

COLLEGE ROAD, CAMPDOWN
Purbrook

Hampshire

Desk Based Assessment

May 2023

Report No. 4335L-DBA-v1.5



Archaeological Desk Based Assessment

COLLEGE ROAD HAVANT

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

A 26ha site located at Campdown, Havant is proposed for redevelopment as housing and open space leisure area. This report contains results of cartographic, archaeological and documentary research into the site undertaken by L - P : Archaeology on behalf of Dandara.

The site contains a Roman road and villa which form a Scheduled Monument and there is evidence of associated Roman activity in the immediate environs which suggests a larger villa complex or settlement. The area near the line of the Roman road has a high potential for archaeology, as it has been historically under pasture and is relatively undisturbed. The archaeology within this area could range in significance from low to high depending upon its relationship with the Scheduled Monument.

The proposed redevelopment would not involve any groundworks upon the Scheduled Monument or the area surrounding the villa.

The location of the site on a spring line would have made it attractive to early settlers and there is a particularly high potential for surviving Mesolithic archaeology in a localised area related to a water source in the southwestern area of the site, which could be of at least medium significance.

Several phases of investigation have already taken place on the site. However it is likely that a programme of archaeological mitigation would be required to investigate the identified potential of Prehistoric and Roman archaeology. As a first step this could involve a small number of targeted trenches, particularly near the line of the Roman road and at the base of the valleys to the south and west areas of the site where Mesolithic potential has been identified. Depending upon results this could be followed by additional works, possibly including further excavation, analysis and publication of results in an appropriate format.

1. Introduction

- 1.1. This archaeological desk based assessment has been researched and prepared by S Barton and T Swannick of L - P : Archaeology to accompany the recent Heritage Impact Assessment (HIA) (GOVIER 2022).
- 1.2. The report considers land at College Road, Campdown, Purbrook, Waterlooville, Hampshire, PO7 8AH. The site is centred on National Grid Reference 469085, 107012 (FIGURE 1).
- 1.3. The site is an irregular parcel of land measuring approximately 26ha located to the east of Purbrook, north of Portsdown Hill, on land east of College Road. It is bounded to the north west by HSDC South Downs College, to the east by the A(M)3, to the west by College Road and to the southwest by Portsmouth golf course. The site is currently given to pasture (FIGURE 2).
- 1.4. The site is proposed for redevelopment including the construction of 653 dwellings with associated car parking, open area, landscaping, services and access road.
- 1.5. The following terms are used in this report:
 - ◆ “the study area” - a 1km radius around the centre point of the site.
 - ◆ “the site” - the area of land defined by the 'red line' perimeter of the site itself.
- 1.6. This assessment seeks to do the following:
 - ◆ assess the potential for archaeology
 - ◆ assess the significance of potential archaeology
 - ◆ assess the condition of potential archaeology
 - ◆ assess the impact of the proposed development on the potential archaeology
- 1.7. While this report contains an assessment of below ground archaeological remains and the potential to encounter remains within the site, the accompanying HIA deals principally with the effect that the development of the site would have on the significance and setting of designated heritage assets and assets of designation quality in the area with a particular focus on built heritage and Scheduled Area Monuments (GOVIER 2022).

- 1.8. This assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.
- 1.9. The site contains a Scheduled Monument, the Roman villa and section of Roman road southwest of Littlepark Wood (NHLE 1001859).
- 1.10. Two listed buildings exist within the study area but are not relevant with respect to any potential archaeology to be found on the site. These are the 19th century Towers (NHLE 1303449) and 20th century Sunspan (NHLE 1249638). Both have Grade II status and are located approximately 300m south of the site on Portsdown Hill Road.

2. Planning Background

2.1. NATIONAL POLICY AND LEGISLATION

2.1.1. In July 2021 the Ministry for Housing Communities and Local Government (HCLG) issued the Revised National Planning Policy Framework (NPPF) (DLUHC 2021). Chapter 16 of the NPPF sets out planning policies on the conservation and enhancement of the historic environment.

2.1.2. The NPPF requires the applicant to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset. It also places a duty on the decision making body to determine applications on the basis of sufficient evidence, gathered if necessary from field evaluation.

2.1.3. Government guidance on archaeology contained within the NPPF provides a structure for making decisions where designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas) are affected by development; where the settings of heritage assets are affected by development; and where nationally important un-scheduled monuments are affected by development.

2.1.4. In addition the following legislation is relevant to this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979)
- ◆ Town and Country Planning Act 1990 (HMSO 1990)

2.2. LOCAL POLICY AND LEGISLATION

2.2.1. The local authority is Havant Borough Council who take archaeological advice from the County Archaeologist at Hampshire County Council.

2.2.2. The criteria used by Havant Borough Council to determine planning applications are contained within two documents: *The Local Plan (Core Strategy)* (HAVANT BOROUGH COUNCIL 2011), adopted in March 2011, and *The Local Plan (Allocations)* (HAVANT BOROUGH COUNCIL 2014), adopted in July

2014. Both documents are scheduled to be superseded by the new *Havant Borough Local Plan* (HAVANT BOROUGH COUNCIL 2022), which is to be re-submitted for examination in 2023. Policy LP33 contained within *The Local Plan (Core Strategy)* contains section relevant to archaeology:

POLICY CS11

PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

2.3. SCHEDULED MONUMENT LEGISLATION

- 2.3.1. The provisions of *The Ancient Monuments and Archaeological Areas Act (1979)* apply to Scheduled Monuments.
- 2.3.2. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State's consent (HMSO 1979).
- 2.3.3. This aspect is covered in detail in the accompanying HIA (GOVIER 2022).

3. Methodology

3.1. GUIDANCE

3.1.1. The following guidance was consulted:

- ◆ *Standard and Guidance for Historic Environment Desk-based Assessment* (CIFA 2020)
- ◆ *Conservation Principles for the Sustainable Management of the Historic Environment* (consultation draft) (HISTORIC ENGLAND 2017)

3.2. SOURCES

3.2.1. The heritage assets were identified from the following sources:

- ◆ search of the Historic Environment Record (AHBR) for all heritage assets within a 1km radius of the site
- ◆ examination of geological data (BRITISH GEOLOGICAL SURVEY 2022)
- ◆ examination of historic maps
- ◆ Internet sources and databases
- ◆ published and unpublished literature available from online resources such as the Archaeological Data Service (ADS 2022) and British History Online (BRITISH HISTORY ONLINE 2022)
- ◆ consultation of the Hampshire Archives and Local Studies Library online catalogue (HCC 2022)

3.2.2. A site walkover was conducted by L. Govier of L – P: Archaeology on 27th June 2022.

3.3. SIGNIFICANCE CRITERIA

- 3.3.1. A heritage asset can be defined as being a building, monument, site, place, area or landscape that can be identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing) (HISTORIC ENGLAND 2017).
- 3.3.2. The **significance** of a heritage asset can be seen as the **value** of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (HISTORIC ENGLAND 2017).
- 3.3.3. The significance of an archaeological asset may not be fully determined until its nature and extent has been sufficiently tested through archaeological fieldwork. The significance of the heritage assets is determined using the following criteria:

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

Table 1 - Significance criteria used in this report

3.4. LIMITATIONS OF THE METHODOLOGY

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

- ◆ The AHBR entries can be limited because they are not based on a systematic search of the region but rather the records are reliant upon chance finds, opportunities for research and public contribution.
- ◆ Documentary sources may be biased, inaccurate or difficult to interpret.
- ◆ The presence of buried archaeology is not always obvious during walkover surveys.
- ◆ Grid coordinates for assets may be rounded to such an extent that the actual location of the asset can be difficult to locate.
- ◆ Cartographic resources have been addressed as part of this assessment. These documents have inaccuracies in the mapping dependent upon the date, method and scale of survey. Earlier surveys are likely to be less accurate than modern Ordnance Survey (OS) mapping. It is important to note that errors in historic mapping were usually accumulated into upland areas or along watercourses.

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

4. Site Background

4.1. GEOLOGY

- 4.1.1. The British Geological Survey GeoIndex (BGS 2022) shows a varied bedrock geology of the site, reflecting its location upon the Bere Forest Syncline, the downward curve of the geological fold that formed Portsdown Hill at the southernmost edge of the Hampshire Basin.
- 4.1.2. Superficial Head (clayey hillwash) is more prevalent towards the south, where the profile rises towards the foot of Portsdown Hill. Head is a very gravelly, silty, sandy clay to clayey sandy gravel, with variable proportions of coarser granular material (ALLEN 2019).
- 4.1.3. The most recent geological bedrock formation (clay deposits of the Wittering Formation) is found across the northernmost part of the site, with the majority of the site area lying above London Clay Formation, with the oldest bedrock deposit (Portsdown Chalk Formation) running east to west across the southernmost area of the site.
- 4.1.4. The underlying chalk is the principal aquifer that provides much of Portsmouth and its environs with water. The relatively high groundwater levels in the South Downs provide the driving head for groundwater levels to flow through the chalk under the overlying deposits in the centre of the Bere Forest Syncline to emerge at a series of springs (KING 2019). This is what has resulted in an east-west 'spring line', approximately following the north edge of Portsdown Hill. It is therefore likely that a fresh water source has always been on or near the site.
- 4.1.5. Borehole information for the site suggests a sequence of topsoil, head deposits, London clay and gravel (BGS ID 420013, 420017). This data is at relatively low resolution and offers only a rough indication of the site geology (BGS 2022).

4.2. LOCATION AND TOPOGRAPHY

- 4.2.1. The site is situated on a gentle north to south slope at the northeast foot of the Portsdown Hill, approximately 3km west of Havant and 1.6km north of the coast at Broad Marsh.

- 4.2.2. The site occupies an irregular parcel of pasture land and is bounded by hedgerows with some mature trees to the north, east and south. It is bounded by open field properties to the northwest (HSDC South Downs College) and to the south (pasture and a golf course), and by Littlepark Wood to the northeast.
- 4.2.3. The profile of the site slopes gently down from the north, at approximately 57m OD, to south, at approximately 28m OD. Two valleys traverse the site from the northwest to the southeast and the from the west to the east, meeting near the southern edge of the site (FIGURE 12).
- 4.2.4. The site is located over a geological 'spring line' and historically contained a pond. An intermittently subterranean spring-fed stream crosses the southwest area of the site from the north and continues eastward along the southern border to join the Hermitage Stream, just over 1km away to the east at Bedhampton. This is visible on current large scale OS mapping¹, described as 'issues', 'spreads' and 'collects'.

4.3. LANDSCAPE CHARACTER AREAS

- 4.3.1. The north half of the site falls within the southern end of the Landscape Character Area (LCA) 11 A3(M) Eastern Corridor, and the south half of the site is at the northern end of LCA12 Portsdown Hill, as defined by Havant Borough (HAVANT BOROUGH COUNCIL 2007).
- 4.3.2. The southern end of LCA11 together with LCA12 form one of the most archaeologically rich areas in Havant.
- 4.3.3. The most important features within LCA11 are the line of the Roman road, Littlepark Wood Roman Villa, and a Roman tile kiln. A Medieval holloway to the east of the line of the A3(M), is thought to mark the southern edge of the forest of Bere, and serves as a reminder of the original extent of this important historical feature of the landscape.
- 4.3.4. The archaeology of LCA11 includes the Neolithic barrow Bevis' Grave (also the focus of an Early Medieval cemetery) and a group of tumuli to the west, occupying highly prominent locations on the scarp of Portsdown Hill.

¹Available online as Map of Rights of Way on maps.hants.gov.uk/rightsofwaydefinitivemap

4.4. PREVIOUS WORK

1925 EXCAVATION

- 4.4.1. Part of the footings of the Roman villa (23245) were discovered in 1925 and partially excavated by Mr. G. Smith of Purbrook (BRADING 2005). The archived notes were reassessed by G. Soffe in a 1973 survey (SOFFE 1973) (SOFFE 1974) (DICKS 2011) but never fully published.

1993 EVALUATION

- 4.4.2. An evaluation involving 76 trenches over 15.6ha, including 59 trenches across 12ha in the southern half of the site, took place in advance of a proposed residential development in 1993 (ANON 1993) (FIGURE 12) (APPENDIX 4).
- 4.4.3. A layer of small to medium fragments of burnt flint was revealed around the erstwhile pond in the southwest area of the site (trenches 25, 27 and 64). The layer contained a flint blade with characteristically Mesolithic retouch and a possible burin was recovered nearby (Trench 24), raising the possibility of a small Mesolithic site utilising the fresh water source.
- 4.4.4. A shallow layer of colluvial buried soil along the base of the tributary valley in the southernmost area of the site contained quantities of worked flint and burnt flint, including a possible Mesolithic blade (trenches 30, 31, 61, 62, 65, 70, 74 and 75).
- 4.4.5. Elsewhere within the area of the site, flint bearing characteristically Mesolithic retouch was retrieved from trenches 6 and 24 and Neolithic or Bronze Age period scrapers were found in trenches 31 and 33. Prehistoric and Roman pottery and Roman ceramic building material were also found in small quantities throughout the site.
- 4.4.6. The results were interpreted as possibly representing a high intensity of flint working in the later Prehistoric periods somewhere on the chalk downs to the south of the site, with more localised and small-scale activity in the Mesolithic period in the region of the independent water source at the west of the site.

2005 WATCHING BRIEF

- 4.4.7. An archaeological watching brief was carried out on the site during the excavation of seven geo-technical test-pits in 2005 (BRADING 2005) (FIGURE 12) (APPENDIX 5).
- 4.4.8. No archaeology was observed in the majority of the trenches, which measured 3.5m long by 0.7m wide. The topsoil was typically approximately 0.2m deep, but was twice as thick at the southernmost area of the site, where it overlay almost a metre of colluvial deposits.
- 4.4.9. Two of the trenches contained archaeology. These were at separate locations approximately 40m to the south of the route of the Roman Road. An undated north-south linear feature was observed in Tr.5. It was suggested that this could have been Roman or Prehistoric, as the fill had contained no organic material and several rounded flints had been retrieved which may have been pot-boilers. Roman ceramic building material was recovered from the topsoil in Tr.6.
- 4.4.10. Two layers of colluvium, measuring 0.6m and 0.3m thick, were observed between the topsoil and the natural clay at the southernmost area of the site in Tr.7. These were interpreted having occurred as a result of the location at the foot of the northern slope of Portsdown Hill. The topsoil in Tr.7 was twice as thick (0.4m) as that observed (0.2m) in the other trenches, and this was taken to reflect its location near the bottom of the valley and the mechanical movement of the soil.
- 4.4.11. Ground investigation interventions are very small scale and are less likely to offer an insight into archaeological potential as an insight in to modelling the deposits. On the back of the observation that it was apparent that the site had not been ploughed, it was inferred that if any archaeological deposits existed on the majority of site they would lie at less than 0.3m below the ground surface. The exception was at the southernmost area of the site, where the ground surface of the natural clay was shown to be buried under two colluvial deposits, almost a metre thick. In this location there were three potential horizons for archaeological deposits.

