



**Directorate of Community Services**  
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## **Historic Environment Action Plan Newchurch Environs and Sandown Bay**

**Isle of Wight County Archaeology  
and Historic Environment Service**

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## HEAP for Newchurch Environs and Sandown Bay

### INTRODUCTION

This HEAP Area has been defined on the basis of geology, topography, land use and settlement patterns which differentiate it from other HEAP Areas.

The Area is characterised by its varied topography and mix of HEAP Types. Field patterns, valley floor types, settlement types and woodland types are all significant. However, a significant part of this Area is occupied by the towns of Sandown and Shanklin.

The HEAP for this Area identifies the most important forces for change, and considers key management issues. Actions particularly relevant to this Area are identified from those listed in the Isle of Wight HEAP Aims, Objectives and Actions.

### ANALYSIS AND ASSESSMENT

#### **Location, Geology and Topography**

- Situated south of *East Wight Chalk Ridge* and east of *Arreton Valley*, extending from Newchurch to Sandown Bay.
- Geology is mainly Ferruginous Sands overlain with patches of Plateau Gravel. Alluvium and Gravel Terraces in the river valleys.
- Generally hillier and of higher altitude than adjacent *Arreton Valley*, rising to a maximum of 60m OD in various places and to 76m OD near Apsecastle Wood on southern edge of area, but also including low-lying land around the River Yar and Scotchells Brook.
- Eastern Yar flows east through this area between Newchurch and Brading. Scotchells Brook flows NE from Apse Manor to join Yar east of Alverstone.
- Soils are generally light and easily worked. The valley-floor Alluvium supports damp pastures such as Alverstone Mead.
- Sandown Bay has high but eroding cliffs, mainly composed of Ferruginous Sandstone but with earlier Wealden deposits exposed to the north of Sandown Pier.

#### **Defining Attributes and Principal HEAP Types**

- Definition is based not only on topographic features but also on historic and modern differences in field patterns, settlement patterns, and woodland distribution between this Area and adjacent HEAP Areas.
- The Area has a varied landscape with a broad distinction in modern land use between western and eastern parts of area.
  - Western part has cultivated fields, woodland and valley-floor.
  - Rural character in western part has been modified to some extent by C20 residential development at Alverstone Garden Village and Winford.
  - Urban fringe land uses such as Sandown Golf Course, Sandown Airport and the Lake Superstore occupy the interface between the western and eastern parts of the HEAP Area.
  - Eastern part of Area contains seaside resort towns of Sandown and Shanklin, fringed by valley of Scotchells Brook.
- HEAP Types also vary from north to south with East Yar valley floor land separating two zones comprised mainly of field patterns.
- This Area contains somewhat smaller fields than that of the *Arreton Valley*. 56% of *field patterns* (by area) are small or small-medium, compared with 34% in the *Arreton Valley*.
- Area differs from *Arreton Valley* in containing significant areas of *ancient woodland* (at Borthwood Copse, America Wood and Apse Castle Wood) as well as other smaller woods and some *valley-floor woodland*.

- Historic rural settlement includes the village of Newchurch, dispersed settlements and individual farmsteads.
- Sandown Bay, noted for its sandy beaches, has been developed as a seaside resort from the 19<sup>th</sup> century and contains the twin towns of Sandown and Shanklin.
  - It is the largest seaside resort area on the Isle of Wight with hotels, guesthouses, campsites and tourist attractions.
  - Sandown and Shanklin each have a distinct and separate character, largely based on their different development histories during the 19<sup>th</sup> century.
- Although two main roads run east-west within this Area (A3056 Sandown-Newport Road and A3020 Shanklin-Newport Road) the minor roads and rights of way nearly all run in a north-south direction.

## Principal Historical Processes

### Prehistoric and Roman periods

- Archaeological finds indicate that this HEAP Area was utilised from prehistoric times.
- Clearance of woodland for cultivation and grazing was probably well under way by the *Bronze Age*.
  - Heathland may have become established in many places during later prehistoric times as nutrients leached from the soil.
- The enclosed late *Iron Age* farmstead at Knighton provides the earliest excavated evidence of settlement.
- Brading Roman Villa, a prosperous farmstead probably occupied by a member of the local *Romano-British* elite, was built on the site of an existing late Iron-Age settlement.

