



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**THE ORCHARD HOUSE
WESTERN AVENUE
EMSWORTH
HAMPSHIRE**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

August 2016

**Planning Authority:
Havant Borough Council**

**Site centred at:
NGR 474045, 105817**

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Executive Summary

This archaeological desk-based assessment considers land c.0.4 hectares in extent at The Orchard House, Western Avenue, Emsworth, Hampshire.

The report forms the desk-based assessment required by paragraph 128 of the NPPF to identify the presence of heritage (archaeological) assets and, where present, to assess impact on their significance.

There are no designated archaeological assets (Scheduled Monuments) recorded on the study site or within the wider 1km study area. This report addresses archaeological assets only.

No non-designated archaeological assets are recorded within the study site. Based on current evidence, this assessment has identified that the study site has a moderate potential to contain previously undiscovered Prehistoric and Roman evidence. This evidence could comprise unstratified finds and former boundary ditches. Given that the study site is removed from the Saxon and Medieval settlement foci at Emsworth and Warblington, any later evidence is likely to be limited to unstratified finds, cultivation furrows and the remains of 20th century features shown on historic mapping. Such evidence is considered to be of local significance at most.

Groundworks for the proposed development would damage or remove any archaeological evidence present. However, taking into account the agricultural usage of the study site from at least the Medieval period onwards, and the past development impacts in the northern part of the study site, it is considered that should any archaeological evidence survive, it will already have been heavily truncated.

Given the above, it is unlikely that archaeology would present a constraint to the proposed development. However, the local authority's archaeological advisor may require a programme of archaeological investigation to address the modest archaeological potential of the study site identified by this assessment. Such works could be secured by an appropriately worded planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by CgMs Consulting for McCarthy & Stone Retirement Lifestyles Ltd.
- 1.2 The assessment considers land, c.0.4 hectares in extent, at The Orchard House, Western Avenue, Emsworth, Hampshire (referred to as the study site) which is being proposed for development. The study site is centred at National Grid Reference (NGR) 474045, 105817 (Fig. 1).
- 1.3 In accordance with government policy on archaeology within the planning process (Section 12 of the National Planning Policy Framework) and local planning policy, this assessment draws together the available archaeological, topographic and land-use information in order to clarify the significance of any archaeological assets on the study site and to establish the archaeological potential of the study site.
- 1.4 Additionally, in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessments (Chartered Institute for Archaeologists (CIfA) 2014), the assessment includes the results of a site inspection, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of archaeological assets on the study site and assesses the potential for previously undiscovered archaeological evidence, thus enabling potential impacts on the significance of any assets to be identified along with the need for design, engineering or archaeological mitigation.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The Planning Practice Guidance (PPG) was published online in March 2014 and updated in April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.2.1 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled in March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.3 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition that heritage contributes to our knowledge and understanding of the past.
- 2.3.1 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.3.2 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.3.3 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.3.4 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.3.5 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.3.6 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - Protects the settings of such designations.
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.4 The PPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key

elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.5 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current local planning policy and by other material considerations.
- 2.6 Local planning policy is provided by the Havant Borough Core Strategy (March 2011). The policy relevant to this assessment is:

**POLICY CS11.4 PROTECTING AND ENHANCING THE SPECIAL
ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH**

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT:

**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.**

- 2.7 This assessment aims to clarify the specific archaeological potential of the study site and, in accordance with the NPPF and local planning policy, to identify the significance of any archaeological assets which occur on the study site and which might be impacted by development, enabling appropriate mitigation measures to be formulated.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site comprises Clay, Silt and Sand of the Lambeth Group. This is overlain by superficial River Terrace Deposits comprising further Clay, Silt and Sand (British Geological Survey online 2016).

3.1.2 Soils within the study site are identified as '*Loamy soils with naturally high groundwater*' (Cranfield University Soilscales online 2016).

3.1.3 No site specific geotechnical investigations are currently available (August 2016).

3.2 Topography

3.2.1 Emsworth is located within the National Character Area of the South Coast Plain (NE525). This flat, coastal landscape comprises an indented shoreline located between the waters of the Solent and English Channel to the south and the dip slope of the South Downs to the north.