2016 GEOPHYSICAL SURVEY

4.4.12.A geophysical survey was commissioned by L-P: Archaeology and undertaken by GSB Prospection Ltd. (SWINBANK 2016). The investigation was carried out on behalf of Persimmon Homes across 15.5ha of the north area of the site, which had been outlined for residential development.

4.4.13.The survey detected several archaeological anomalies north of the Roman Road. These indicated the previously known Roman villa complex to the north of the Roman road, consisting of a rectangular enclosure [1] (Anomaly [1]), possible remains of a building and burnt/fired material [6], ditches [3,4] in the vicinity of the villa probably representing associated enclosures, and a track [2]. The Roman road [5] was also tentatively identified.

4.4.14.Though not of archaeological interest, magnetic anomalies south of the Roman road were identified as several former field boundaries and a footpath [7], a former pond [8] and former copse [9], all of which were known features from historic and recent OS maps, as well as probable spreads of consolidation material. A number of service pipes were also detected traversing the survey area.

2016 - 2017 GEOPHYSICAL SURVEYS

4.4.15.A geophysical survey was carried out in 2016 across 6.9ha of the northernmost area of the site (BEAVERSTOCK 2016) in advance of a planning application.

4.4.16.A significant number of magnetic anomalies were recorded, the majority of which related to the Roman villa complex in the northern area of the site, the trackway connecting it to the Roman road and the Roman road itself.

4.4.17.To the south of the Roman Road, a linear anomaly [24] was identified following the same orientation as the road with a short section running perpendicularly for approximately 10m. Also to the south of the road another linear anomaly [25] with an associated perpendicular one crossing its eastern end was recorded. These were interpreted as possibly representing field enclosures of similar date to the Roman occupation. Other linear anomalies represented a modern raised trackway [26] or suggested the presence of underground services [28,29].

4.4.18. A follow-on survey was carried out in 2017 across 7.6ha across the central area of the site, to further inform the development layout with regards to the extent of deposits associated with the Roman landscape (SANCHEZ 2017).

4.4.19. This revealed several magnetic anomalies, the majority of which were not considered to be archaeological in origin. Linear anomalies [9,10,11] were recorded near the southern edge of the surveyed area and may have been of archaeological origin, representing cut type features such as ditches or gullies.

2018 EVALUATION

4.4.20. A total of 61 trenches² were opened in an archaeological evaluation (AOC ARCHAEOLOGY GROUP 2019) targeting a 7ha area around the Scheduled Monument in the northeast area of the site (FIGURE 12). This further defined sections of the Roman road, and revealed a series of walls and foundations, a possible structure and a possible kiln within the villa complex.

4.4.21. Several sections of the Roman road were defined by metalled surfaces and in one instance parallel side ditches. Within one of the trenches two linear ditches were recorded set 9m apart, which were interpreted as road side ditches. The ditches were 0.5 and 0.56m deep and 3.0 and 3.5m wide. Several areas of metalled surface unaccompanied by side ditches have been interpreted as sections of road or trackway. These sections ranged in width from 2.45m to 9.55m and consisted of pebbles set in a clay matrix.

4.4.22. A sub-rectangular feature measuring 2m by 0.6m and 0.37m deep was revealed during evaluation. The feature had vertical sides and a flat base and was filled with orange clay containing flint nodules. The density of the fill may be an indication that it was associated with a structure.

4.4.23. A possible kiln dark / red brown deposit with charcoal inclusions extended over an area measuring 1.8m by 1.05m, possibly representing a clay lining with in-situ burning, and may indicate the presence of a kiln.

4.4.24. A series of walls were recorded across the site. These were constructed from flint bonded in one of the walls with a sandy mortar. One of the walls was

² 82 trenches measuring 25m by 1.8m were planned across the site. Trenches 1-21 were not excavated due to service constraints.

buttressed and held at least 5 courses. The walls varied in width from 0.60m to 0.92m.

4.4.25. Several sections of wall foundation were also recorded across the site. These were composed of flint nodules some set in a sandy / clay mortar. The foundations varied in width from 0.36m to 0.93m wide.

5. Archaeological and Historical Background

5.1. TIMESCALES USED IN THIS REPORT:

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

Table 2 - Timescales used in this report

5.2. Information from the Hampshire Archaeological and Historic Buildings Record (AHBR) is referenced with the Monument ID or Historic Landscape Characterisation in brackets (12345). The following analysis is from 1km radius search of the AHBR.

5.3. PREHISTORIC

5.3.1. The Prehistoric landscape of the study area (FIGURE 3) is dominated by the Neolithic barrow on Portsdown Hill and there is evidence, from the site area itself, relating to multiple phases of human activity from the Mesolithic Period to the Late Iron Age.

5.3.2. A Mesolithic tranchet axe (23259) was identified from a pipeline cutting near the northwest corner of the site in the 1970s³. Whilst this evidence is of relatively low significance due to its lack of context, it indicates that the site shows potential to yield Early Prehistoric activity.

5.3.3. Evidence was found of activity from the Mesolithic to the Late Iron Age across the southern area of the site during the 1993 evaluation at Camp Hill (ANON 1993). This included an unstratified Mesolithic flint blade (33705), retrieved

³ The location of the find is recorded within a 100m resolution as SU688071 (WYMER 1977).

from the vicinity of the infilled pond⁴, and struck flint cores and debitage (33710) from 25 of the 76 trenches⁵. The distribution of the finds were interpreted as indicating a possible Mesolithic community utilising a water source. A late Neolithic flint axe fragment (33711) (Trench 45) and seven Late Iron Age pot sherds (33712) (Trench 43) were excavated from the area to the south of the site. The trench location plan is shown in Appendix 4.

- 5.3.4. Numerous polished stone axes have been discovered across the wider borough, suggesting an extended trade network within the Neolithic Period (HAVANT BOROUGH COUNCIL 2007).
- 5.3.5. The Neolithic long barrow and Scheduled Monument Bevis' Grave (NHLE: 1012831) is located approximately 260m south of the site on the eastern slope of Portsdown Hill. The HAHBR record (23182) states that the mound was damaged during ploughing and quarrying in the Post Medieval Period and again in the Modern Period through road widening. A rescue excavation in 1974 revealed a Neolithic pit.
- 5.3.6. Barrows are often isolated monuments located at focal points in the landscape (BRADLEY 1998) and it seems Portsdown Hill held special prominence in the local landscape. Two possible ploughed-out barrows were also discovered just to the southwest of the study area at Farlington Reservoir (MCMANUS-FRY 2016), on the south facing slope of Portsdown Hill. Excavations have revealed that the barrow served as a focus in the funerary landscape of later periods. The accompanying HIA (GOVIER 2022) contains a section describing the monument in further detail.
- 5.3.7. It has been suggested that long barrows acted as territorial markers that tied communities to the landscape (HAMPSHIRE COUNTRY COUNCIL 2015) and it seems highly likely that the Neolithic landscape surrounding the visual monument of Bevis' Grave was being farmed.
- 5.3.8. Evidence of a Bronze Age linear earthwork or ranch boundary is recorded in the vicinity of Bevis' Grave (HAVANT BOROUGH COUNCIL 2007). Linear cropmarks observed to the south of the site may also be indicative of early field systems.

⁴ Retrieved from the sieved contents of trenches 25, 27 and 64.

⁵ Trenches 2, 6, 14, 19, 24, 26, 30, 31, 33, 34, 35, 40-43, 45-48, 55, 61-65.

- 5.3.9. Within the wider area of Havant, the distribution of Iron Age sites is principally limited to the coastal plain, dominated by the production of salt from Langstone Harbour.
- 5.3.10. However a small Iron Age settlement (65908) was excavated 130m to the east of the site. The settlement contained two roundhouses, pits, postholes and curvilinear boundary ditches and stakeholes for a fence line (BRAY, D. 2015). The majority of finds from the site were dated to the Early Iron Age and Late Iron Age periods. Residual finds suggested some local activity dating to the Bronze Age, Roman and Medieval periods.
- 5.3.11. A large Early Iron Age pit (23264) was excavated 50 metres to the east of the study site during the A3(M) works. The pit contained a sandy clay fill with burnt flint and pottery sherds.
- 5.3.12. A similar Iron Age pit and ditch (26735) was discovered 100 metres to the northeast of the site during works at the neighbouring South Downs College.
- 5.3.13. There is a cluster of unstratified findspots in the south of the study area, at least partly due to the scale of construction at Farlington Reservoir or for the A3(M). These do however indicate some level of Prehistoric activity in the vicinity of the site and further south on Portsdown Hill. During the 1977 A3(M) works, towards the southeast of the study area, four flint scrapers and a Bronze Age pot (23287) were discovered during a sub-soil strip. Six sherds of Early to Middle Bronze Age pottery (23280) were found during excavation for Farlington Reservoir just to the southwest of the study area in 1979. An assemblage of various 'pot boilers', Iron Age pot sherds and ceramic beads (23282, 23283, 23284, 23285) were found in an area within 300m to the south of the site in 1975. There is an isolated flint findspot (57574) at the eastern extremity of the study area.
- 5.3.14. There is evidence for human activity and settlement within the study area and especially around Portsdown Hill, as well as evidence of multiple phases of Prehistoric activity on the site itself. The presence of the freshwater source would have been attractive for early settlers. Evidence of Mesolithic activity has been found in at least two separate occasions within the site area and it has

already been suggested that there may have been a small Mesolithic camp on the site. This would be of regional interest, offering a rare example of a Mesolithic small settlement within a landscape that was later dominated by a Neolithic monument and very likely to have been farmed. Furthermore Late Prehistoric settlement is known to have existed very near to the site as well as elsewhere in the wider environs of Portsdown Hill. There is therefore high potential for the presence of further Prehistoric remains within the site. Finds could range from *ex-situ* artefacts to cut features indicative of settlement, which could be of at least medium significance.

5.4. ROMAN

- 5.4.1. There is significant activity dating to the Roman period known within the study area, mostly relatable to the Roman road and Roman villa (FIGURE 4).
- 5.4.2. Littlepark Wood Roman Villa occupies almost 2ha to the northeast of the site (23245), approaching half the size of Fishbourne Roman Palace in Chichester. The villa was partially excavated in 1925 and two phases of construction were identified; the first was dated to c. AD150-200 from Samian pottery recovered from an associated midden, and the second to c. AD250 from numismatic evidence. The later building consisted of a series of rooms connected by a south facing portico with a tiled roof, painted plaster walls, tessellated floor and hypocaust (PLATE 1). Pottery evidence indicated a demolition date of the mid to late 4th century (DICKS 2011: 91).
- 5.4.3. Additional buildings with associated infrastructure were confirmed through geophysical survey (Swinbank 2016) (BEAVERSTOCK 2016), including a possible villa service road (38682).
- 5.4.4. Further foundations, walls and a possible kiln (57116) were revealed during the 2018 evaluation on the site.
- 5.4.5. A sandy layer with waste including Roman tile and pottery (23261), probably related to villa occupation, was excavated less than 25m northeast of the site near a small stream.

- 5.4.8. It has been suggested that the main building at Crookhorn Roman Villa was a tiliary workshop associated with Littlepark Wood Villa (DICKS 2011: 92). Further evidence of Roman activity nearby include a short section of wall (38678) and the continuation of the Roman road (39768) (56242) (56908) at South Downs College to the northeast of the site. The road appeared as a concentration of flints and tiles pressed into the natural sandy clay but had been severely disturbed by modern ploughing. A Roman cremation cemetery (65614) including a possible cenotaph was identified in the vicinity of Crookhorn Roman villa, approximately 200m to the north of the Roman road.
- 5.4.9. Another possible Roman villa site (23397) has been identified at the eastern extremity of the study area. A scatter of Roman pottery and tile was found in a garden in 1974 amid reports that a mosaic had also been found in a neighbouring garden. The location is approximately 200m to the north of the extrapolated route of the Roman Road RR421. If such a building were to have existed at this location, then this raises the intriguing possibility that there could have been a sort of ribbon development stretching for almost a mile along the Roman Road, past Littlepark Wood Roman Villa (23245) to the aisled building at Crookhorn (23298). There may even have been a bath house along this stretch, utilising the water source that now exists as a semi-culverted stream in Littlepark Wood just to the north of the site flowing east towards Hermitage Stream.
- 5.4.10. Some residual Roman pottery (33708)⁶ and ceramic building material (33709)⁷ was recorded during the 1993 evaluation that took place on the site.
- 5.4.11. A possible Roman enclosure (17272) was identified from aerial photography less than 30m away to the east of the site.
- 5.4.12. A Roman waste pit (23323) was intersected by a pipeline trench in 1965 at the south of the study area, which was found to contain Roman pottery, glass objects and animal bone. A Claudian coin (23270) was also found in a pipeline trench nearby. Traces of a Roman cobbled surface were excavated around Bevis' Grave.

⁶Trenches 25 and 46.

⁷Trenches 2, 5, 7, 8, 25, 34, 44, 46, 48 and 63.

5.4.13. There is clear evidence of Roman period occupation on the site and within the study area. There seems to have been a small roadside settlement which included a villa complex, cemetery and a small scale tile production industry. The spatial distribution of the HER data may seem to indicate that the settlement favoured the north side of the Roman road, but this is at least partly attributable to the fact that these discoveries emerged in the face of the housing development at Zeus Lane and construction work at South Downs College. Beyond the southern boundary of the site there is further evidence of Roman occupation on the southern slope of Portsdown Hill and there may also have been a high status building containing a mosaic flanking the road to the east of the study area.

5.4.14. Although there is known to have been Roman occupation on the site, evidence of Roman activity may yet be found on the site that could enhance the significance of the Scheduled Monument, and would therefore be of high significance.

5.5. EARLY MEDIEVAL AND MEDIEVAL

5.5.1. The site is situated between the parishes of Farlington and Bedhampton in Portsdown Hundred (PAGE 1908: 142).

5.5.2. The nearest known Early Medieval settlement is at Bedhampton beyond the study area (Pembroke 2005: 25). The earliest known reference to Bedhampton is the grant of the Manor to the Cathedral Church of Winchester in the 9th century AD (PAGE 1908: 3).