### Anglo-Saxon and Medieval periods

- Little archaeological evidence for early Anglo-Saxon occupation.
  - Only early Anglo-Saxon place-name is Ninham.
- The medieval parishes of Newchurch and Brading traversed this HEAP Area.
  - They appear to have been Anglo-Saxon *parochia* or *mother parishes* (Margham 2000), stretching from the Solent to the Undercliff and encompassing various HEAP Areas.
  - In medieval times Brading's territory was reduced as 'daughter' parishes were formed but Newchurch retained all of its territory and a distinctive 'bacon rasher' profile until the later 19<sup>th</sup> century.
  - The boundary between the parishes of Newchurch and Brading has partially survived in the modern landscape.
- Manors within this HEAP Area recorded in Domesday Book were Adgestone, Alverstone, Apse, Blackpan, Borthwood, Brading, Kerne, Knighton, Sandown and Scaldeford (Scotchells Brook).
- Medieval settlement in this Area consisted mainly of scattered farmsteads and hamlets but Newchurch possessed a parish church and may have been a small nucleated settlement.
- A manorial chapel at Alverstone, subject to Brading Parish Church, was recorded in the 14<sup>th</sup> century.
- A medieval park and warren was associated with Knighton Gorges manor house. The house was demolished in the 1820s but a walled garden with possible remains of a post-medieval bowling green survives.

### Woodland

- Borthwood Forest was a hunting preserve associated with the Lordship of the Isle of Wight until 1293, when it passed to the Crown.
  - In the Middle Ages *forest* was a legal term indicating the status of an area as a hunting preserve and did not necessarily imply the presence of woodland.
  - Bothwood Forest was probably a mixture of *wood pasture* and heathland in medieval times and would have been used for grazing animals as well as for hunting.

- In 1608 the 'Upper Heath or Forest', included in the land of Borthwood Farm, amounted to 100 acres and the 'Lower Heath or Forest' to 80 acres.
- OS 1793 map shows that Borthwood Copse then occupied an area roughly equivalent to that of today (54 acres or 22 hectares).
- Part of Bothwood Copse contains trees formerly managed as *wood pasture* (a traditional medieval management technique for woodland that was also grazed, with trees being *pollarded* to prevent damage by grazing animals).
- At an unknown date a large area of Borthwood Copse was planted with Sweet Chestnut to be used as a *coppice* product.
- Another significant area was managed as oak *coppice* and is the only large extent of oak coppice on the Island. It may have been used as a source of oak bark for the production of tannin in the local leather industry.
- America Wood (name apparently first recorded on 1769 Andrews map) is depicted with several compartments on OS 1793 map, two containing only scattered trees. This suggests possible management as wood pasture, a practice also indicated by surviving trees in some parts of the wood.
- The present Apsecastle Wood is shown as an unnamed enclosure of rough land on the 1793 map, suggesting either that the land was enclosed heathland or that it had degenerated from *wood pasture* to an area of treeless rough grazing.
- Other significant blocks of woodland still surviving today are shown on the 1793 map at Knighton West Wood, Knighton East Wood and Rowdown Copse. Woodland shown on the 1793 map at Youngwoods has now been mainly developed for housing.

#### Fields and Open Grazing Land

- In medieval times at least some of the arable land within this Area was cultivated in strips within communal open fields
- 16<sup>th</sup> and 17<sup>th</sup> centuries surveys provide evidence for some medieval *open-field* still in use within manors of Knighton, Borthwood, Bigbury, Apse, Great Landguard, Lake, Kern and Adgestone.
  - However, these surveys indicate that most arable land had already been divided into hedged closes.
- Physical evidence of former *open-field* survives in field patterns to the south of Adgestone.
- Common grazing land was utilised by manorial tenants in the Middle Ages.
  - 16<sup>th</sup> –19<sup>th</sup> century documents mention commons within this HEAP Area, including 'Bordwood Common', 'Pan Common' (later Blackpan Common), 'Ryall Common' (later Royal Heath) and 'Adgeston Common'.
  - Much of this common land was situated on heathland.
  - OS 1793 map shows some areas of rough open grazing land still surviving at Winford, Royal Heath and at Blackpan/Lake Common (held by the two adjacent manors of Blackpan and Lake).
  - OS 1862 map shows that Winford Heath had been converted to fields and plantation woodland and Royal Heath had been built over but Blackpan/Lake Common remained.
  - Most remaining rough open land was developed or converted to recreational use in 20<sup>th</sup> century.
  - Sandown Golf Club was developed on the former Blackpan and Lake Commons in the early 20<sup>th</sup> century but areas of heath and acid grassland survive and are identified in the Isle of Wight Biodiversity Habitat Action Plan for Heathland and Acid Grassland.
- South of the Arreton-Brading road there is some land on the interface of the chalk and greensand beds that was formerly grazed as open downland but was enclosed in post-medieval times
- Many present-day field patterns within this Area have been interpreted in the HEAP as deriving from post-medieval enclosure of waste, heath or common.
- Land between East Wight Chalk Ridge and Yar Valley is characterised by field patterns with a north-south alignment and long linear external boundaries.