3.2.2 The study site lies within the western suburb of Emsworth which grades down gently to the south from c.12m Above Ordnance Datum (AOD) along the A259 Havant Road, which lies to the north of the study site, to c.4m AOD along the shoreline of Emsworth Harbour c.600m to the south. The study site itself is relatively level and lies at approximately 10m AOD.

3.2.3 The nearest major watercourse is the River Ems c.1km to the east.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE

The timescales used in this report are as follows:

Prehistoric

Palaeolithic	800,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early-Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post-Medieval	AD	1486	-	1800
Modern	AD	1800	-	Present

4.1 Introduction

- 4.1.1 This assessment is based on a consideration of evidence in the Hampshire Historic Environment Record (HER) and the National Heritage List for England (NHLE) for the study site and a zone 1km around it. The Hampshire Record Office was also visited in order to examine historic maps relating to the study site.
- 4.1.2 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any previously undiscovered archaeological evidence within the study site.
- 4.1.3 Archaeological data from a 1km radius area around the study site has been reviewed to produce a predictive model of the study site's archaeological potential. Archaeological assets are considered in the relevant sections below and are identified as either HER or NHLE depending on the data source followed by the unique reference number. Plans showing the location of data mentioned in the text can be found in Appendix 1.

- 4.1.4 Chapter 5 subsequently considers the study site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.2 **Designated Heritage Assets**

- 4.2.1 There are no designated archaeological assets (Scheduled Monuments) within the study site or wider 1km study area.
- 4.2.2 The nearest Scheduled Monument is the remains of Warblington Castle (NHLE 1001913) c.1.1km to the south-west. Due to intervening buildings and vegetation there is no intervisibility between the study site and the monument. This was confirmed by the site inspection (see below). Given the above, and taking into account the distance between the two, it is considered that the study site does not fall within the setting of this Scheduled Monument.
- 4.2.3 The study site is not within the Emsworth or Warblington Conservation Areas which lie c.625m to the east and c.860m to the west respectively. The closest designated asset is the Grade II Forbury Hearnbrook House (NHLE 1154639) c.490m to the east. This assessment considers archaeological assets only.

4.3 **Previous Archaeological Investigations**

- 4.3.1 No previous intrusive archaeological investigations of the study site have been undertaken.
- 4.3.2 A number of interventions are recorded in the wider study area. Where relevant, the results of these studies will be discussed in the sections below.

4.4 **Prehistoric (Palaeolithic – Iron Age)**

- 4.4.1 There is no Prehistoric evidence recorded within the study site by the HER.
- 4.4.2 In the wider study area, two pieces of struck flint and a fragment of Neolithic pottery (HER 23357) are recorded to have been found c.350m to the south-east of the study site at the junction of Kings Road with Warblington Road. Further flint artefacts (HER 23388) have been recovered from the foreshore between Conigar Point and the Nore Rithe channel c.750m to the south-west. The majority of the artefacts were flakes, although a number of cores and implements were also found. Although undiagnostic, the finds were thought to date to the Neolithic period (Masson Phillips 1983).

4.4.3 Iron Age activity has also been identified in the wider study area. A north to south oriented ditch (HER 23457) was found in the rear garden of 49 Warblington Road c.350m to the south-east of the study site in the 1970s. The lower fills of the ditch contained Iron Age pottery and iron slag and the upper fills contained Roman pottery and briquetage. Further late Iron Age pottery was recovered from a north to south oriented ditch at the Warblington Roman villa complex (HER 23474) c.650m to the west. This ditch also yielded a fragment of amphora which was interpreted to indicate high-status activity (Davies and Kenny 2012).

4.4.4 The costal landscape surrounding the study site would have been a favourable location for settlement during the Prehistoric period. Current evidence indicates a background of Neolithic activity in this area with hints of later Iron Age land division and settlement. Given the above, a moderate potential is identified for the study site to contain previously undiscovered Prehistoric evidence. Such evidence is likely to be limited to unstratified finds and boundary ditches.