5.5.3. An Early Medieval cemetery (FIGURE 5) was excavated at the site of Bevis' Grave approximately 300m to the south of the site (23182). This consisted of around 80 graves dating AD595 to AD1020 which were clustered around the end of the earlier barrow. The cemetery was clearly nucleated around the earlier monument and there is no evidence that it spreads either north or south any significant distance from the barrow.

5.5.4. The north of the study area was in a well wooded area that once formed part of the Forest of Bere. The Forest of Bere was noted for its pig farming. The term Bere is a corruption of the old English 'boer' of 'bearu' meaning swine pasture

(LANGTON & JONES 2016). The site probably belonged to Creuquer (14th century *Creuker*) manor, a sub-manor of Farlington Manor, which had originally been a royal manor leased by the King to various tenants (PAGE 1908: 108).

5.5.5. A house platform with two flint packed postholes, possible well and associated boundary ditch (23310) was found during the levelling of an area 400m northwest of the study site. A midden containing waste material was also found associated with the housing platform. The boundary ditch was identified and located to the east of the housing platform. It had a v-shaped profile and contained Medieval and residual Roman tile fragments.

5.5.6. Part of a Medieval holloway was identified 100m to the east of the site during the A3(M) roadworks (23263) where it was clearly visible as two ditches and three banks. It is thought that this formed the southern boundary for the Forest of Bere and ran east to west between Purbrook Heath to Stockheath Common. It seems likely that the northern edge of the site closely follows the route of this former hollow way. The 1866 OS map shows Scratchface Lane continued as a trail just beyond the north edge of the site, and traces of a ditch have been identified within 20m to the north of the site (50022), with possible continuation (57402, 60048) to the northwest.

5.5.7. Within the study area the Early Medieval evidence is minimal and focused to the south of the study site around the reused Prehistoric barrow. However during the Medieval period there was a small settlement to the northwest of the site and evidence of land management nearby, at the edge of the afforested area of Bere. It is very likely that the site area itself lay within agricultural lands between the nucleated settlements of Bedhampton and Farlington throughout these periods. Therefore there is a low potential for archaeology dating to these periods on site and, if present it would likely be in the form of ditches or a holloway and would be of low significance.

5.6. POST MEDIEVAL AND MODERN

5.6.1. There is only a small amount of HER information around the study area over these periods (FIGURE 6). The accompanying HIA (GOVIER 2022) contains a detailed overview of Post Medieval development in the wider area, as

Farlington and Bedhampton continued to exist as small rural settlements into the 19th century, against a backdrop dominated by the urban and industrial development at Havant and Portsmouth.

- 5.6.2. Within the study area a series of dispersed country houses with small estates appeared around the London Road to the west of the site linking the capital and the maritime city of Portsmouth. From the end of the 18th century AD Portsdown Hill was used for military operations because of its strategic position over Portsmouth.
- 5.6.3. The stately home of Belmont Castle (31346), its icehouse (31437) and associated gardens (52073) are located at the south of the study area. The building is a Grade II listed mock Tudor “castle” dating to the early 19th century AD.
- 5.6.4. From the end of the 18th century the site itself was open field (FIGURE 7), which was probably worked from Crookhorn Farm.
- 5.6.5. The proximity of Portsmouth and the Royal Navy meant that there was an almost constant need for timber to supply the shipyards. The Forest of Bere was significantly deforested for this purpose and was the subject of a parliamentary bill in 1810 (Great British Parliament 1810: 458).
- 5.6.6. A semaphore station (38756) was located in 1821 on Portsdown Hill to enable the Admiralty in Whitehall to communicate with the naval base at Portsmouth on the south coast. Messages could be sent over the 108km path in about 15 minutes. This was replaced in the 1860s by Farlington Redoubt.
- 5.6.7. The 1839 Tithe Map describes the layout visible in the 1866 OS map (FIGURE 8), with the north half of the site as woodland (Crookhorn Copse, Plot 257) or arable land (Plots 191, 192) all belonging to the owner of Crookhorn Farm. Chalk land drains (23289) located 60m southeast of the site are indicative of agricultural land improvements.
- 5.6.8. The 1866 OS map shows that by this time there was a public footpath running southeast to northwest across the fields in the northern area and the site was divided north-south with the administrative boundary between the parishes of Farlington and Bedhampton.

5.6.9. The western half of the site was subject to deforestation sometime prior to 1898 as Crookhorn Wood no longer appears on the western area of the site in the 1897 OS map (not shown), and is instead shown as scrub. By this time there had accumulated a pond in the west half of the site area, which persisted until 1966 but is no longer visible on maps after 1982. A distinct bank or dam was observed across the northern valley just downstream of the pond measuring approximately 4m high during a site walkover in 2005 (BRADING 2005).

5.6.10. The site remained relatively unaltered through to 1938 (FIGURE 9). The 1938 Ordnance Survey Map is the first map to mark the Roman villa and Roman road on the site after its rediscovery in 1925. The surrounding area was almost exclusively being used for agriculture.

5.6.11. The site remained relatively unchanged in 1957, with the exception of the appearance of a cart track leading to an isolated building, probably a barn, in the southeast part of the site (FIGURE 10), which aerial photography shows was built some time between 1938 and 1949 and still standing at the time of a 1983 Russian survey. The 1991 Ordnance Survey Map (FIGURE 11) shows the A3(M) and also to the west of the site boundary, the built up areas to the east and to the west of the site area and HSDC South Downs College to the northwest.

5.6.12. There is a low potential for archaeology dating to this period on the study site, which would be limited to the fairly recent modification of field boundaries and a modern agricultural building and would be of low significance.

5.7. NEGATIVE OR UNDATED

5.7.1. A Desk Based Assessment was carried out for a site to the north of the study site at Stakes Road (MADIGAN 2011). The research revealed that this adjacent site had been subject to levelling for the creation of a playing field in the early to mid 20th century. The overall potential for archaeology was considered low and any archaeological deposits would have been significantly disturbed during the levelling of the site for the creation of a school playing field.

- 5.7.2. A series of watching briefs carried out at South Downs College adjacent to the site recorded modern truncation and negative results (54304, 56240, 56915).
- 5.7.3. An archaeological watching brief approximately 400m to the northwest of the site and less than 50m from Purbrook Roman Villa yielded negative results (50290).

6. Proposed Development

6.1. SITE CONDITIONS

- 6.1.1. The site and its surroundings were visited on 27th June 2022. A detailed description of the site conditions is given in the accompanying HIA (GOVIER 2022). The site is currently used as open fields for grazing animals. As such the site is well maintained and the ground surface topography is clear.
- 6.1.2. The site terrain is shaped by two valleys sloping down toward the east and southeast of the site. The natural topography of the site appears unaltered apart from the slightly raised area along the Roman road towards the west edge of the site, and the accentuated drop in the west area of the site resulting from damming activity.

6.2. PREVIOUS IMPACTS

- 6.2.1. Archaeological deposits in the western area of the site will have been subject to some negative impact from deforestation and the diversion of a stream in the late 19th century. However the 1993 evaluation (Appendix 4) showed that Mesolithic archaeology could still be present where 19th century deforestation had taken place (FIGURE 8) (FIGURE 9) (ANON 1993).
- 6.2.2. The majority of the site area has been subject to archaeological investigation including excavation.
- 6.2.3. An area of modern disturbance has been recorded at the southeast corner of the site. The spread measures approximately 3ha and relates to the construction of the A3(M).
- 6.2.4. Although detailed information on the location of underground services is not currently available, it is understood that the presence of services has significantly inhibited the degree to which some areas of the site can be archaeologically excavated. There is likely to have been substantial impact in the footprint of these services.
- 6.2.5. There is some evidence that archaeological deposits on site have been negatively affected within the area of proposed development, and this has been

shown through archaeological excavation which has taken place in scattered trenches throughout the site. Intrusive archaeological investigation has been focused at the north of the site area around the Scheduled Monument. There has been some disturbance in the western, central and southern areas of the site but the fact that the site has historically been an open area means there is still overall a high chance of survival for *in situ* archaeology.



Plate 2 - View of site looking southwest



Plate 3 - View along route of Roman road looking northwest

6.3. PROPOSED IMPACT

- 6.3.1. The proposed development will involve the construction of a housing development for 653 two storey dwellings with associated access roads, services, car parking and landscaping (APPENDIX 3).
- 6.3.2. There will be no development around the Roman villa area north of the Roman road and no development over the Scheduled Monument, including the projected line of the Roman road through the site. The entire proposed development is to take place south of the Roman road.
- 6.3.3. The expected impact upon any archaeology on the site would be most severe within the footprint of the buildings and where levelling groundworks take place for access and landscaping, and where there are below ground services.
- 6.3.4. Any *in situ* archaeological remains that may be present within the proposed development area would be adversely affected.
- 6.3.5. The associated heritage impact assessment (GOVIER 2022) for the site further discusses the impacts of the proposed development, alongside potential mitigation and enhancement opportunities.

7. Conclusions

- 7.1. An open field site at Campdown, Havant is proposed for redevelopment. The proposed redevelopment involves the construction of a housing development with associated access roads, services, leisure area and landscaping.
- 7.2. The site is located on a spring line and there are three partially culverted freshwater sources nearby, two of which enter the site area. This would have made the area attractive for settlement.
- 7.3. There is strong evidence for activity in the vicinity of the site during the Prehistoric period, and within the site area relating to the Mesolithic Period. The potential for archaeological remains on the site dating to this period is high near a freshwater source at the southwest area of the site and would be of at least medium significance.
- 7.4. A major Roman road cuts through the site and a large Roman villa is located in the northern area, which has recently undergone archaeological evaluation. There is also a wider landscape of known Roman industrial activity, including a tilery at Purbrook. The spatial distribution of known Roman activity around the site suggests that there could have been a settlement or substantial villa complex along the Roman road. This may also extend to the south side of the road, and if found, could be of at least medium significance.
- 7.5. Evidence suggests that as part of the Forest of Bere the site was in a wooded rural area of dispersed settlement during the Early Medieval and Medieval periods. Evidence of a Medieval house and boundary and drainage ditches linked to agriculture is located to the north of the site. The potential for surviving remains dating to this period upon the site is low. If present such remains would be likely to relate to agricultural practices and be of low significance.
- 7.6. The potential for archaeology dating to the Post Medieval period on site is low and it is very likely that this would be limited to evidence of agricultural activity. This would be of negligible significance.
- 7.7. Map regression has shown that the site has undergone very little change in use throughout the last two centuries, though archaeological deposits may have been

disturbed in part through afforestation, deforestation and water management. Extensive archaeological excavation has taken place at scattered locations across the site area in recent years and some modern intrusion has resulted from the construction of the A3(M) motorway nearby.

- 7.8. Any disturbance associated with the proposed development is likely to involve levelling groundworks, the excavation of building footings, service trenches, access roads and car parking, as well as landscaping. The proposals steer clear of the Scheduled Monument to the north of the site so would not have any impact on the below ground remains north of the route of the Roman road.
- 7.9. The remainder of the site has varying potential for archaeology. There is a high potential for Mesolithic evidence to exist within the southern valley in the southwest area of the site. This could carry at least medium significance. If further evidence of Roman activity is found to the south of the Roman Road this could carry a medium to high level of significance.
- 7.10. It is the conclusion of this report that some further archaeological work would be required in advance of the proposed development to investigate potential deposits. This could be in the form of targeted trenches, particularly near the line of the Roman road and at the base of the valleys to the south and west areas of the site, where the potential for Mesolithic remains is considered highest (FIGURE 12).
- 7.11. This would be the first step in a programme of mitigation which would be likely to involve the opening up of open areas for further excavation depending on results. If significant remains are found, provision will be made for the analysis and publication of those remains in an appropriate format to be agreed with The County Archaeologist at Hampshire County Council.