- In some cases the external boundaries of these field patterns are followed by rights of way.
- The shape of these blocks of land may reflect topography of area and the need to link differing areas of land use including high downland grazing, arable fields and valley floor pasture and meadow.
- Boundaries between blocks of land may represent discrete land holdings or episodes of enclosure from waste.
- Many of the basic field patterns shown on the OS 1793 map can still be detected in the modern landscape, often much modified by later amalgamation and reorganisation.

### Valley-floor land

- Watermills are recorded in Domesday Book at Alverstone and Knighton. In the post-medieval period watermills are recorded at these sites and also at Lower Knighton.
- Valleys of Eastern Yar and Scotchells Brook contained much meadow land in the Middle Ages.
  - Medieval open-field arable farming relied on hay meadows to provide fodder for draught animals in winter
  - Meadows were a very valuable resource and usually only constituted a very small proportion of total manorial land.
  - 16<sup>th</sup>-18<sup>th</sup> century surveys indicate that not all manors in this HEAP Area possessed meadow land and some had as little as one acre.
  - Holdings located near to the valleys of the Yar and Scotchells Brook held much larger areas of meadow land. Borthwood held over 18 acres in 1559, Blackpan held 20 acres in 1560, Grove held 10 acres in 1597, Adgestone Farm held 8 acres in 1660 and Whitehouse at Adgestone held 8 acres in 1773.
- Meadow land was often held in common during the Middle Ages with the meadow being divided into unfenced strips in a similar fashion to the arable open fields.
  - Field names in old documents occasionally refer to the communal management of meadows e.g. 'Common Mead' at Borthwood is referred to in 1559 and another 'Common Mead' is mentioned at Blackpan in 1815.
  - On the Brading Tithe Map a common meadow appears to have survived to the south east of Adgestone where tiny narrow strips are shown, each listed as 'Part of Common Mead'.
  - Amount of meadowland seems to have declined in the 19<sup>th</sup> century as alternative sources of fodder became available.
  - In the Newchurch and Brading tithe schedules of c.1840 the land use for most of the valley floor within this HEAP Area is listed as pasture rather than meadow although this could merely reflect seasonal land use.
  - Even where enclosures are named as 'Mead' or 'Meadow' on the tithe maps (for instance, to south east of Adgestone), the land use is often given as 'pasture'.
- From the Middle Ages onwards some of the valley floor land within this Area was rough grazing marsh subject to flooding.
  - Damp rough pasture was known on the Isle of Wight and elsewhere in southern England as 'moor' and this term occurs in manorial documents of 16<sup>th</sup> to 18<sup>th</sup> centuries relating to this HEAP Area. It also occurs in a few instances in the 19<sup>th</sup> century Newchurch and Brading tithe schedules.
- No documentary or archaeological evidence has been recorded of artificially flooded post-medieval *water meadows* within the relatively small non-estuarine valleys on the Isle of Wight. There is a similar lack of recorded water meadow indicator plants. However, further investigation is needed to establish whether any water meadows ever existed locally.
- Small areas of damp valley floor land were planted with willows (osiers) that were periodically cut to provide material for basket making or lobster pots (in coastal areas). These were known as *withy beds*.
  - In transcribed 16<sup>th</sup>-18<sup>th</sup> century manorial surveys for this Area there appears to be only a single reference to a withy bed. This occurs in a 1771 survey of Winford.

- The Newchurch, Brading and Shanklin tithe apportionment books of the 1840s have fairly numerous references to withy beds within this Area (11 in Newchurch, 3 in Shanklin and 5 in Shanklin).
- Withy beds are shown on large scale OS maps of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, particularly the 25 inch survey of 1909.
- Small-scale peat cutting took place at Alverstone Mead in living memory (pers. Comm. Carol Flux).

