordnance Survey Map (1:1,250)

1953 Ordnance Survey Map (1:2,500)

1958-60 Ordnance Survey Map (1:1,250)

1961 Ordnance Survey Map (1:2,500)

1963 Ordnance Survey Map (1:10,560)

1964-72 Ordnance Survey Map (1:1,250)
1968 Ordnance Survey Map (1:2,500)
1968 Ordnance Survey Map (1:10,560)
1974 Ordnance Survey Map (1:1,250)
1977-78 Ordnance Survey Map (1:10,000)
1987 Ordnance Survey Map (1:10,000)
1990-92 Ordnance Survey Map (1:10,000)

Appendix 1: Gazetteer of Heritage Data

Heritage Data

HER Data

MonumentID	Site Record	SiteName
19704	Findspot	Flint Hand Axe
24420	Monument	Pillbox
41025	Monument	Six-Sided Pillbox
41026	Monument	Rectangular Pillbox
41689	Monument	Searchlight Battery At Peel
24418	Monument	Pillbox
24419	Monument	Pillbox
50275	Monument	Pillbox
24421	Monument	Pillbox
50763	Monument	Brookers Cottage
59937	Monument	Watching Brief At Fort Fareham
64828	Monument	Site Of Wwii Air Raid Shelter
64830	Monument	Site Of Wwii Air Raid Shelter
64820	Monument	Site Of Wwii Air Raid Shelter
64821	Monument	Site Of Wwii Air Raid Shelter
64824	Monument	Site Of Wwii Air Raid Shelter
64825	Monument	Site Of Wwii Air Raid Shelter
64826	Monument	Site Of Wwii Air Raid Shelter
64827	Monument	Site Of Wwii Air Raid Shelter
64899	Monument	Anti-Aircraft Obstruction Bumps, Fareham
64900	Monument	Pair Of World War Two Nissen Huts And Building
64901	Monument	World War Two Military Buildings And Mod Jetty Facilities
68514	Monument	Possible Romano-British Farmstead
64829	Monument	Site Of Wwii Air Raid Shelter
64836	Maritime	Site Of Unidentified Wreck

64843	Maritime	Site Of Unidentified Wreck
69510	Monument	B3385 Newgate Lane South, Fareham
70060	Monument	Land at former HMS Daedalus Airfield
72118	Monument	Pillbox
72119	Monument	Pillbox
6147	Historic Building	Peel Cottage
6148	Historic Building	Foxbury Farmhouse
42516	Historic Building	Foxbury Stables
6144	Historic Building	Fort Fareham
6149	Historic Building	2 Foxbury Cottages
6145	Historic Building	Iron Bridge At Fort Fareham
6146	Historic Building	Carriston Cottage
63493	Historic Building	Hms Collingwood
65130	Historic Building	Former Tramway Powerstation
72111	Historic Building	Pillbox

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Easting	Northing
1094240	FORT FAREHAM	II	457335.859	104907.6178
1094241	IRON BRIDGE AT FORT FAREHAM	II	457329.001	104844.2688
1094242	FOXBURY COTTAGES, FOXBURY FARMHOUSE	II	457111.9	103648.0908
1232711	CARRISTON COTTAGE	II	456949.727	103223.7948

Historic England Scheduled Monuments

List Entry	Name	Easting	Northing
1001856	Fort Fareham	457224.4321	104901.5045

Appendix 2: Designation Descriptions

FOXBURY COTTAGES FOXBURY FARMHOUSE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1094242