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CARTOGRAPHIC

Original Surveyor's Drawing 1797 Portsmouth

Ordnance Survey Map 1866

Ordnance Survey Map 1938

Ordnance Survey Map 1957

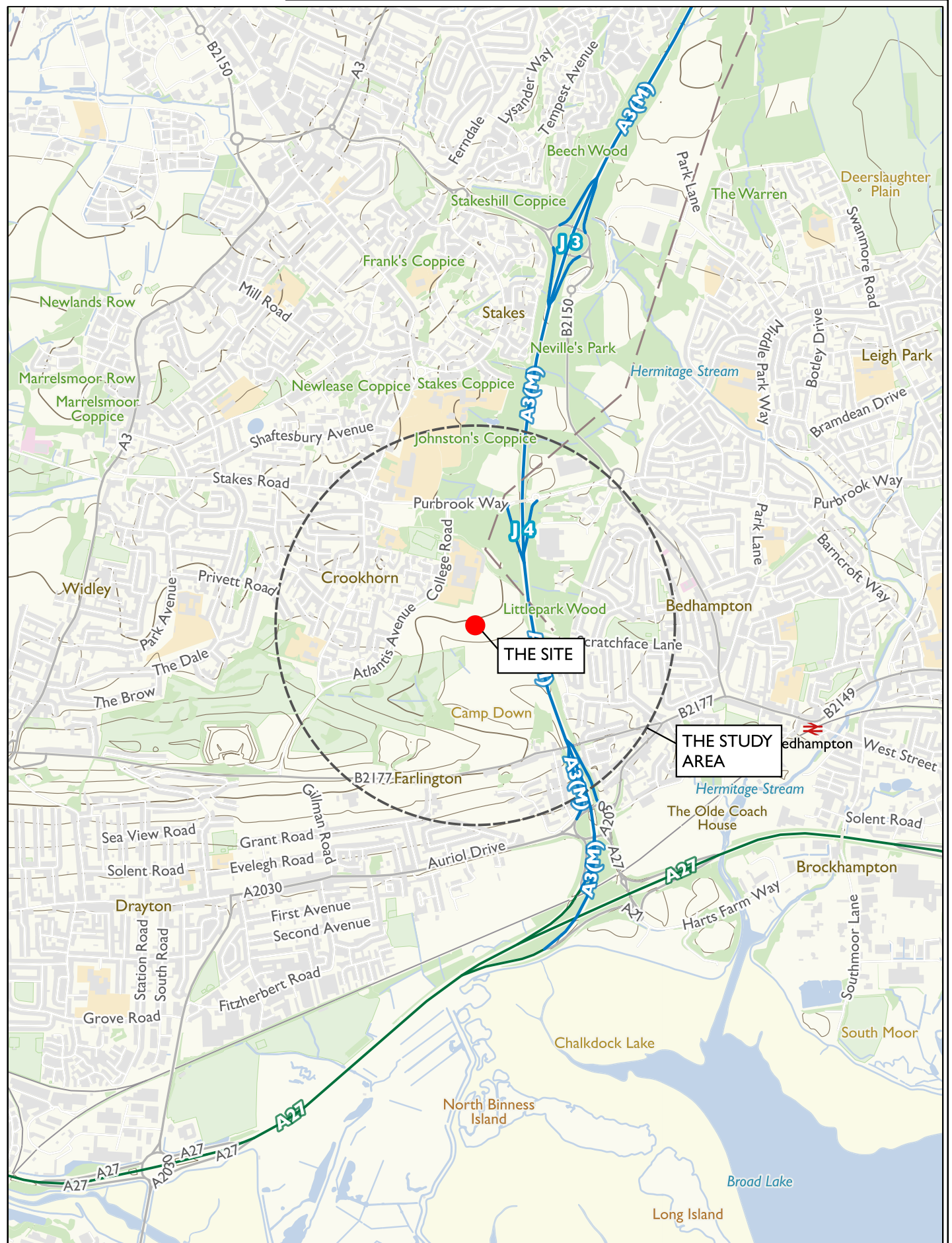
Ordnance Survey Map 1991

HER DATA LICENCE

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FIGURES

FIGURE I // Site Location - General



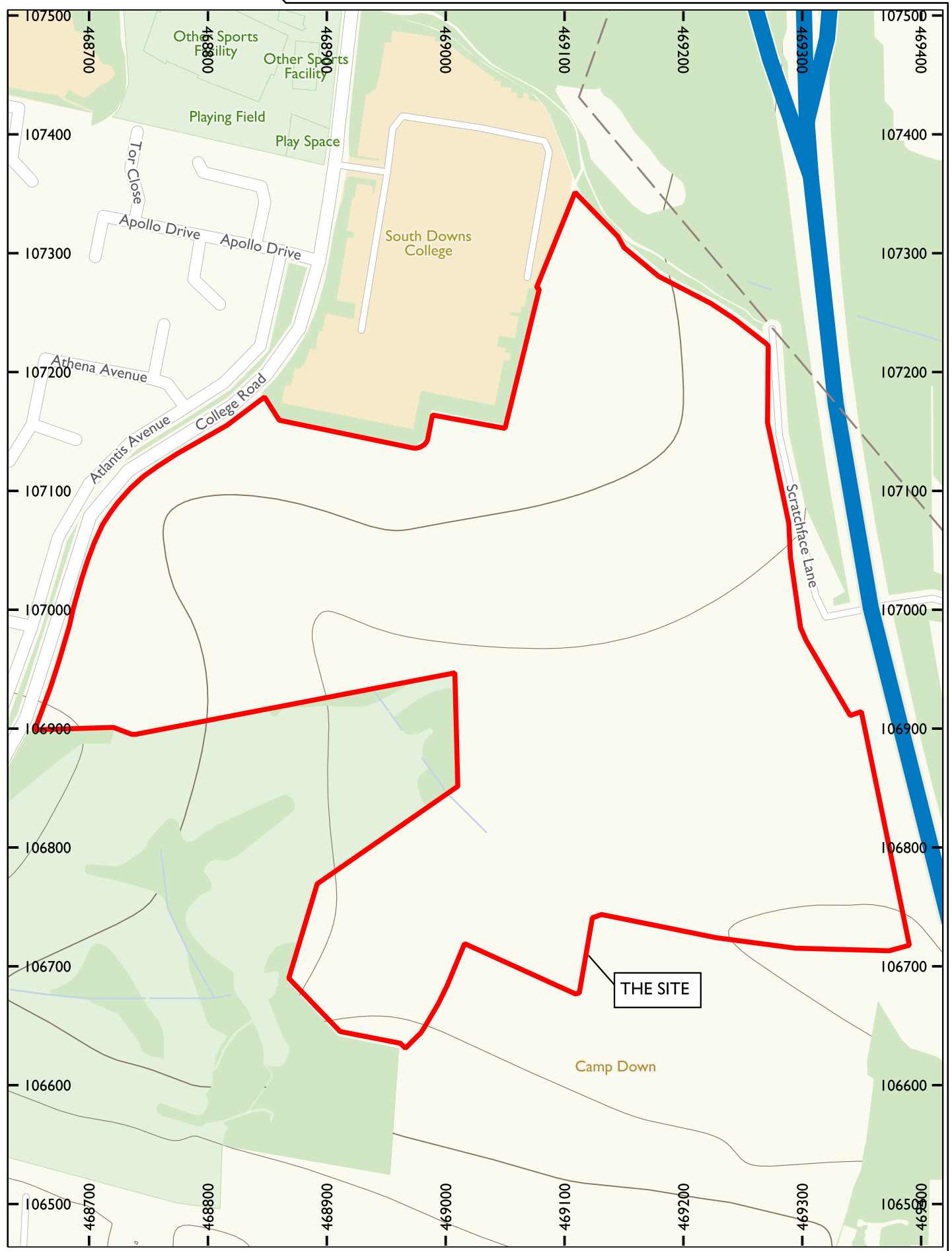
PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Site Location

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FIGURE 2 // Site Location - Detail



0 200 m



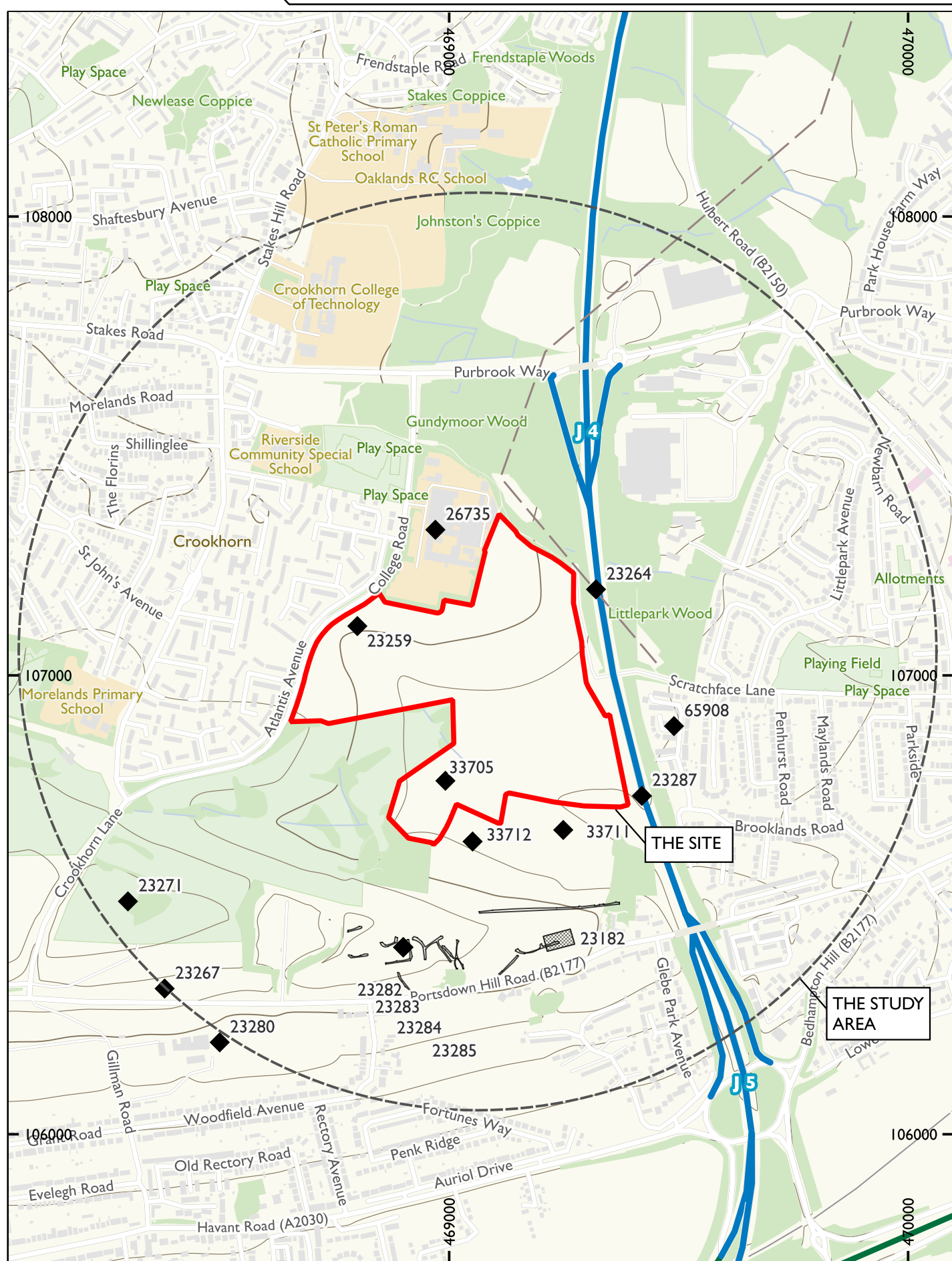
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DESCRIPTION // Site Location

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FIGURE 3 // HAHBR - Prehistoric



— cropmarks
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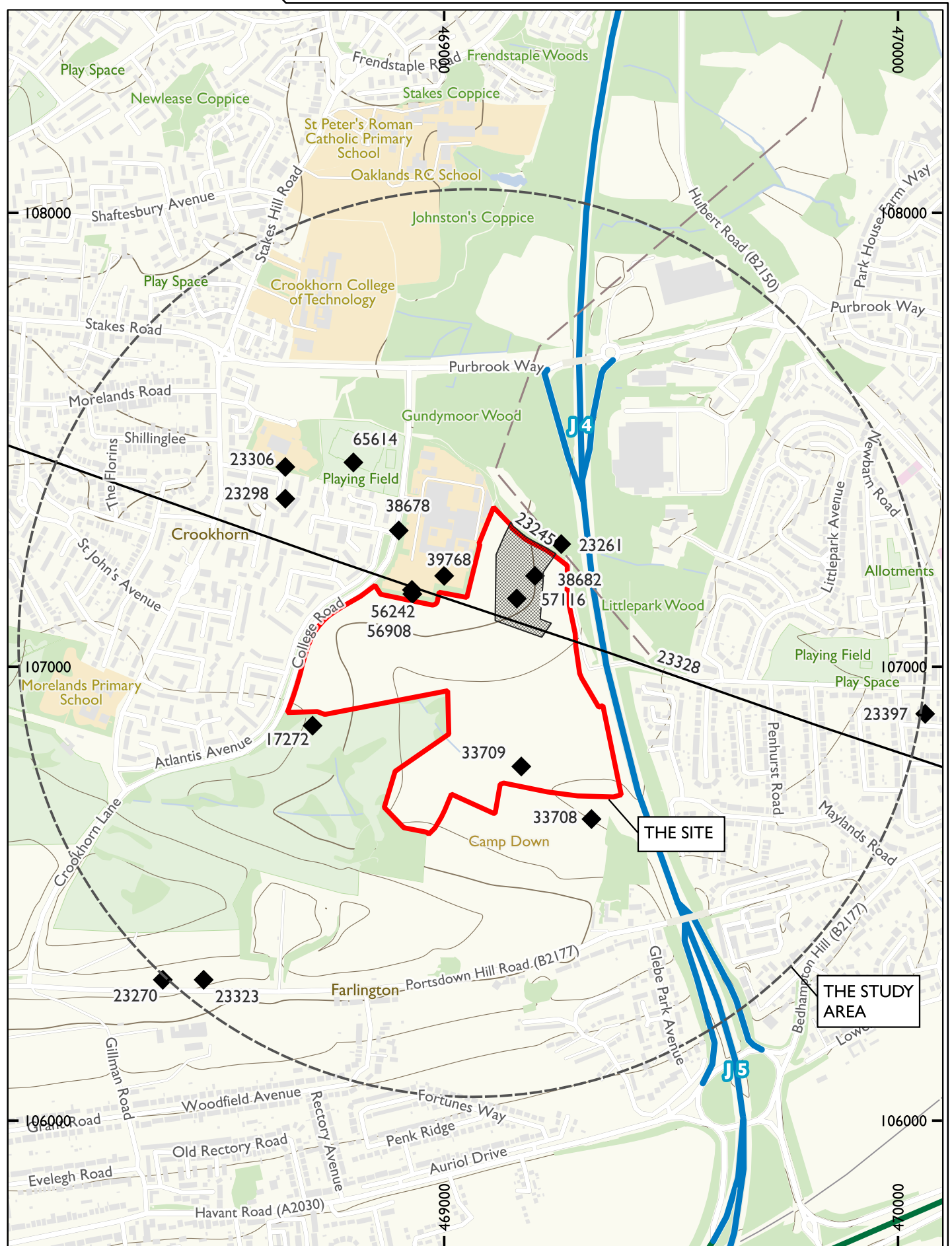
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DESCRIPTION // Prehistoric archaeology

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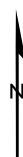
FIGURE 4 // HAHBR - Roman