#### Settlements, recreation and seaside towns from late 18<sup>th</sup> century

- 1793 map shows linear row settlements at Newchurch and Sandham (close to the later seaside resort of Sandown) and small settlement clusters at Adgestone, Alverstone and Lake. Individual farmsteads and scattered settlements at Upper Borthwood and Lower Borthwood are also shown.
- The settlement of Sandham was primarily an agricultural rather than a fishing community and was situated slightly inland from Sandown Bay.
- The political satirist John Wilkes was possibly the first *overner* to appreciate the seaside delights of Sandown Bay when, in 1788, he leased Sandham Cottage, situated beside the beach at Royal Heath, (Boynton 1996, 121).
- In 1793 Shanklin comprised the manor house, church, rectory, Crab Inn, Peach's Farm and a few other scattered buildings (some, including the church and manor house, within the *South Wight Downland Edge Area*).
  - Growth of Shanklin as a seaside resort started in the early 19<sup>th</sup> century with the development of the 'Old Village' (see Parker 1977). Shanklin's early growth was connected with the Island's reputation for 'Picturesque' landscape amongst wealthy travellers. Many of the early buildings were *cottages ornés*.
  - A particular attraction was the picturesque Shanklin Chine (see *South Wight Downland Edge* HEAP), which was a tourist attraction from c.1817.
  - From the mid 19<sup>th</sup> century development spread to the north of the 'Old Village'.
- Development of Sandown as a seaside resort started later than that of Shanklin.
  - A barracks was built on Royal Heath during the Napoleonic Wars to the south of the agricultural settlement at Sandham.
  - Development of hotels and beachside accommodation started in the mid 19<sup>th</sup> century before the coming of the railway.
  - 1862 OS 6 inch map shows that the area fronting Sandown Bay contained large buildings in their own grounds whilst the former agricultural settlement of Sandham (in the area of the modern Avenue Road) contained much more modest houses. These may have been the houses of workmen employed in construction work on the new resort.
- A railway link with Ryde was established in 1864 with stations both at Sandown and Shanklin (the line being extended to Ventnor in 1866).
  - Sandown was also linked to Newport by 1880.
  - Railway links encouraged less wealthy tourists to take holidays at Sandown and Shanklin, as did other factors such as paid holiday time.
  - These were probably important factors that encouraged the further rapid expansion of both Sandown and Shanklin into the early 20<sup>th</sup> century.
  - This expansion can be traced on the OS 25 inch maps of 1898 and 1909 and the equivalent 6 inch maps.
  - The expansion of Sandown and Shanklin engulfed two small areas of dispersed settlement at Lake in the 20<sup>th</sup> century. The modern locality of Lake is suburban in character but possesses its own small shopping area.
- 'Militia Artillery Barracks' are shown at Sandown on the OS 1862 map. (Napoleonic barracks are also recorded at Sandown).
  - Most of the buildings of the 19<sup>th</sup> century barracks have been demolished and the site is now occupied by the Heights Leisure Centre but Council offices still occupy one former barracks block.

- Sandown Barracks Battery was built to the east of the Barracks between 1861 and 1863 as part of the chain of 'Palmerston forts' built all around the coast of the Island in response to a perceived threat of French invasion.
- The remains of the battery are now incorporated in Battery Gardens.
- Landguard Manor, on the outskirts of Shanklin, was rebuilt in 1879 and the grounds were enlarged and remodelled.
  - The house is now used for business purposes and some of the former parkland has been built on.
- A new 'country house' was built at Los Altos on the outskirts of Sandown in the 1870s. This had a small park and in the early 20<sup>th</sup> century a sunken rose garden with a pergola was added to the north of the house.
  - Los Altos House is now the Broadway Park Hotel but parts of the former grounds are now the public park of Los Altos.
- Morton Manor near Brading was extensively remodelled in the late 19<sup>th</sup> century. The core of the existing garden is shown on a plan of 1822 but it expanded and developed as a tourist attraction in the late 20<sup>th</sup> century.
- Sandown Airport was laid out in the early 20<sup>th</sup> century, partly on the site of Lea Farm.
- Borthwood Copse was acquired by the National Trust between 1926 and 1933.
- Expansion around Sandown and Shanklin in the later 20<sup>th</sup> century has been residential rather than directly related to tourism. Residential growth has been stimulated partly by people retiring to the Isle of Wight.
- In the later 20<sup>th</sup> century holiday parks and campsites have developed around Sandown and Shanklin, for instance on the site of Lower Hyde Farm.
- Railways links from Sandown and Shanklin to Newport and Ventnor were lost in the later 20<sup>th</sup> century.
- Building at Alverstone Garden Village on the site of Youngwood's Copse started before the 2<sup>nd</sup> World War and 43 houses are shown on the OS 25 " map of 1946 but most existing buildings date from the later 20<sup>th</sup> century.
- Residential development at Winford on former heathland is nearly all of late 20<sup>th</sup> century date.
- Newport-Sandown Cycleway, completed in 2004, passes through this Area.