4.5 **Roman**

4.5.1 There is no Roman evidence recorded within the study site by the HER.

4.5.2 In the wider study area, a Roman road (HER 23354) from the town of *Noviomagus Regnensium* (Chichester) to the small town of *Clausentum* (Bitterne) has been identified along the course of the A259 Havant Road which lies c.76m to the north of the study site.

4.5.3 Warblington Roman villa (HER 23474) lies c.650m to the west of the study site and was first discovered in the 1920s (Taylor 1924). The villa complex has been subject to a recent programme of investigation by Chichester and District Archaeology Society (CDAS), including geophysical survey and excavation, which has dated the development and occupation of the villa from the mid-1st through to the mid-3rd centuries AD. The remains of the villa are noted to have been severely truncated by ploughing (Davies and Kenny 2012, CDAS 2016 online, Linford 2015).

4.5.4 Further evidence of Roman activity includes the above noted ditch (paragraph 4.4.3, HER 23457) found in the garden of 49 Warblington Road c.350m to the south-east. Two recent watching briefs during groundworks at 47 and 49 Warblington Road (HER 64101) identified three north to south oriented ditches, all of which contained Roman pottery, interpreted to represent boundaries or drains (West Sussex Archaeology 2012, 2013).

4.5.5 The only other Roman evidence from the wider study area is residual finds. These include Roman tile fragments found in a Medieval pit during a watching brief (HER 23497) at Havant Road c.640m to the west; and Roman bricks found in a Saxon midden during building works for the Emsworth Harbour Estate c.530m to the south-east (Bradley 1973).

4.5.6 The costal landscape surrounding the study site would have been a favourable location for settlement during the Roman period. Given the proximity of the study site to the Roman road to the north, Warblington Roman villa to the west, and the evidence for land division identified to the south-east, a moderate potential is identified for the study site to contain previously undiscovered Roman evidence. The study site is likely to have lain within the agricultural hinterland of the villa and any previously undiscovered Roman evidence is likely to be limited to unstratified finds and boundary ditches.

4.6 **Saxon – Early-Medieval**

4.6.1 There is no Saxon or Early-Medieval evidence recorded within the study site by the HER.

4.6.2 In the wider study area, a late Saxon farmstead (HER 23443, 23444, 23445, 61650, 61651) was recorded during construction work for the Emsworth Harbour Estate c.530m to the south-east. A weaving shelter containing a later midden deposit (HER 23443), post-holes, pits and occupation spreads were identified. Pottery recovered from the features was dated to the late Saxon period (Bradley 1973). A second Saxon midden (HER 23469) was also identified c.760m to the east of the study site during the construction of the A259 Havant Road. The feature comprised a shallow depression containing oyster shells and pottery.

4.6.3 Emsworth is not recorded by the Domesday Book of 1086 AD. The nearest settlement to the study site was Warblington c.1.1km to the west (Williams and Martin 1992).

4.6.4 While there is some evidence of continued settlement within the wider study area during the Saxon and Early-Medieval period, no such evidence has been identified by the archaeological works in close proximity to the study site (For example HER 23457, 23497, 56899, 56929, 64101). Given the above, and taking into account the distance of the study site from the known settlement focus at Warblington to the west, a low potential is identified for the study site to contain previously undiscovered Saxon or Early-Medieval evidence.

4.7 **Medieval**

- 4.7.1 There is no Medieval evidence recorded within the study site by the HER.
- 4.7.2 In the wider study area, Medieval evidence including pottery, two pits and a well (HER 23497, 23500) was found during a watching brief at Havant Road c.640m to the west.
- 4.7.3 Emsworth (HER 39305) is first documented in the early 13th century AD and was established around a central market place and High Street c.900m to the east of the study site. The prosperity of the village derived from its situation on the main Chichester to Portsmouth Road and from its fishing and sea trade (VCH 1908, Whitfield 2005).
- 4.7.4 While there is some evidence of Medieval activity to the west of the study site, taking into account the distance of the study site from the known settlement foci at Emsworth and Warblington to the east and west respectively, and the limited evidence of Medieval activity from the remainder of the archaeological works in the wider study area, a low potential is identified for the study site to contain previously undiscovered Medieval evidence. The study site is likely to have lain within the agricultural hinterland of settlement and any Medieval evidence present is likely to be limited to unstratified finds and cultivation furrows.