Scheduled Monument

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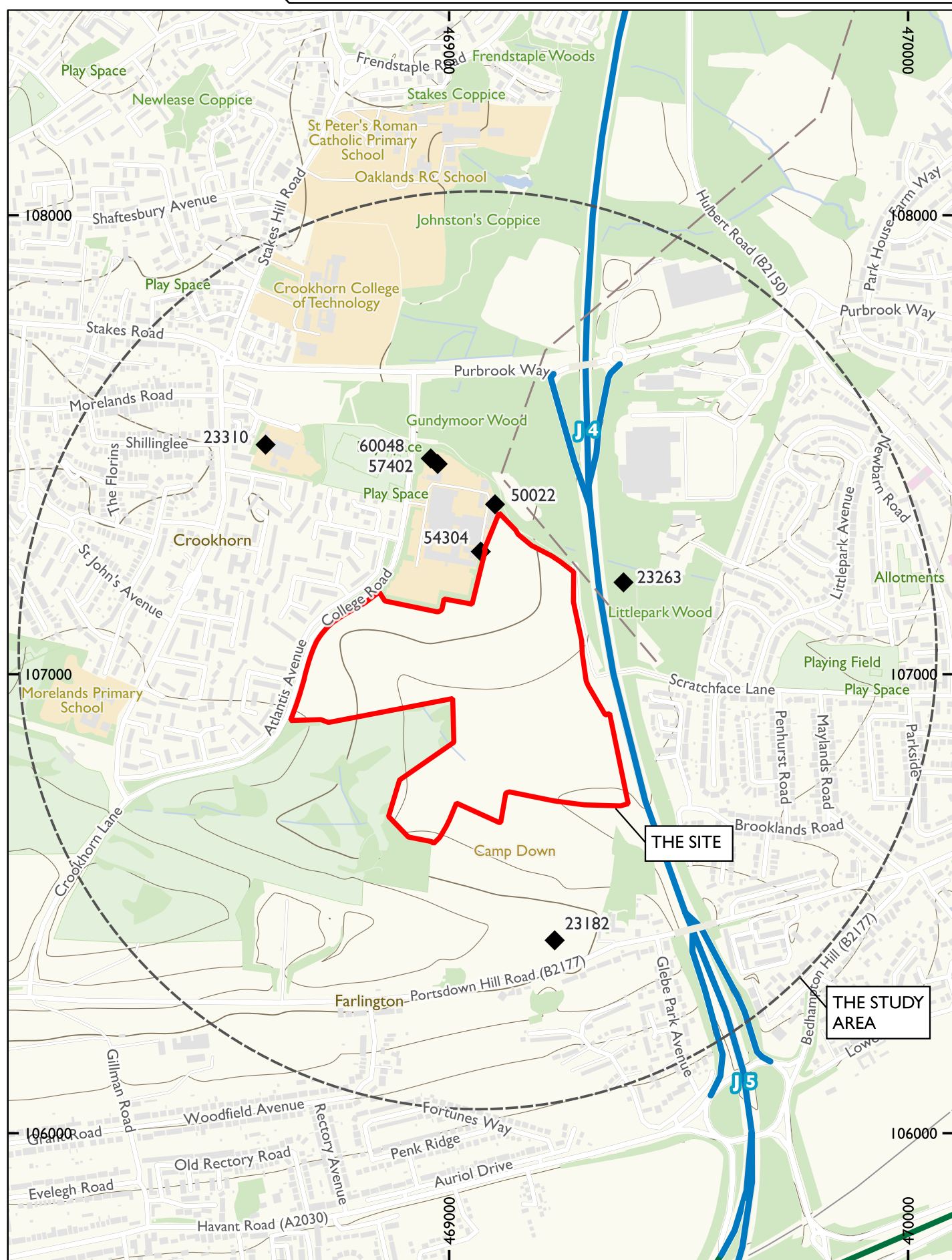
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DESCRIPTION // Roman archaeology

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FIGURE 5 // HAHBR- Early Medieval & Medieval



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PROJECT // 4335L - College Road, Campdown

DESCRIPTION // Early Medieval and Medieval archaeology

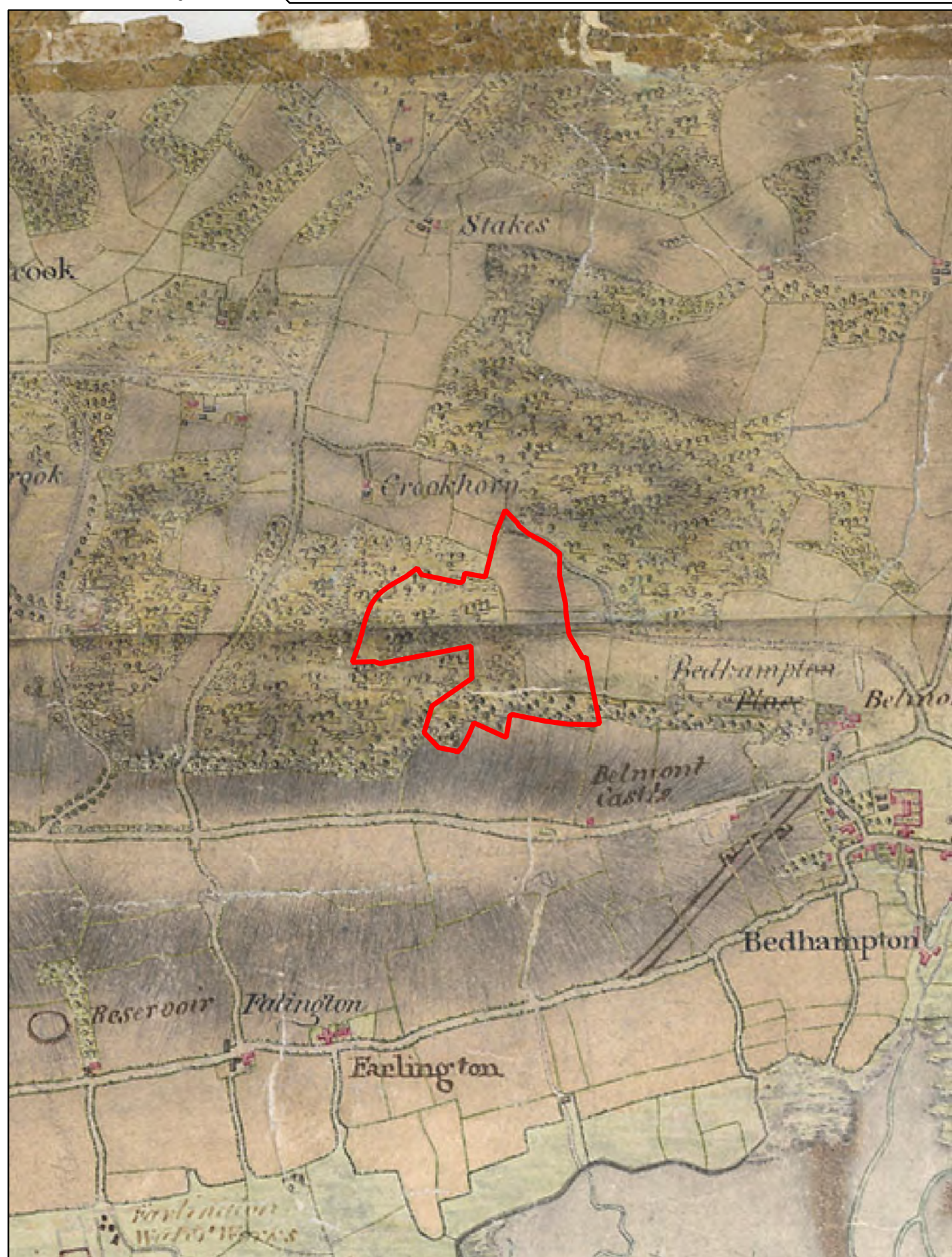
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The map displays the study area in Fareham, with a red boundary line indicating the site location. The site is situated near the intersection of the A2030 (Havant Road) and the A27 (Glebe Park Avenue). Key landmarks include the South Downs College, Crookhorn College of Technology, and St Peter's Roman Catholic Primary School. The map also shows various roads, including St John's Avenue, College Road, and Purbrook Way. The area is characterized by a mix of residential and commercial buildings, green spaces, and a network of roads. The map includes a scale bar and a north arrow.

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FIGURE 7 // 1797 OS Drawing



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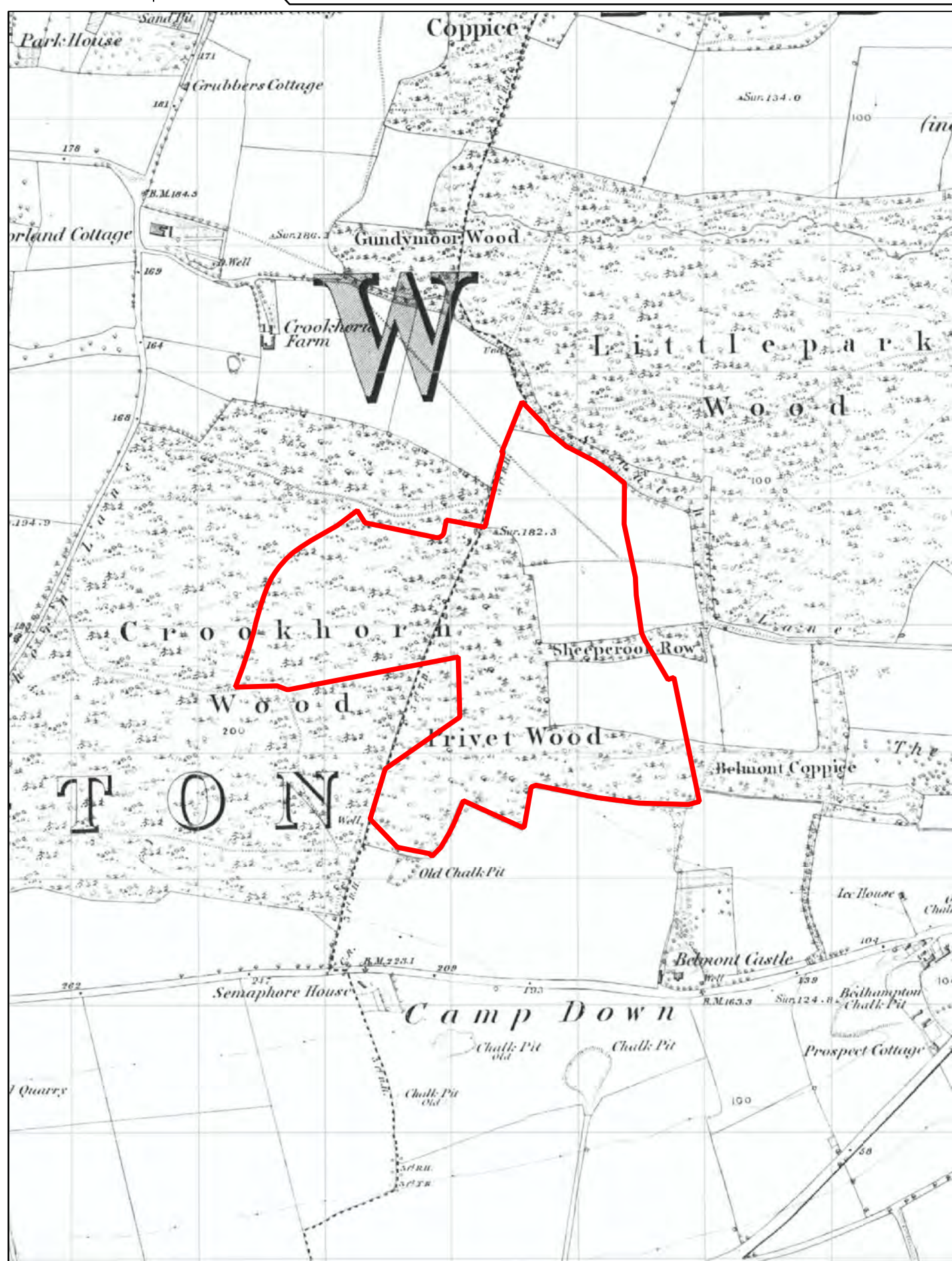
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DESCRIPTION // Original Surveyor's Drawing 1797 (OSD 75-3)

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FIGURE 8 // 1866 OS Map



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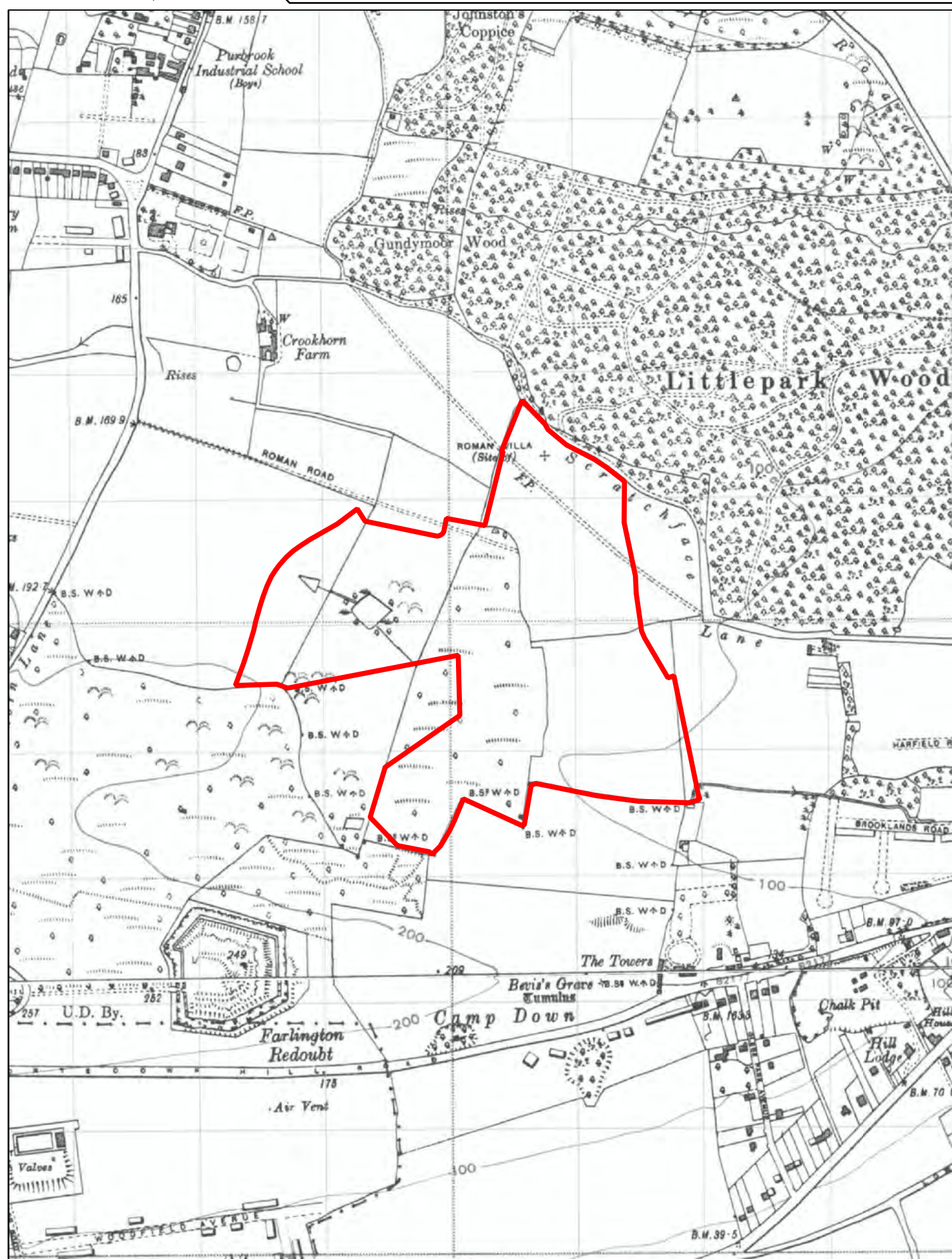
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DESCRIPTION // Ordnance Survey 1866