### **Archaeology and Built Environment (details in HER)**

- Four *Palaeolithic* implements found within this area.
- Widespread finds of prehistoric flint implements, including *Mesolithic*, *Neolithic* and *Bronze Age* material, both in rural part of area and around Sandown and Shanklin at Blackpan, Sandown High School, Lake and Landguard.
- Specific evidence of prehistoric flintworking and/or occupation from a few sites, including Blackpan Common and Lea Farm.
- Valley floor peat deposits provide a valuable *palaeo-environmental* record.
- Waterlogged timber remains recently discovered at Alverstone Marshes during the excavation of a pond, comprising Iron Age and Roman causeways.
- Late *Iron Age* enclosure and medieval kiln site excavated at Knighton in the 1960s. Iron Age material also recorded from Lake, Knighton Down and Newchurch area.
- To the north of Newchurch prehistoric worked flint has been recorded and a Roman corn-drier has been excavated.
- Apsecastle Wood appears to be first named on the OS 1<sup>st</sup> edition 25 inch map surveyed in c.1862 and this map also labels America Wood as 'Littlecastle Wood'. However, the HER does not contain any records suggesting the presence of a defensive earthwork in this location.
- Brading is the Island's richest Roman villa. It lies immediately below the East Wight Chalk Ridge (where there is a *field system* that may be connected with the villa) and c.1km from the former tidal estuary of Brading Haven.

- Newchurch parish church is substantially of early 13<sup>th</sup> century date but with changes in Late Middle Ages or after (Lloyd and Pevsner 2006, 168).
- Earthworks (thought to be medieval rabbit warrens known as *pillow mounds*) recorded near Kern Farm.
- Good range of farm houses, farm buildings and cottages recorded on HER in rural part of area.
- HER records watermills at Alverstone, Lower Knighton and Knighton, and waterworks at Knighton.
- Buildings and structures recorded on the HER within Sandown and Shanklin are nearly all 19<sup>th</sup> century and 20<sup>th</sup> century, including various churches described by Lloyd and Pevsner (2006).
- Military structures recorded on the HER are the 19<sup>th</sup> century Sandown Barracks Battery and the nearby Sandown Barracks.
- Sandown Pier was started in 1879, extended in 1895 and partly reconstructed in c.1970-73. The shore-end pavilion, built in 1933-34, is in modernistic style (Lloyd and Pevsner 2006, 254).

### Relationships with other HEAP Areas

- The valley of the Eastern Yar has similar characteristics in both this Area and the *Arreton Valley Area*.
- Rights of Way within this Area run northwards from the Yar Valley to the *East Wight Chalk Ridge*, which would have provided common grazing for local manors.
- In Roman times and probably also in medieval times there would have been a strong link with Brading Haven (within the *Brading Haven and Bembridge Isle Area*), which would have provided a route for goods entering or leaving the Island.