4.8 **Post-Medieval and Modern**

- 4.8.1 There is no Post-Medieval evidence recorded within the study site by the HER.
- 4.8.2 Post-Medieval cultivation furrows, two pits of 19th and 20th century date, and the concrete foundations of Second World War temporary structures were identified during an archaeological watching brief at Emsworth House (HER 56929) c.100m to the north of the study site (Clark 2005). Further Post-Medieval evidence, comprising a floor/shallow foundation was identified during a watching brief (HER 56911) at 29a High Street c.900m to the east (Hunter and Pine 2005).
- 4.8.3 In the wider study area, the HER records numerous non-designated historic buildings (Appendix 1), a saltern mound (HER 23495), Second World War infrastructure (HER 58143, 65113) and bomb craters (HER 65114 - 65116), water management features (HER 23431, 65181) and undated wooden structures (HER 57104, 58031) in the inter-tidal zone to the south. This evidence adds little to the understanding of the

archaeological potential of the study site. The locations of the above features are shown in Appendix 1 and are discussed, where relevant, below.

- 4.8.4 In the later Post-Medieval period, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER and NHLE.
- 4.8.5 The early maps of Speed (1611), La Favelure (1665) and Taylor (1759) record the settlements of Emsworth and Warblington and the main topographic elements of the landscape surrounding the study site (not illustrated). The area of the study site is shown as undeveloped land between the two settlements.
- 4.8.6 The 1826 Plan of the Parish of Warblington (Fig. 2) shows the study site to lie within part of a large field (18) to the south of the Havant Road. To the south-east Ozier Farm is depicted.
- 4.8.7 The 1841 Warblington Tithe Map (Fig. 3) shows the study site to remain within a large arable field (677a) named *turnpike piece*. In the wider study area, the landscape is depicted to comprise regular parliamentary enclosures. To the north-west a nursery is mapped and to the north a large house (Hayfield Lodge) is shown.
- 4.8.8 The 1866 Ordnance Survey Map (Fig. 4) shows no change to the study site which remains part of a large field. In the wider study area, a rectory is mapped to the east and further sub-division of the landscape is shown.
- 4.8.9 The 1898 Ordnance Survey Map (Fig. 5) shows no change to the study site.
- 4.8.10 The 1909 Ordnance Survey Map (Fig. 6) shows the study site as mostly undeveloped land, although Western Avenue is noted to extend into its south-western boundary. In the wider study area, extensive residential development is depicted.
- 4.8.11 The 1932 Ordnance Survey Map (Fig. 7) shows the study site as part of an orchard. In the wider study area, further residential development to the north, east and south is depicted.
- 4.8.12 The 1952-1953 Ordnance Survey Map (Fig. 8) shows the study site to contain a large rectangular structure. A small structure is shown to the north-west corner of this. Further internal divisions and landscaping are also depicted. There is limited change mapped in the wider study area.

4.8.13 The 1978-1980 Ordnance Survey Map (Fig. 9) shows the above noted rectangular structure (paragraph 4.8.12) to have been replaced with The Orchard House itself. Three smaller structures are also depicted within the study site. The site inspection has confirmed these structures to be two garages and a greenhouse. In the wider study area, further residential development is mapped to the south-west.

4.8.14 The 1993 Ordnance Survey Map (Fig. 10) shows no change to the study site. In the wider study area, further residential development is depicted to the west.

4.8.15 The historic map regression has demonstrated that the study site had remained undeveloped until the mid to late 20th century. Any previously undiscovered Post-Medieval evidence is likely to be limited to cultivation furrows and the remains of 20th century features shown on historic mapping.

4.9 **Historic Landscape Characterisation (HLC)**

4.9.1 The Hampshire HLC identifies the study site as within an area of Recent Settlement.

4.10 **Assessment of Significance**

4.10.1 There are no designated archaeological assets (Scheduled Monuments) within the study site or wider 1km study area.