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FIGURE 9 // 1938 OS Map



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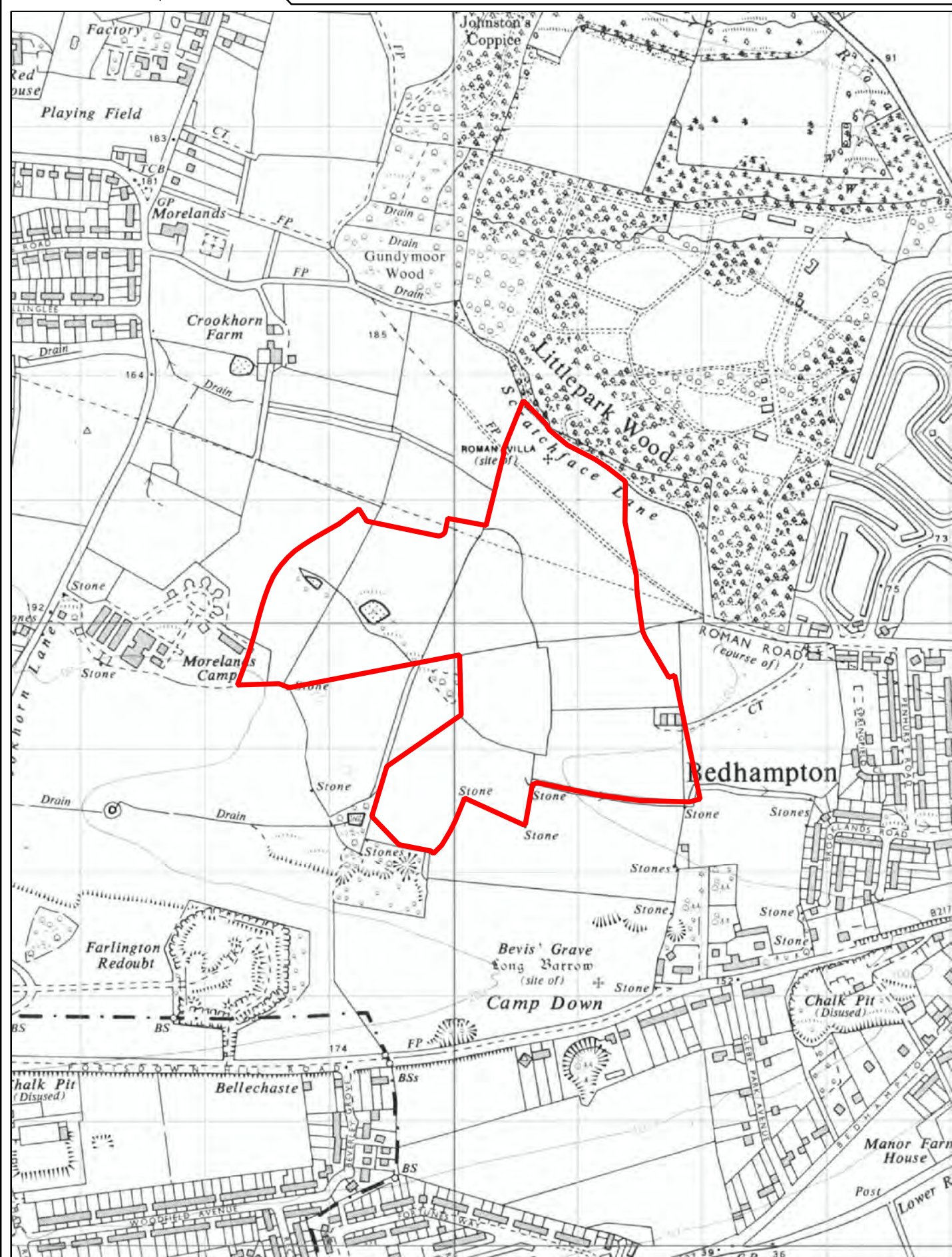
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DESCRIPTION // Ordnance Survey 1938

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FIGURE 10 // 1957 OS Map



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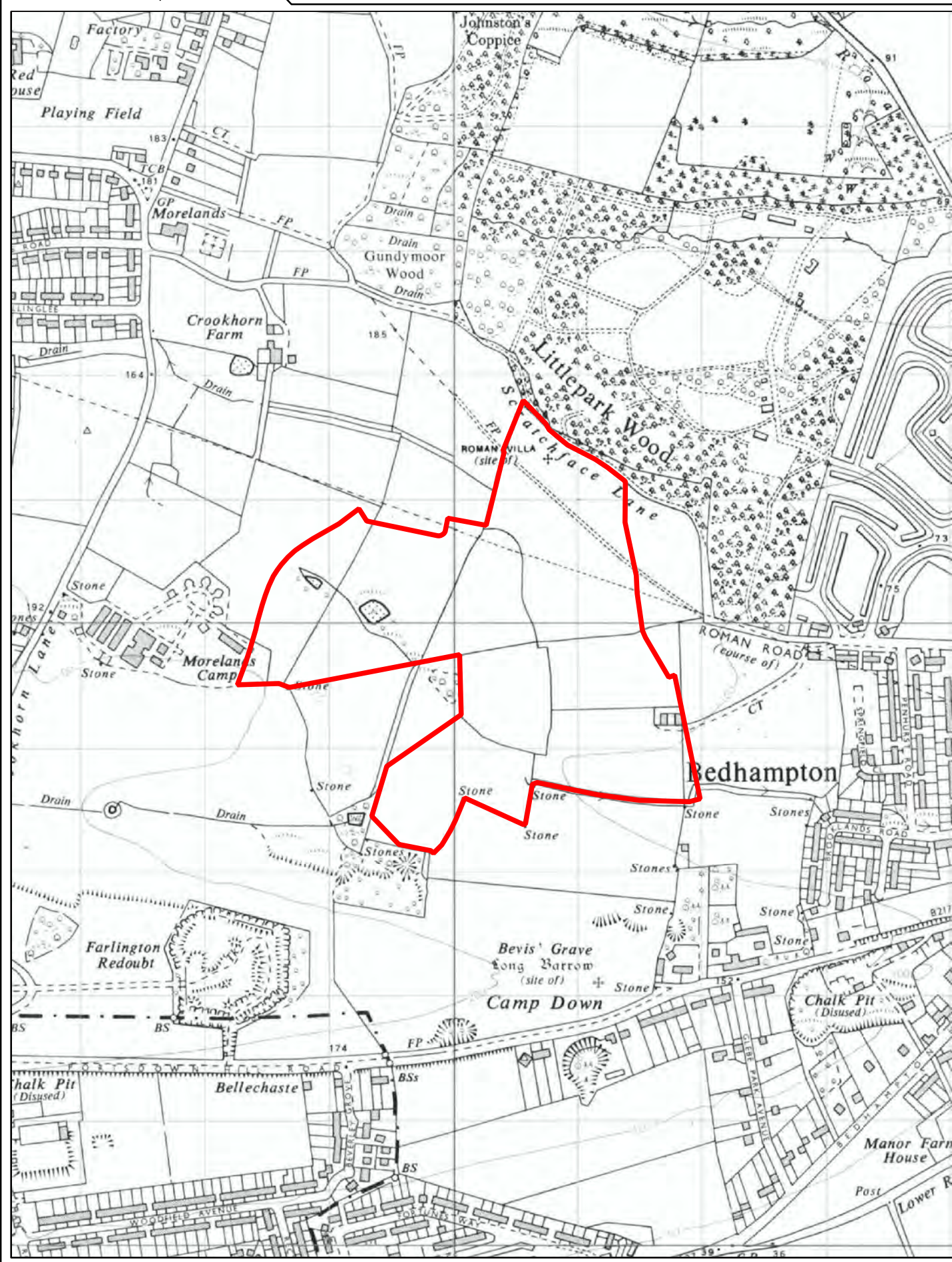
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FIGURE 11 // 1991 OS Map



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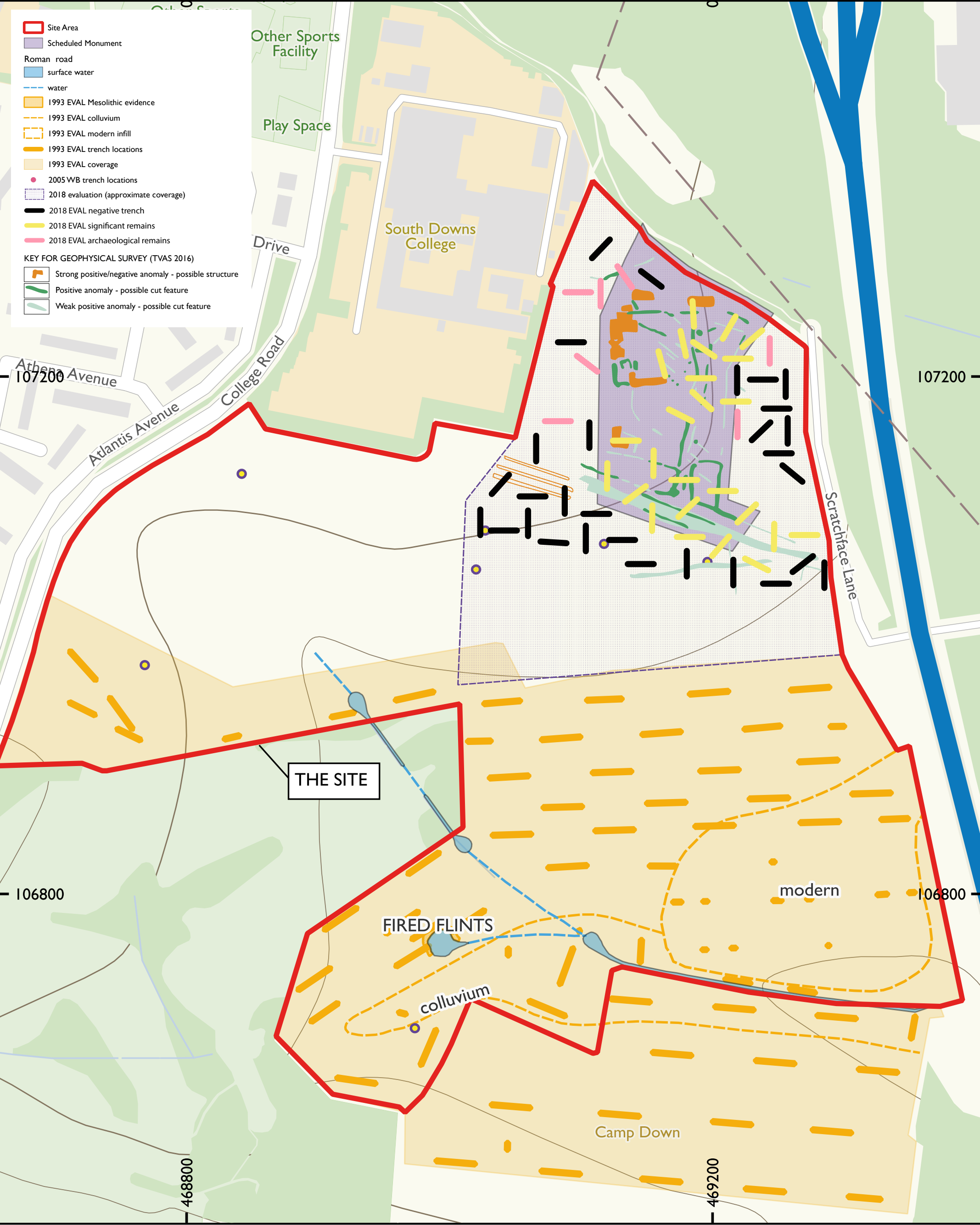
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FIGURE 12 // Previous Work



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DESCRIPTION // Previous Work

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SCHEDULING

APPENDIX I



Roman villa and section of Roman road south-west of Littlepark Wood

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1001859**

Date first listed: **06-Mar-1963**

Date of most recent amendment: **26-Mar-2019**

Statutory Address 1: **Nr South Downs College, Crookhorn, Havant, Hampshire, PO7 8AA**

Location

Statutory Address: **Nr South Downs College, Crookhorn, Havant, Hampshire, PO7 8AA**

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

County: **Hampshire**

District: **Havant (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU6917907192**

Summary

A Roman villa estate containing associated buildings, enclosures and track way and a portion of the Chichester (Noviomagus) to Bitterne (Clausentum) road.

Reasons for Designation

The Roman villa and section of Roman road south-west of Littlepark Wood, Campdown is scheduled for the following principal reasons:

Survival:

* this is an important and well-preserved Roman villa complex and associated Roman road which, as the 2018 evaluation works have confirmed, survives in the form of substantial archaeological remains beneath the present ground surface and is largely unexcavated. A portion of the road also survives as slight earthworks and buried archaeological remains in the form of a metalled surface and associated roadside ditches.

Potential:

* previous limited archaeological investigations, the geophysical survey coupled with the recent evaluation have demonstrated the preservation of the remains which will provide further valuable information about the road and the villa's phases and methods of construction and the lifestyles of its inhabitants. The presence of potential pre-Roman remains offers the opportunity to study the continuity of settlement in this location and enhances the significance of the monument.

Diversity:

* the site retains a diverse range of features such as the remains of the main villa building, ancillary structures, enclosures, a portion of the Chichester to Bitterne road and indications of rich buried deposits.

Documentation:

* the 2018 evaluation, the geophysical survey, previous excavation and subsequent analyses have secured a good level of archaeological documentation.

Group value:

* the road holds a group value with the unscheduled but known surviving portions of this route. The villa complex has a group value with other unscheduled villas known to exist in the area.

Vulnerability:

* as has been demonstrated with regard to the road, both on site and at the neighbouring college, deep ploughing has the potential to damage or destroy these features. Landscaping and construction activities associated with any potential redevelopment of the land would also cause serious truncation and loss to archaeological structures and deposits.

History

Romano-British villas were extensive rural estates at the focus of which were groups of domestic, agricultural and occasionally industrial buildings. The term 'villa' is now commonly used to describe either the estate or the buildings themselves. The buildings usually include a well-appointed dwelling house. Most of the houses were partly or wholly stone-built, many with a timber-framed superstructure on masonry footings. Roofs were generally tiled and the house could feature tiled or mosaic floors, underfloor heating, wall plaster, glazed windows and cellars. Many had integral or separate suites of heated baths. The house was usually accompanied by a range of buildings providing accommodation for farm labourers, workshops and storage for agricultural produce. They were arranged around or alongside a courtyard and were surrounded by a complex of paddocks, pens, yards and features such as vegetable plots, granaries, threshing floors, wells and hearths, all approached by tracks leading from the surrounding fields.