### Time-Depth

- The oldest features in the landscape may be the boundaries of the Newchurch *Mother Parish*, which itself may be based on an early Anglo-Saxon estate.
  - These boundaries are partially preserved as hedgerows, although the hedgerows themselves do not generally have an 'ancient' appearance.
- Many existing lanes and rights of way may date from later Anglo-Saxon and medieval times when individual manors and holdings needed to access different landscape resources, including arable fields, valley floor meadow, woodland and common grazing.
- Borthwood Copse is *ancient woodland* that was probably a component of the medieval Borthwood Forest. Other ancient woodland sites within the area, the most notable of which is America Wood, may also have originated in medieval times or earlier.
- The village of Newchurch, smaller settlements such as Adgestone, and dispersed manors and farms provide a link with the medieval settlement pattern.
- Existing field patterns to the north of Adgestone derive from medieval *open-field* strips, subsequently enclosed and later amalgamated and altered.
- Blackpan and Lake Common, although now a golf course, provides a link with the historic landscape type of common open grazing land.
- Some field patterns appear to derive from post-medieval enclosure of open grazing land.
- The grazing marshes of the Yar Valley may represent a longstanding land use.
- The enclosed pastures of the Yar Valley may, in many cases, have replaced common meadow that existed in medieval and early post-medieval times.
- 19<sup>th</sup> century buildings in Sandown and Shanklin.
- 20<sup>th</sup> century residential development, both on the outskirts of Sandown and Shanklin and in the more rural surroundings of Alverstone Garden Village and Winford.



## Contribution of Historic Landscape to Present Landscape Character

- Historic boundaries, lanes and tracks.
- Historic rural settlement pattern.
- Ancient woodland.
- Valley floor land retains historic elements such as grazing marsh, enclosed pastures and withy beds.
- Field patterns are mainly post-medieval but external boundaries may be of earlier date.
- The outline of Blackpan and Lake Common has been preserved by its use as a golf course and some heathland vegetation survives. This heathland, originally comprising a mix of both wet and dry heath, used to be very species rich implying a long history of continuous management by rough grazing.
- Distinctive early 19<sup>th</sup> century character of Shanklin Old Village.
- Victorian and Edwardian seaside resort character of Sandown and Shanklin.

## Values, Perceptions and Associations

- Sandown and Shanklin are both valued by mainland visitors as seaside resorts of historic character with excellent beaches.
- The two towns are perceived as having separate and distinctive characters.
- The Bay Area has been affected to some extent by changing patterns of tourism and is perceived to be in need of regeneration, which will be addressed in the Island Plan.
- Despite the need for some regeneration the relatively intact historic character of both Sandown and Shanklin as 19<sup>th</sup> century resorts is an asset of value to the Island.
- The rural part of this area has a particular value as the hinterland of Sandown and Shanklin and is easily accessible for informal recreation such as walking and cycling.

## Research and Documentation

- Historic Environment Record is basic resource for archaeology, built environment and historic landscape character (includes HLC layer).
- *Sandown Bay and Undercliff Coastal Defence Strategy Study*  
<http://www.coastalwight.gov.uk/studies.htm>
- *East Yar Fluvial and Coastal Strategy*  
<http://www.coastalwight.gov.uk/easternyarstrategy.htm>
- Greater level of documentary research already undertaken for this HEAP Area than for other Areas, making this a suitable pilot area for evaluation of *HLC* interpretations by further documentary and field study.
- Sandown and Shanklin offer high potential for study of 19<sup>th</sup> century coastal resort development.

## Amenity and Education

- Access to and from the mainland is available via the train service, with stations at Sandown and Shanklin.
  - The railway terminates at Ryde pier head, linking with a cataman service to Portsmouth.
- A good network of Rights of Way allows this Area to be appreciated on foot.
- There is a 'Quiet Roads' scheme between Brading and Alverstone
- *Ancient woodland*, although limited in area, is attractive and accessible by rights of way. In addition, Borthwood Copse and America Wood are open access land under the *CROW* Act of 2001.
- Borthwood Copse is owned and managed by the National Trust.
  - Part of America Copse is owned and managed by the Woodland Trust.  
<http://www.wt-woods.org.uk/americanwood>
- Valley floor land is also accessible by rights of way, in particular by the Newport-Sandown cycleway.

- Alverstone Mead is a Nature Reserve maintained by Wight Nature Fund, which also manages Youngwoods Copse and Bretts Meadow for public access and nature conservation.
- Brading Roman Villa has been rehoused in a new, award-winning cover building and is an attractive tourism and educational amenity. <http://www.bradingromanvilla.org.uk/>
- The good beaches and historic built environment of Sandown and Shanklin are amenities enjoyed by both local people and visitors.
  - Sandown is the only remaining Isle of Wight pier where amusements are provided.
  - The promenade between Sandown and Shanklin offers attractive views.

### **Features of Particular Significance within this HEAP Area**

- Ancient woodland sites within this area are some of the most significant on the Island outside the Northern Lowlands HEAP Area.
- Brading Villa is a feature of national archaeological importance.