4.10.2 The listed buildings and conservation areas within the wider 1km study area are of national significance. This assessment considers archaeological assets only.

4.10.3 No non-designated archaeological assets are recorded within the study site. Based on current evidence, this assessment has identified that the study site has a moderate potential to contain previously undiscovered Prehistoric and Roman evidence. This evidence could comprise unstratified finds and former boundary ditches. Given that the study site is removed from the Saxon and Medieval settlement foci at Emsworth and Warblington, any later evidence is likely to be limited to unstratified finds, cultivation furrows and the remains of 20th century features shown on historic mapping.

4.10.4 When considered in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) and the Solent-Thames Archaeological Research Framework (Hey and Hind 2014) such assets are considered to be of local significance at most.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

- 5.1.1 The study site was inspected on the 28th July 2016 (Plates 1-8). The northern part of the study site contained The Orchard House itself, a patio and greenhouse, two brick-built garages and associated access, tarmacked hardstandings and a grassed area in the north-east. The southern part of the study site consisted of generally flat grassed areas interspersed with flower beds, trees, a second greenhouse, and garden features. The south-western part of the study site comprised a section of Western Avenue.
- 5.1.2 Boundaries consisted of dense hedges to the south, east and west and a brick wall to the north. Internally, a number of hedges were also present. Fruit trees in the south-east of the study site accord with the location of the orchards depicted on historic mapping.
- 5.1.3 No archaeological finds or features were noted during the site inspection. The mature hedges and trees within and surrounding the study site were also noted to preclude any intervisibility with the designated heritage assets in the wider study area.

5.2 The Proposed Development

- 5.2.1 The development proposal is for warden-assisted retirement apartments with ancillary car parking and landscaping.

5.3 Impacts on Archaeological Assets

- 5.3.1 Groundworks for the proposed development would damage or remove any archaeological evidence present. However, taking into account the agricultural usage of the study site from at least the Medieval period onwards, and the past development impacts in the northern part of the study site, it is considered that should any archaeological evidence survive, it will already have been heavily truncated.
- 5.3.2 Given the above, it is unlikely that archaeology would present a constraint to the proposed development. However, the local authority's archaeological advisor may require a programme of archaeological investigation to address the modest archaeological potential of the study site identified by this assessment. Such works could be secured by an appropriately worded planning condition.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment considers land c.0.4 hectares in extent at The Orchard House, Western Avenue, Emsworth, Hampshire.
- 6.2 The report forms the desk-based assessment required by paragraph 128 of the NPPF to identify the presence of heritage (archaeological) assets and, where present, to assess impact on their significance.
- 6.3 There are no designated archaeological assets (Scheduled Monuments) recorded on the study site or within the wider 1km study area. This report addresses archaeological assets only.
- 6.4 No non-designated archaeological assets are recorded within the study site. Based on current evidence, this assessment has identified that the study site has a moderate potential to contain previously undiscovered Prehistoric and Roman evidence. This evidence could comprise unstratified finds and former boundary ditches. Given that the study site is removed from the Saxon and Medieval settlement foci at Emsworth and Warblington, any later evidence is likely to be limited to unstratified finds, cultivation furrows and the remains of 20th century features shown on historic mapping. Such evidence is considered to be of local significance at most.
- 6.5 Groundworks for the proposed development would damage or remove any archaeological evidence present. However, taking into account the agricultural usage of the study site from at least the Medieval period onwards, and the past development impacts in the northern part of the study site, it is considered that should any archaeological evidence survive, it will already have been heavily truncated.
- 6.6 Given the above, it is unlikely that archaeology would present a constraint to the proposed development. However, the local authority's archaeological advisor may require a programme of archaeological investigation to address the modest archaeological potential of the study site identified by this assessment. Such works could be secured by an appropriately worded planning condition.