Villa buildings were constructed throughout the period of Roman occupation, from the 1st to the 4th centuries AD. They are usually complex structures occupied over several hundred years and continually remodelled to fit changing circumstances. They could serve a wide variety of uses alongside agricultural activities, including administrative, recreational and craft activities, and this is reflected in the considerable diversity in their plan. Roman villas provide a valuable index of the rate, extent and degree to which native British society became Romanised, as well as indicating the sources of inspiration behind changes of taste and custom. In addition, they serve to illustrate the agrarian and economic history of the Roman province, allowing comparisons over wide areas both within and beyond Britain. As a very diverse and often long-lived type of monument, a significant proportion of the known population are identified as nationally important.

Roman roads were engineered routes designed to be used by wheeled vehicles and to facilitate rapid communication across the empire using messengers on horseback. The earliest roads were built by the army as part of the campaign of conquest between 43 and 81 AD, but the construction of later roads was mainly prompted by civil administration. The construction of Roman roads varied according to ground conditions, availability of materials and the level of traffic that was expected. Most (but not all) were formed from a raised earthen embankment known as an agger formed from material derived from flanking drainage ditches. The agger was then metalled, typically with a covering of larger stones with an upper layer of cobbles or gravel to create a compacted, free-draining road surface. Nationally the average width of the metalled surface was about 6.5m with a depth of 0.5m, but there is considerable variation. Some Roman roads feature kerb stones or a central rib of larger stones, some have one or more ditches or have additional side ditches, some just have a metalled surface without an agger. Roman roads frequently became the focus of settlement, industry and burials. Although their maintenance was generally neglected after the Roman withdrawal in the 5th century, their use persisted so that the courses of many are still used by the modern road network.

The site was partially excavated by George Smith and Lt Col. J H Cooke (a local antiquarian) between January 1st and April 24th 1926, after Mr Smith had discovered wall footings the previous year with Mr G. Gauntlett. Although his work was never published, his notebook recording the findings of the excavation survived. This notebook presents a day by day account of discoveries and observations during the dig (which was undertaken without any regard to stratification) and forms the basis of an assessment of the site undertaken by G Soffe in 1973. Soffe's assessment was subsequently utilised for a PhD thesis by Jonathan Dicks examining the economic and social status of Romano-British rural villas in southern England (Dicks 2011). The results of these analyses suggests two main phases of activity for the villa, with a structure of about 150-200 AD superseded and overlaid by a new building around the mid-3rd century AD, with a final demolition date of mid-to late 4th century. An associated midden pit was also excavated and the south-western part of the multi-roomed building was found to contain a hypocaust and associated furnace.

A villa and associated tilery were excavated at nearby Crookhorn (SU 6865 0738) between 1974 and 1975 by G. Soffe. The site comprised a long aisled barn which was probably a workshop and home for workers and, along with the tilery, has been dated to between the 2nd and 4th centuries AD. Dicks posits that the close proximity of this site south of Littlepark Wood suggests that the owner of both resided in the latter and acted as a ballif to those occupying and operating the tilery at Crookhorn. It is possible that the poor quality of agricultural land may have encouraged the villa owner to diversify into tile production and manufacture. Indeed rural industrial sites were not uncommon as can be testified by large pottery manufacturing sites such as Alice Holt, New Forest and Rowlands Castle, and it follows that any industrial site would have held some form of hierarchical structure to the workforce. This is somewhat substantiated by the size and range of buildings and associated enclosures evident from the geophysical survey, and by the amount of fine wares recovered from the 1926 excavations when compared to those recovered at neighbouring sites, such as Crookhorn. It has also been proposed that this site's close physical relationship to the Langstone villa suggests it may have been supplying product for export and its location along the major Roman road could have been key to this (Dicks 2007).

A significant number of magnetic anomalies were recorded over the course of the geophysical survey undertaken by Thames Valley Archaeological Services (Beaverstock 2016). The majority of these relate to the Roman villa in the northern part of the field and comprise field boundaries, buried pits, five to six buildings, enclosures of varying sizes (including a probably courtyard or service yard) and a track way that leads to the main road.

An archaeological evaluation undertaken by AOC in September to November 2018 (Mawson 2019) demonstrated the survival of the villa complex and varying elements of the Chichester to Bitterne road. It also revealed previously unknown components to the site, such as the area of burning to the east of the service yard area, an additional building flanking the track way that leads from the main road to the yard area, further structural elements across the complex, and, potentially, an entrance gate way at the road. Several weaker anomalies were observed in the survey, apparently representing enclosures orientated at odds to the structures and enclosures of the villa compound (NW-SE) and could possibly represent the remains of earlier Iron Age/Romano-British activity, although the archaeological evaluation did not locate these. Residual pottery sherds dated to the Mid to Late Iron Age were recovered from early Roman contexts in and around the villa complex, during the 2018 evaluation. Further features and artefacts from this period have been observed at a number of locations within the vicinity of the site including several late Iron Age pottery sherds in an evaluation at Camp Hill and an evaluation and excavation in 2013-14 to the east of the site which found the remains of a small early Iron Age settlement (including two roundhouses, a number of pits, postholes, fence lines and ditches). Pits of this period were also observed during the construction of the A3(M) and South Downs College (McManus-Fry 2016) which lie immediately to the east and the west of the site.

The Roman road traverses the site in a north-west to south-east alignment and lies about 100m to the south of the main part of the villa compound. It forms part of the Chichester (Noviomagus) to Bitterne (Clausentum) road, listed as Route 421 in Margary. The route in its entirety stretched for 27½ miles and is, in part, visible as light earthworks in the fields south of Littlepark Wood. It has been suggested that this was one of the points of high ground from which the Roman surveyors laid out the road on its route from Havant to Wickham (Margary 1967). The agger is described in this area as ranging between 7.30m to 8.20m. With the main network having been constructed between 43 and 81 AD, it is likely that this represents an earlier work along with many of the south port extension routes. The make-up of the road was first observed by the South Hampshire Archaeological Rescue Group in 1974 when a pipe trench was cut through the course of the road. The metalling was comprised of pebbles on a clay bed and it was recorded as measuring 11m in width with a slight ditch along the northern edge (HANTS HER 39768). In 2004-5 a stretch of the road located to the west in the grounds of the South Downs College was observed during a watching brief and subsequent evaluation undertaken by Southern Archaeological Services (HANTS HER 56908; 56242) and comprised of concentrated flint and tile pressed into natural sandy clay with evidence of substantial truncation from modern deep ploughing activity. Within the subject site itself, a broad strip of weak positive readings were obtained by the geophysical survey undertaken by TVAS (Beaverstock 2016). This clearly shows the north-west to south-east aligned buried remains of the Roman road, a section of which appears to be bordered by stronger linear features to the north and south, indicating the presence of surviving roadside ditches. The 2018 archaeological evaluation showed that the road survives predominately well, with greater areas of truncation occurring towards the west of the site. Archaeologically the road survives as various combinations of a metalled surface with road side ditches, metalled surface with an absence of ditches or the ditches alone.

Although the site is currently utilised only for grazing purposes, it has a long history as farmland going back several generations. The original scheduling notes indicate that it had been ploughed in the past.

Details

PRINCIPAL ELEMENTS The monument includes a Roman villa complex and associated section of the Chichester to Bitterne Roman road (Route 421 in Margary) centred at SU 69179 07186 on land at approximately 50m AOD bounded by South Downs College to the west, Scratchface Lane to the north and the M3 to the east.

DESCRIPTION The plan of the villa compound is largely derived from the geophysical survey and supporting evidence from the 2018 archaeological evaluation, with only one of the buildings having been subject of an antiquarian excavation in 1926. From these it is possible to discern that the complex comprises at least six or possibly seven masonry structures that represent the main villa building and ancillary structures, workshops, barns and possibly even a bath house or shrine. The northernmost buildings (1) and (2) appear to lie outside the core compound and measure approximately 18.25m (east-west) by 8.35m (north-south) and 20.80m (east-west) by 8.50m (north-south). To the south-west of the former, a small apparently separate structure (3) measuring 9.30m (east-west) by 5.15m (north-

south) is also perceptible. The 2018 archaeological evaluation encountered further flint wall foundations, and a surface deposit, to the east and to the south of building (1) at around 49.17m OD and 48.54m OD respectively. Within the north-western corner of the central villa enclosure lays the largest structure (4), L-shaped in plan and stretching over half the length of the western boundary. It measures a maximum of about 35.80m (north-south) and 21.70m (east-west). To the south of the central compound is a smaller L-shaped building (5) measuring 28.90m (east-west) by 11.65m (north-south) although further features identified by geophysics immediately to the north and west indicate that it may extend to the south-west corner and join with the larger structure (4).

The courtyard/service yard area itself, bounded by buildings to the east and south and linear features (comprising a mixture of walls, fence lines or enclosure ditches) to the north and west, measures approximately 50.40m (north-south) by 62.70m (east-west). There are indications of an entrance towards the centre of the eastern boundary. Evidence of burning activity within the courtyard/service yard was identified during the 2018 evaluation. This comprises of two distinct dark spreads containing ceramic building material (CBM) fragments and charcoal at around 49.80m OD. This is in turn cut by a deposit which may have formed a clay lining. Additionally, a wall (with buttress) composed of flint drystone is located towards the south-eastern corner of the yard area at 49.81m OD. Further east, a second foundation is also present at 49.72m OD, along with a ditch and surface make up representing either the yard, a path or track way. Two further potential flint foundations are located to outside the south-eastern corner of the yard at 50.24m OD and 50.46m OD. The track way, located at the western end of the yard and represented on the geophysical survey as a pair of parallel linear features, runs almost north-south leading northwards from the road towards the villa, measuring around 120m in total. South of the enclosed yard, flanking the western side of the track way the archaeological evaluation identified a further building (6), in the form of a loose flint wall foundation composed of flint nodules set in a dark brown-grey clayey sandy silt matrix, partially robbed. The foundation, located at 51.12m OD, features a sandstone threshold positioned at a right angle. To the south of the building a series of linear features appear to form a rectangular enclosure to the west of the track way and immediately north of the road. This measures 20m east-west by 33m north-south and comprises ditches with adjacent post holes indicating a fence line. To the west of the enclosure is a small masonry structure. Like those within the yard to the north, this building (7) also appears to form an L-shape measuring 12.40m (east-west) by 16.35m (north-south). The walls, seen in the evaluation between 52.92m OD and 53.64m OD, comprised flint nodules and CBM and were flanked by a demolition layer. Another rectangular enclosure is apparent to the east of the track way. Archaeological investigations have revealed the presence of a masonry structure positioned at 50.41m OD between the two enclosures where the track way meets the Chichester to Bittme road, which may represent a formal entrance with gate house or simply a walled entrance. The eastern limit of the villa complex is delineated by a generally north-south orientated ditch, turning north-east at the northern end.

Some 4m to the south of the villa complex, a broad strip of weak positive geophysical readings aligned west-north-west to east-south-east represents the surviving buried remains of the road. A section of this is bordered by features representing the roadside ditches, stretching for approximately 60m on the northern side and 38.15m on the south. The road survives to varying degrees along its length comprising various combinations of a metalled surface with road side ditches close to the entrance to the villa complex, the metalled surface with an absence of ditches to the east and to the west only the ditches appear to remain. The metalled surface survives between 44.37m OD and 45.39m OD towards the east and 47.90m OD and 48.91m OD closer to the entrance to the villa complex. The ditches have been observed at heights of 42.68-93m OD to the east of the entrance and 50.12-51.61m OD towards the west. The road also survives partially above ground in the form of light earthworks to the western edge of the site, where it meets the south-eastern corner of land occupied by the South Downs College. The earthworks, where perceptible, extend approximately 60m (north-west to south-east) with the agger measuring around 12-16m in width.

The excavations undertaken by Smith and Cooke appeared to relate to building (4) and revealed at least two phases of activity (Dicks 2011). The first period has been dated to about 150-200 AD, on the basis of samian pottery recovered from an associated midden. There was little evidence of the construction of this phase of the villa as its remains comprised solely of foundations of mortared flint set into chalk blocks. The second phase consisted of a series of rooms connected by a portico facing south, looking out over Langstone Harbour. The foundations comprised mortared flints with the presence of tegulae and imbrices suggesting a tiled roof adorned the building. Painted wall plaster was recovered from the excavations indicating that the walls were decorated and one room contained a tessellated floor. There was some evidence of a hypocaust to provide under floor heating. Coins of Tetricus (271-4 AD)

and Claudius II (268-70 AD) recovered from associated middens suggest a mid-third century AD construction date for the second period villa. A notable amount of the pottery recovered from the excavation comprised of fine samian wares, with a broad range of forms from simple cups to hemispherical bowls with at least two different types of mortaria. This suggests that the occupants in the early second to mid third centuries could afford imported, high status pottery. A lack of Romano-British fine wares dating from the middle fourth century could signify a decline in affluence for the occupants at this time and indicates a final demolition of mid-late fourth century. The 2018 archaeological evaluation confirmed multi-phases of activity, with a majority of the pottery recovered dating to the 3rd century AD. The volume of mosaic tesserae, floor tiles and imbrex roof tiles suggest substantial and wealthy structures were present within the complex, with some indication for the presence of a bath house.

EXTENT OF SCHEDULING The scheduling boundary around the Roman villa and section of Roman road south-west of Littlepark Wood, Campdown includes a 5m margin for the support and protection of the monument and incorporates land between the core features of the villa compound and a sample section of road where buried archaeological deposits associated with the site are known to be preserved. The boundary of the monument respects the limit of villa, its associated features and the road as shown in the geophysical survey and archaeological evaluation.

EXCLUSIONS All modern fences, fence posts and telegraph poles are excluded from the scheduling but the land beneath them is included.

Legacy

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

Legacy System number: **HA 328**

Legacy System: **RSM - OCN**

Sources

Books and journals

Margary, I D, Roman Roads in Britain, (1973)

Dicks, J, 'Villas in East Hampshire and West Sussex: A Study of their Pottery Assemblages and Settlement Pattern' in Proceedings of the Hampshire Field Club Archaeological Society , , Vol. 62, (2007), xx

Other

Beaverstock, K. 2016 Land at College Road, Campdown, Purbrook, Portsmouth, Hampshire: Geophysical Survey (Magnetic), Thames Valley Archaeological Services Ltd.

Dicks, J. 2011 The Economic and Social Status of Romano-British Rural Villas in Southern England, University of Southampton, Faculty of Archaeology, PhD Thesis.