## **VULNERABILITY**

### **Rarity and Typicality**

- The overall range of HEAP Types within this Area is typical of southern England
- The various valley floor HEAP Types, although common in southern England, are well represented in only a few of the Island's HEAP Areas, including this Area.
- Sandown is a typical Victorian seaside resort but the 'Old Village' at Shanklin represents an earlier and more locally distinctive phase of seaside development.

### **Coherence**

- The rural components of historic landscape character within this Area are generally well integrated.
  - However, 20<sup>th</sup> century development at Winford and Alverstone Garden Village has not respected the historic landscape character of the area although both developments fit within earlier landscape features (Winford Heath and Youngwoods Copse).
- Overall, the early 19<sup>th</sup> century character of Shanklin Old Village and the later Victorian character of Sandown and northern Shanklin have been retained.

### **Condition and Fragility**

- Historic landscape features on the fringes of Sandown and Shanklin are particularly vulnerable to loss of character.

## **CONSERVATION AND MANAGEMENT ISSUES**

### **Forces for Change**

- Regeneration and redevelopment of sites in the Bay Area, to be identified in the *Island Plan*.
- Likelihood of new development on land identified and allocated in *Island Plan*.
- Development or change of use at Sandown Airport could affect the appearance of this Area.
- Actions taken in response to rising sea levels (set out in the *Sandown Bay Coastal Defence Strategy* and the *Eastern Yar River and Coastal Strategy* may have an impact on historic environment.
- The Eastern Yar Coastal & Fluvial Strategy will probably emphasise the need to retain more water for longer in the flood plain, linked to climate change, sustainability etc)

## Management Issues

- Earthmoving and excavation could damage *palaeo-environmental* deposits in valley floor peats.
- Water abstraction needs to be managed appropriately and water levels maintained.
- Appropriate grazing of damp valley-floor land is required to ensure that a regime beneficial to nature conservation and historic landscape character is maintained.
- A *character appraisal* of a proposed *Conservation Area* in Sandown has been carried out by the Conservation and Design Team but the proposed Conservation Area has not yet been adopted by the Isle of Wight Council.
- The Shanklin Conservation Area was designated in 1971, is not based on a character appraisal and excludes later Victorian urban and coastal areas.
- No *character appraisal* or *Conservation Area* exists for the rural *historic settlement core* of Newchurch.
- Character appraisals are important for the following reasons:
  - to understand historic character within settlements at a more detailed level than that provided by HEAP
  - To ensure that Conservation Areas are designated where appropriate
  - As a tool to ensure that regeneration is character-based.
- The remaining 19<sup>th</sup> century barracks block at Sandown is not a Listed Building.
- Fairly extensive sand or gravel working is shown within Apsecastle Wood on an 1999 aerial photographic survey produced by getmapping uk.

## Conservation Designations

- The *AONB* covers about a third of this HEAP Area, taking in Borthwood Copse, Alverstone, part of Blackpan/Lake Common, much of the East Yar Valley and the land between the Yar Valley and the East Wight Chalk Ridge.
- *Scheduled Monuments* within this HEAP Area are Brading Roman Villa, the pillow mounds near Kern Farm and the Sandown Barracks Battery.
- The Shanklin *Conservation Area* lies partly within this HEAP Area.
- 71 *Listed Buildings*, of which Brading Roman Villa and All Saints Church at Newchurch are Grade I, all others being Grade II.
  - 10 of the buildings are 16<sup>th</sup> and 17<sup>th</sup> century and at least 24 are 19<sup>th</sup> century, the rest being 18<sup>th</sup> century.
  - Earliest occupied listed building appears to be Apse Manor Farm, of late 16<sup>th</sup> or early 17<sup>th</sup> century date with later additions and alterations.
  - Gate piers and walled garden at Knighton Gorges are listed.
  - Listed buildings of earlier date are vernacular farmhouses and cottages.
  - 19<sup>th</sup> century Listed Buildings include properties in Shanklin Old Village, churches in Sandown and Shanklin, street furniture, and Shanklin Railway Station.
- No sites included in the *English Heritage Register* of Historic Parks and Gardens.
- Knighton Gorges walled garden and Morton Manor are listed as historic *parks or gardens of local interest* in the Isle of Wight Council Unitary Development Plan.
- All the coastline within this HEAP Area falls within the South Wight Maritime SAC.
- There are *SSSIs* within the HEAP Area at Alverstone Marshes and America Wood.
- There are 25 *SINCs* within the Area.
  - *SINCs* in woodland include Knighton West Wood, Knighton East Wood, Rowdown Copse, Lynch Copse, Youngwood's Copse, Borthwood Copse and Apse Castle Wood.
  - *SINCs* on valley floor land include Newchurch Marshes, Alverstone Marshes, Pope's Farm Marsh, Barton Withy Bed, Ninham Withy Bed and Old Clover Withy Bed.
  - *SINCs* on downland or former downland include Knighton Down, Kern Down Chalkpit and Brading Down West.