SOURCES CONSULTED

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 1833 Map of the Parishes of Warblington, Havant and Bedhampton
 1841 Warblington Tithe Map

Ordnance Survey, 1866	1: 2500
Ordnance Survey, 1883-1887	1: 2500
Ordnance Survey, 1898	1: 2500
Ordnance Survey, 1909	1: 2500
Ordnance Survey, 1932	1: 2500
Ordnance Survey, 1952-1953	1: 2500
Ordnance Survey, 1962-1974	1: 2500
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Ordnance Survey, 1898	1:10560
Ordnance Survey, 1899	1:10560
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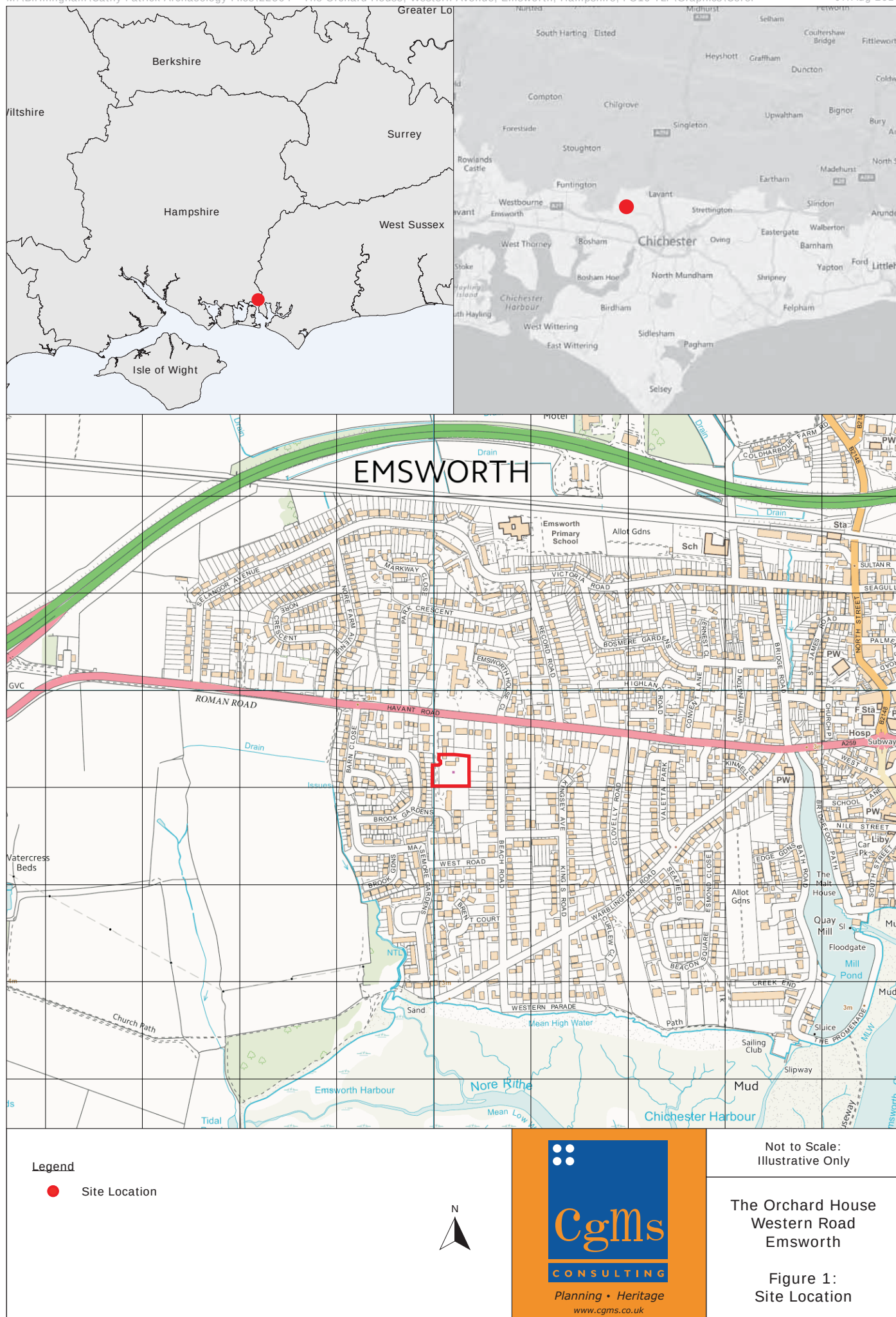
Google Earth - <https://earth.google.co.uk>