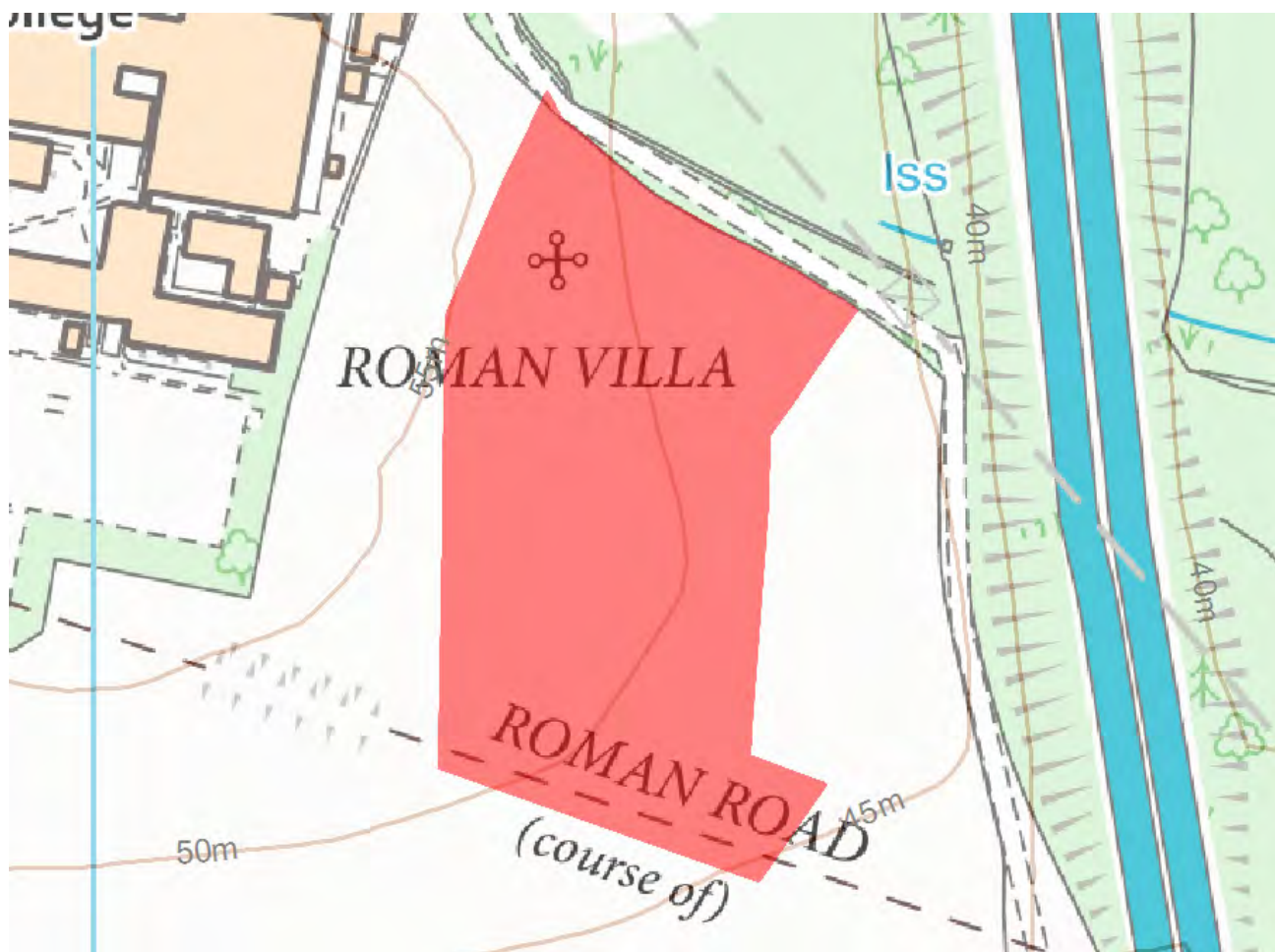
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Mawson, K. 2019. Land at Campdown, Havant, Hampshire: An Archaeological Interim Evaluation Report. AOC. London.

McManus-Fry, E. 2016. Land at College Road, Campdown, Purbrook, Portsmouth, Hampshire: Archaeological Desk-Based Assessment, Thames Valley Archaeological Services Ltd.

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.



Map

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GAZETTEER

APPENDIX 2

HER	SiteRecord	SiteName	Site Summary	Site Status	Eastings	Northings
17272	Monument	Possible Enclosure	Possible earthwork enclosure sited here. (? modern) Roman pottery (SU60NE1) from here also. (1955) 2) Earthworks show as small enclosures of recent appearance on air photograph.		468710	106870
23182	Monument	Bevis'S Grave Long Barrow And Early Medieval Cemetery	A Neolithic long barrow lying east to west, with a Saxon graveyard around it.	Scheduled Ancient Monument	469230	106420
23245	Monument	Littlepark Wood Roman Villa	Villa (43 AD-409 AD)	Scheduled Ancient Monument	469150	107260
23259	Findspot	Tranchet Axe	(1) A mesolithic tranchet axe was recovered from a pipeline trench cut through this area.		468800	107100
23261	Findspot	Site Of Roman Activity	Evidence of roman activity was found during topsoil removal north of Scratchface Lane but south of the small stream. A thin grey sandy layer containing tile rubble and roman pottery (A) was observed.		469258	107270
23262	Monument	Site Of Farlington Redoubt	A small earthwork standing east of Fort Purbrook		468600	106400
23263	Monument	Holloway	(1) A medieval hollow way is visible running from Purbrook Heath to Stockheath Common and forming the southern boundary of the forest of Bere. At the motorway crossing point it is well preserved as 2 ditches and 3 banks.		469380	107200
23264	Monument	Pit	Pit (800 BC-42 AD)		469320	107180
23267	Monument	Prehistoric Pit	(1) A pit was sectioned by a mechanical digger during pipe-laying in 1965. It was at least 5ft (1.5m) in diameter and was backfilled shortly after digging with chalk debris and many flints. Iron age pottery sherds (B), faunal remains (C) and a flint hammer		468380	106310
23270	Findspot	Roman Bronze Coin	(1) A roman bronze coin of Claudius was found in the spoil from a pipeline trench dug in 1965.		468380	106310
23271	Monument	Iron Age Pit And Ditch	Iron age pit and ditch cut by a pipeline trench in 1969.		468300	106500
23280	Findspot	Early Bronze Age Pottery	(1) Six sherds of early-middle bronze age pottery were found during the excavation of soil to make reservoir filter beds south of Farlington Redoubt. The finds are now with Portsmouth City Museum Acc No. 993/1979.		468500	106200
23282	Findspot	Iron Age Pottery	(1) Numerous iron age body sherds were found at this location in 1975. The sherds are now in Portsmouth City Museum Acc. No 75/22.		468900	106400
23283	Findspot	Burnt Flint Pot Boilers	(1) Burnt flint 'pot boilers' were found in this area as well as iron age pottery (A), oyster shells (C) and 2 beads.		468900	106400
23284	Findspot	Iron Age Pottery And Oyster Shells	(1) Oyster shells were found along with iron age pottery (A) and pot boilers (B) in 1975.		468900	106400
23285	Findspot	White Ceramic Beads	(1) Two white, possibly ceramic beads, were found with iron age pottery (A) and burnt flint (B) in 1975. The finds are in Portsmouth City Museum.		468900	106400
23287	Findspot	Bronze Age Flint Scrapers And Pottery	Four flint scrapers and three sherds of bronze age pottery were found approx 10cm into the subsoil during excavations in advance of motorway building. The finds are in Portsmouth City Museum Acc No. 274/1979.		469420	106730

HER	SiteRecord	SiteName	Site Summary	Site Status	Eastings	Northings
23289	Monument	Post Medieval Field Drains	Parallel lines of chalk lumps laid into the subsoil were revealed during soil stripping for the construction of the M3. The lines are approx. 3-4m apart and run south east - north west. They are probably post medieval field drains.		469450	106720
23298	Monument	Site Of Romano-British Aisled Villa	Aisled building (43 AD-409 AD)		468650	107370
23306	Monument	Site Of Roman Tile Kiln, Crookhorn	A Roman tile kiln and two areas of tile wasters were excavated in 1974.		468650	107440
23310	Monument	Medieval Settlement	(1) During the levelling of an area immediately south of Scratchface Lane a number of medieval settlement features were unearthed. This included part of a house platform with 2 flint-packed postholes on its eastern edge.		468600	107500
23315	Monument	Rescue Excavations At Crookhorn Farm School	(1) Rescue excavations at the north-east corner of the Crookhorn Farm School site produced the remains of a truncated ditch running roughly south-west. The ditch was 2.5m wide and was visible for at least 57m.		468730	107550
23323	Monument	Roman Pit	A gas pipeline trench sectioned a roman pit at this location in 1965.		468470	106310
23328	Monument	Roman Road, Purbrook	Road (43 AD-409 AD)		469000	107150
23397	Monument	Site Of Possible Roman Villa, Roman Way	Roman pottery and tile scatter, possibly representing the site of a Roman villa.		470060	106896
26735	Monument	Iron Age Pit	When topsoil was stripped prior to the building of the South Downs College very little archaeological evidence was revealed. One pit was exposed but rapidly destroyed. A single piece of pottery was retrieved.		468970	107310
31436	ParksAndGardens	Belmont Park	1) Belmont Park 2) Parkland, Icehouse and an area known as 'The Avenue' (no further information)ca		469300	106600
31437	Monument	Belmont Park	Site of Icehouse		469300	106600
31438	Monument	Belmont Park	1) Site of Lodge		469300	106600
31450	Monument	South Down College	1) One post hole, possibly two, excavated prior to development at South Down College No dating evidence		469000	107300
33704	Monument	Negative Result Evaluation	No archaeological finds or features were discovered in the sample trenches (see plan in report).		468800	107390
33705	Monument	Camp Hill, Crookhorn	1) Archaeological evaluation of the site yielded an unretouched flint blade discovered by sieving. Possibility of a small mesolithic site utilising the fresh water source.		469170	106780
33708	Findspot	Camp Hill, Crookhorn	1) One sherd of coarse, very sandy pottery (possibly Roman). Trench 46.		469170	106780
33709	Findspot	Camp Hill, Crookhorn	1) Brick fragments or possibly tiles found in several of the trenches in this evaluation.		469170	106780
33710	Findspot	Camp Hill, Crookhorn	1) Struck flint, cores and debitage.		469170	106780
33711	Findspot	Camp Hill, Crookhorn	1) A later neolithic flint axe fragment. Trench 45.		469170	106780
33712	Findspot	Camp Hill, Crookhorn	1) Seven (probably) late Iron Age sherds were found. They were black with much medium to large flint grit; three conjoin to form part of a simple base. Trench 43.		469170	106780
35324	Monument	Rectilinear Features, Farlington	Area of short rectilinear features		469000	106400
37738	Monument	Ww Ii Aa Battery, Purbrook	AA Battery containing four 3.7"(S) guns		468600	107000
38678	Monument	South Down College	1) Remains of a short wall were found during a watching brief. Due to its characteristics and its association with Roman building materials (SU60NE 90B) it		468900	107300

HER	SiteRecord	SiteName	Site Summary	Site Status	Eastings	Northings
38682	Monument	Roman Road Associated With A Villa	was thought to be Roman in date. 1) A possible Roman road running roughly east-west parallel with the southern field boundary in the direction of the villa (SU60NE 30). It may be the villa service road.		469200	107200
38756	Monument	Camp Down	1) Site of Admiralty Semaphore on Camp Down, Portsdown.		468900	106400
39768	Monument	Roman Road Route 421	A pipe-trench cut through the Roman road from Chichester to Bitterne (Route 421) at Scratchface Lane, 60m north of the line indicated by the Ordnance Survey.		469000	107200
41695	Monument	Underground Royal Observer Corps Monitoring Post	Underground Royal Observer Corps Monitoring Post.		468500	106500
50022	Monument	Ditches	A watching brief in advance of building work revealed two undated ditches, one a possible Medieval/Post Medieval boundary ditch.		469100	107370
50290	Monument	Crookhorn Surgery	A watching brief revealed no features of archaeological significance. Historical research has revealed the area was one of dispersed settlement and was heavily wooded until the 20th century.		468560	107470
52073	ParksAndGardens	Belmont Castle	Three acres of gardens remain with some mature trees including yew, 9 beech trees and large pine and remains of orchard. Pavilion and gatepiers. Garden re-landscaped 10-12 years ago. Now the house is a residential home for the elderly.		469396	106379
54304	Monument	Negative Evidence At South Downs College	A watching brief was carried out in January 2003 and on 12th August 2003.		469069	107267
56240	Monument	Negative Watching Brief, South Downs College	Watching Brief only observed disturbed ground.		468893	107231
56241	Monument	Negative Watching Brief, South Downs College	Watching Brief only observed disturbed ground.		469081	107368
56242	Monument	Possible Remains Of Roman Road, South Downs College	Two trenches exposed flints pressed into the natural suggesting that the Roman Road had been severely truncated		468929	107169
56908	Monument	Possible Remains Of A Roman Road, South Downs College	Possible remains of a Roman Road, South Downs College. The watching brief uncovered an area with a concentration of flints and tiles pressed into the natural sandy clay, interpreted as the remnants of a Roman Road. The course of the road was not clearly		468930	107160
56915	Monument	South Downs College	Negative evidence from an archaeological watching brief		469060	107250
57116	Monument	Land At College Road, Campdown, Purbrook, Havant	A watching brief carried out at Campdown in Havant		469160	107150
57402	Monument	Possible Medieval Ditch, South Downs College	A possible Medieval ditch found during a watching brief at South Downs college. A possible continuation of this ditch was noted by a subsequent watching brief (Monuid 60048).		468975	107458
57574	Findspot	Struck Flint Findspot	Two struck flint flakes found in the garden of 52, Roman Way.		470060	106900
60048	Monument	Watching Brief At North West Building 2, South Downs College	An archaeological watching brief was carried out at this site in September 2008. The only feature recorded was a single undated ditch which was situated in the NW part of the site. It was felt that this ditch was the continuation of a previously recorded		468960	107470

65614	Monument	Roman Cremation Cemetery	During a stip map and record a cremation cemetery and a possible cenotaph were identified.	468800	107450
65908	Monument	Land At Scratchface Lane, Bedhampton	An inconclusive magnetometer survey prior to development revealed only a modern farm track and no archaeological signatures. This was followed up by trial trenchin, and most recently, an archaeological excavation.	469490	106882
66160	Monument	Archaeological Evaluation At South Downs College	The results of the watching brief identified no significant archaeological deposits.	469060	107360
68392	Monument	Belmont Castle Rest Home	Summary of results taken from an archaeological evaluation Belmont Castle Rest Home	469370	106474
71350	Monument	Watching brief Riverside Community School	Watching brief undertaken during groundworks.	468638	107444
72200	Monument	Langstone View Bedhampton	Evaluation by L-P Archaeology Negative evidence.	469326	106167

PROPOSED DEVELOPMENT

APPENDIX 3