- Shanklin Cemetery (Hilliards) is a SINC and also has value as a historic landscape. (A survey by the Isle of Wight Garden's Trust found that this 19<sup>th</sup> century cemetery was of considerable local significance.)
- Three *Local Nature Reserves* fall within this Area, these being Sibden Hill, Batts Copse and Alverstone Marsh. The first two are managed by the Countryside Section of the Isle of Wight Council and Alverstone Marsh is leased to the Wight Nature Fund by the Council.

## **FUTURE MANAGEMENT**

Specific suggestions for this Area are as follows:

- Adoption of Sandown Character Appraisal and designation of Sandown Conservation Area.
- Character Appraisal of Newchurch.
- Disturbance of peat deposits to be avoided wherever possible and, where essential, to be subject to archaeological evaluation and monitoring.
- Possible project to evaluate *HLC* interpretations by undertaking further documentary and field study.
- Further study of valley floor HEAP types.
- Explore possibilities for conservation and management of Knighton Gorges walled garden.
- Academic study of 19<sup>th</sup> century resort development, looking at documentary evidence and at existing buildings and structures.
- Consider Sandown Barracks building for national or local listing.
- Explore future conservation and management of Shanklin Cemetery and consider it for inclusion on the Local List.

The Isle of Wight HEAP Objectives and Actions are set out in a separate document. These objectives and actions are generic and many of them are relevant to all HLC Areas. Those that are most relevant to this HLC Area are cited below.

- A12** Complete Field Patterns HEAP.
- A13** Identify field patterns of significance.
- A14** Complete Rural Settlement HEAP.
- A15** Complete Urban Settlement HEAP
- A16** Completion of character appraisals for all existing and potential Conservation Areas, using appropriate HLC and HEAP data.
- A20** Complete Valley Floor HEAP.
- A21** Complete HEAP for Trees and Woodland
- A23** Completion of HEAP for Roads, Lanes and Tracks.
- A24** Complete field survey of historic Rights of Way.
- A28** Complete Boundaries HEAP.
- A29** Complete Climate Change HEAP.
- A30** Investigate potential for projects to identify archaeological features within cultivated and non-cultivated land for all HEAP Areas.
- A32** Facilitate the supply of HEAP and HLC information to land managers, farm advisers, farmers and funding bodies.
- A33** Facilitate use of HLC information to assess importance of hedgerows affected by hedgerow removal notices.
- A34** Advocate protection of buried archaeological features within cultivated land.
- A35** Promote conservation of historic farm buildings.
- A39** Promote the retention of significant historic field patterns.
- A40** Support traditional grazing and other appropriate management of valley floor land.
- A41** Ensure that woodland and forestry management and new tree planting does not damage archaeological features or historic landscape character
- A44** Seek effective ways to lessen damage to road banks caused by motor traffic.

- A45** Advocate maintenance of historic character of rural roads.
- A48** Promote the conservation of historic buildings and their settings where these contribute significantly to the character of HEAP Areas.
- A50** Raise awareness of the need to avoid disturbance of wetland peats likely to contain palaeo-environmental material.
- A51.** Support the conservation of historic parks, gardens, cemeteries and public open spaces, including appropriate restoration schemes which follow an agreed Conservation and Management Plan.
- L2** Characterisation study of Isle of Wight farmsteads in relation to HEAP Areas.
- L4** Academic study of rural settlement patterns, including settlement morphology, significance of dispersed settlement and evidence of medieval desertion.
- L6** Encourage further research into valley floor land use throughout the Isle of Wight, to include use of documentary sources, map sources and fieldwork.
- L14** Encourage preparation of booklet on historic lanes and tracks.