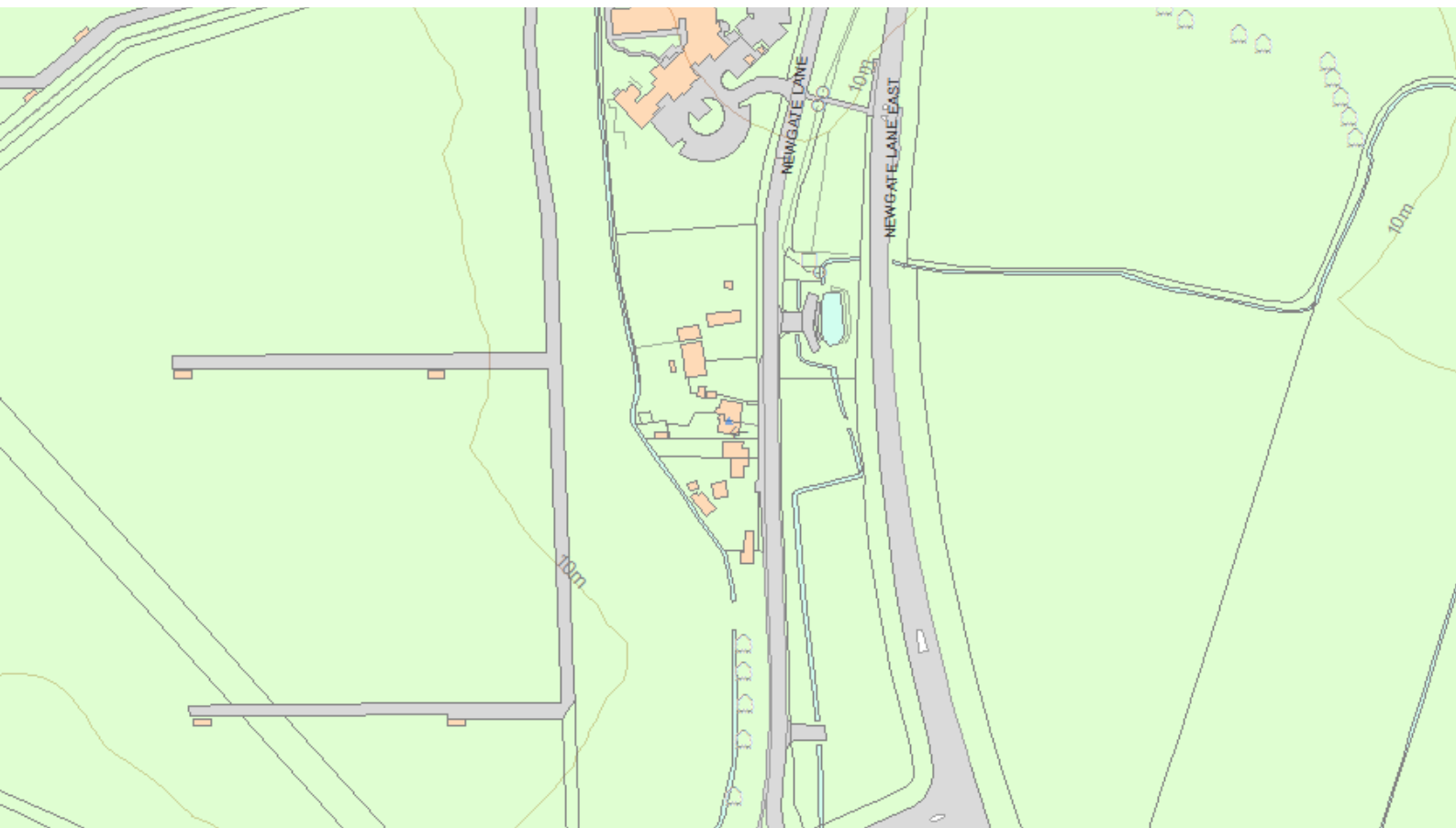
Date first listed:
18-Oct-1955

Date of most recent amendment:
22-Oct-1976

Statutory Address:
FOXBURY COTTAGES, 2, NEWGATE LANE

Statutory Address:
FOXBURY FARMHOUSE, NEWGATE LANE

Map



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1094242.pdf
(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/437891/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Location

Statutory Address:

FOXBUY COTTAGES, 2, NEWGATE LANE

Statutory Address:

FOXBUY FARMHOUSE, NEWGATE LANE

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

County:

Hampshire

District:

Fareham (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

SU 57112 03648

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

Legacy

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

Legacy System number:

141716

Legacy System:

LBS

Legal

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

End of official listing

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CARRISTON COTTAGE

Overview

Heritage Category:
Listed Building

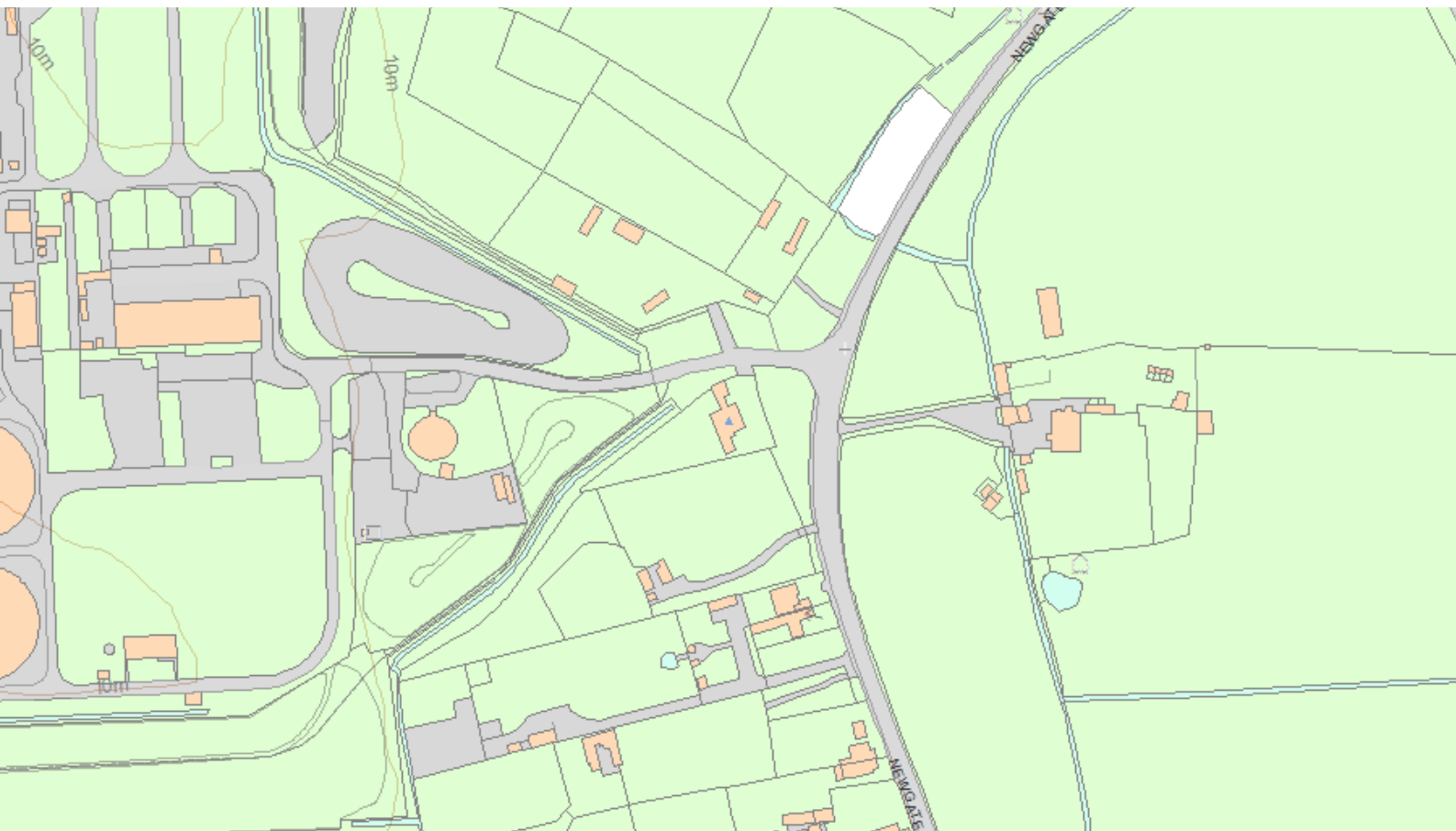
Grade:
II

List Entry Number:
1232711

Date first listed:
22-Oct-1976

Statutory Address:
CARRISTON COTTAGE, NEWGATE LANE

Map



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1232711.pdf
(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/214068/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Location

Statutory Address:

CARRISTON COTTAGE, NEWGATE LANE

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

County:

Hampshire

District:

Fareham (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

SU 56950 03223

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

Legacy

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

Legacy System number:

141715

Legacy System:

LBS

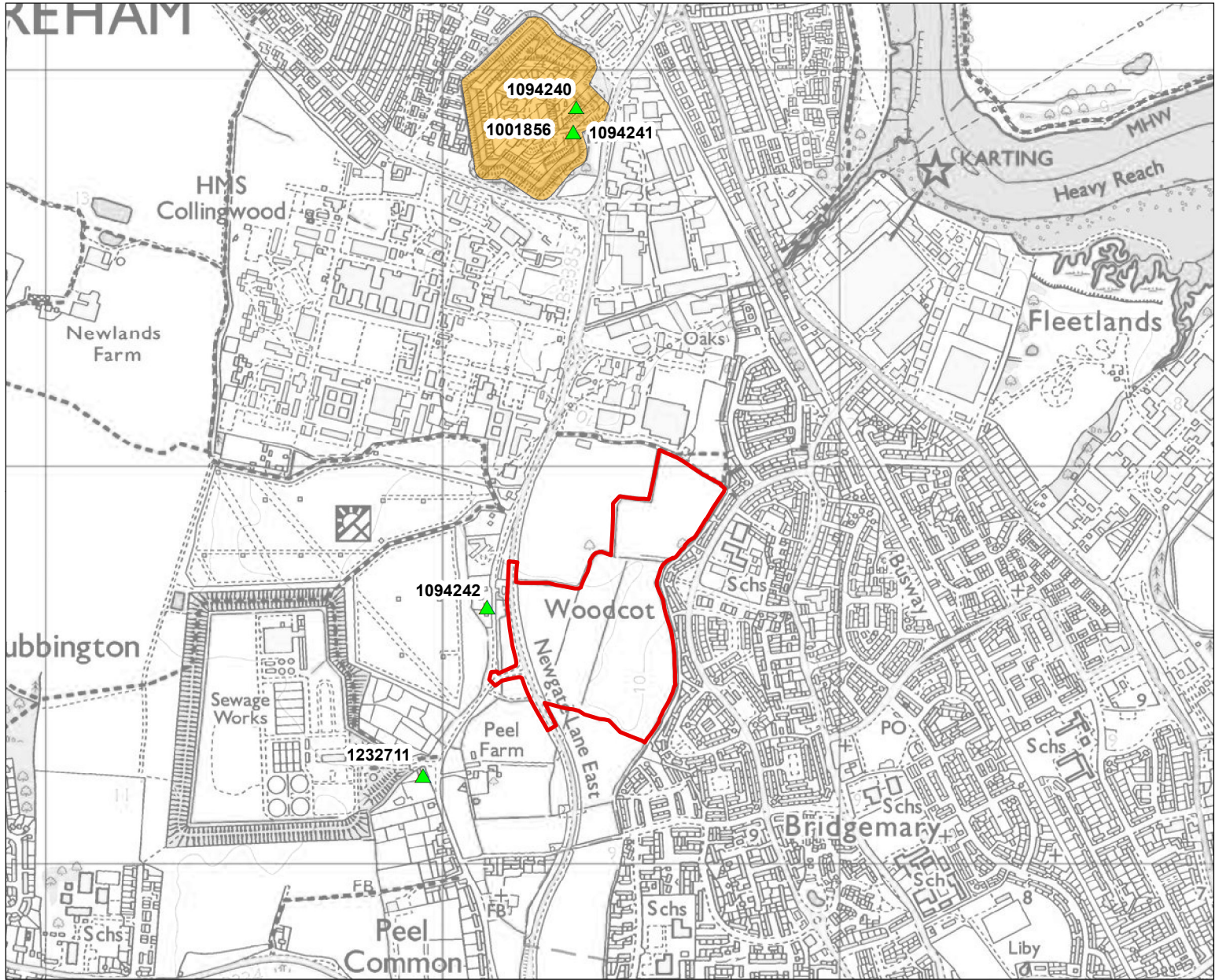
Legal

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

End of official listing

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Appendix 3: Figures



KEY

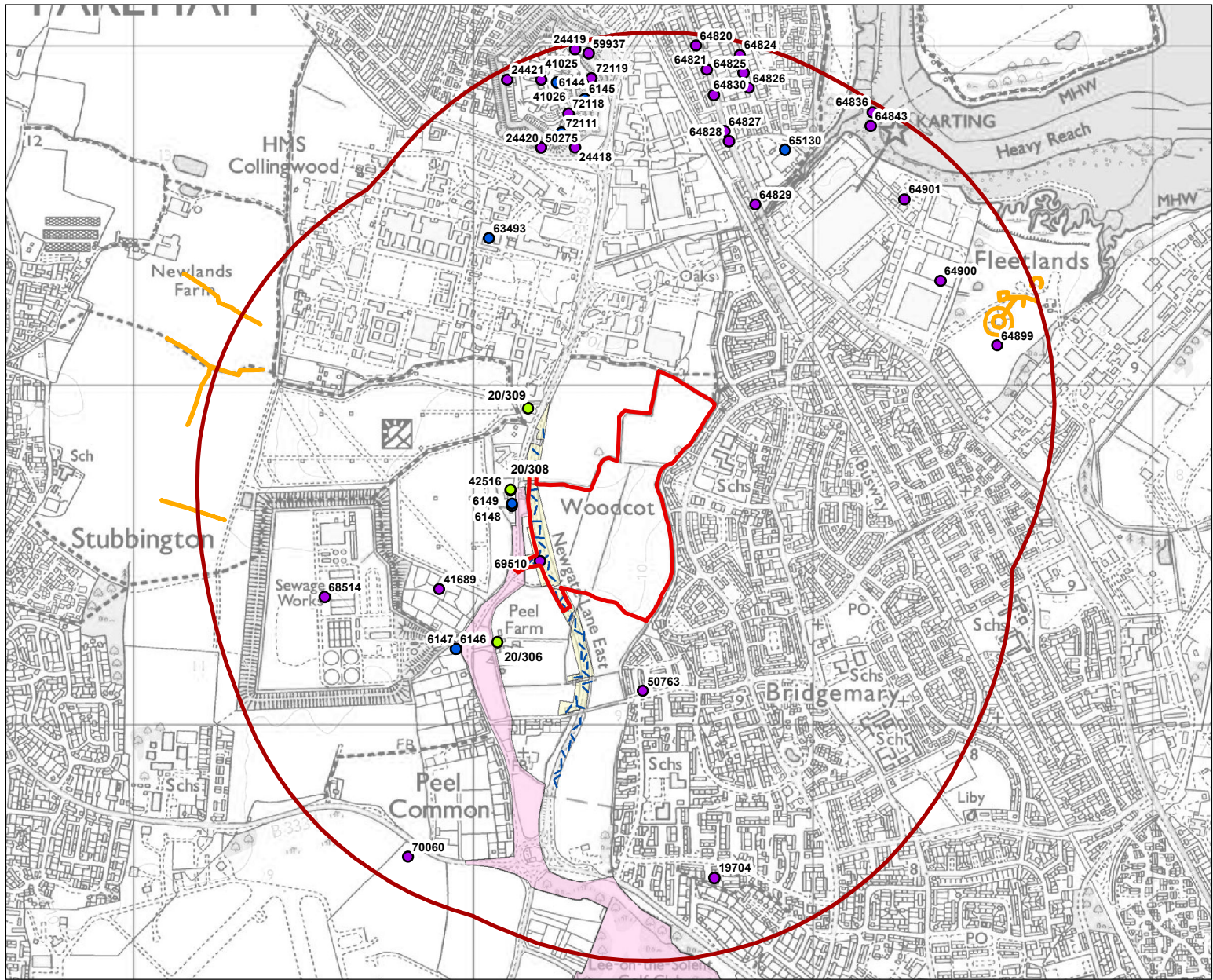
- Site
- ▲ Grade II Listed Building
- Scheduled Monument
- Heritage at Risk

Revisions:
 First Issue- 27/10/2021 RW
 Second Issue- 10/01/2022 RW - red line alteration

Figure 1: Designated Heritage Assets
 Land East of Newgate Lane East, Fareham

Client: Miller Homes and Bargate Homes
 DRWG No: P20-3154 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 10/01/2022
 Scale: 1:15,000 @ A3





KEY

- Site
- Study Area
- Locally Listed Buildings
- Hampshire HER Archaeology
- Hampshire HER Historic Buildings
- HCC Cropmarks
- Newgate Lane Trial Trenches
- Newgate Lane Geophysical Survey
- Approx 19th-century extent of Peel Common and Chark Common

Revisions:
 First Issue- 27/10/2021 RW
 Second Issue- 10/01/2022 RW - red line alteration

Figure 2: Historic environment assets and features and previous archaeological works

Land East of Newgate Lane East, Fareham

Client: Miller Homes and Bargate Homes
 DRWG No: P20-3154 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 10/01/2022
 Scale: 1:17,500 @ A3





DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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