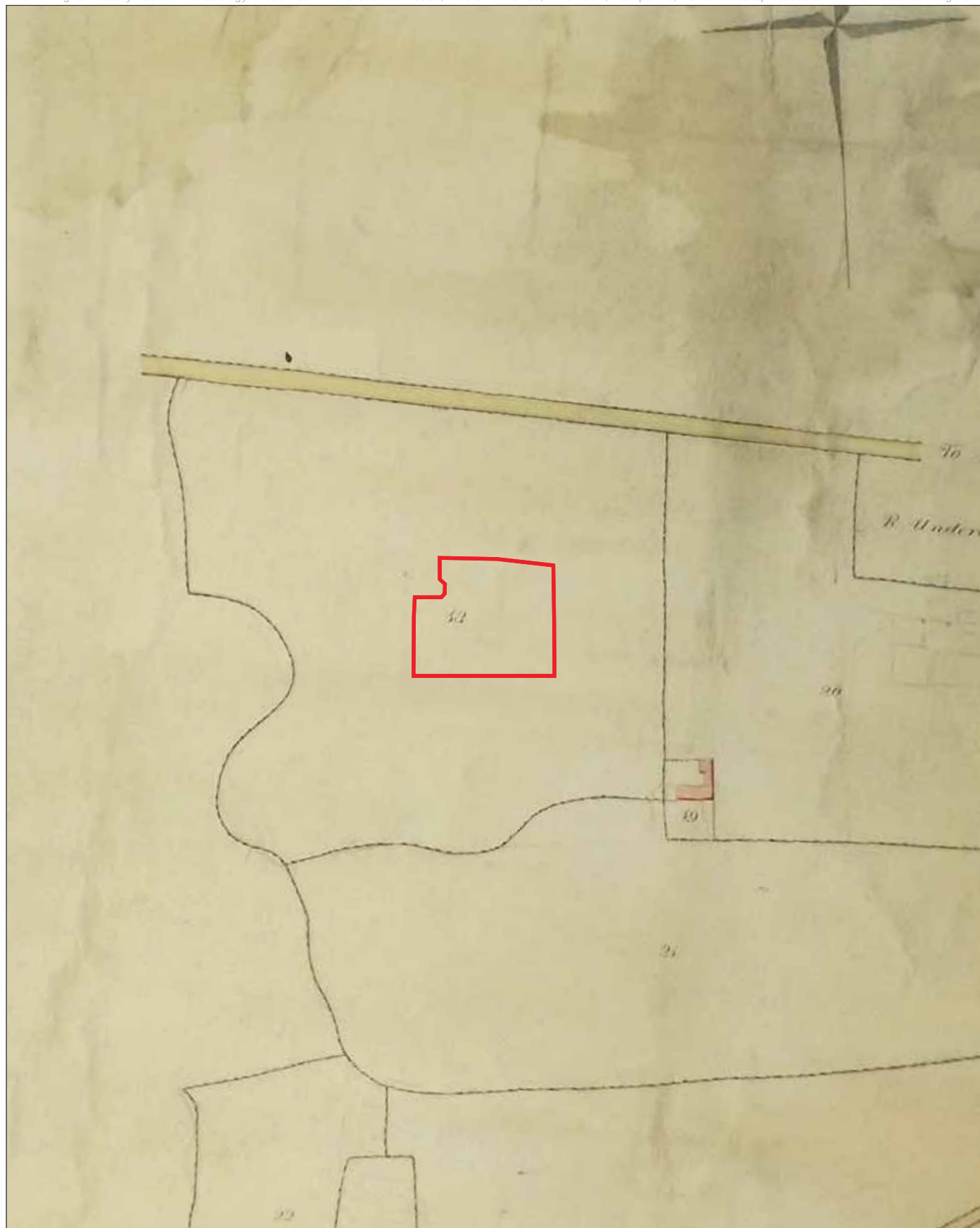
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Soilscapes - <http://www.landis.org.uk/soilscapes/>



**Legend**

— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 2:
1826 Plan of the Parish
of Warblington

**Legend**

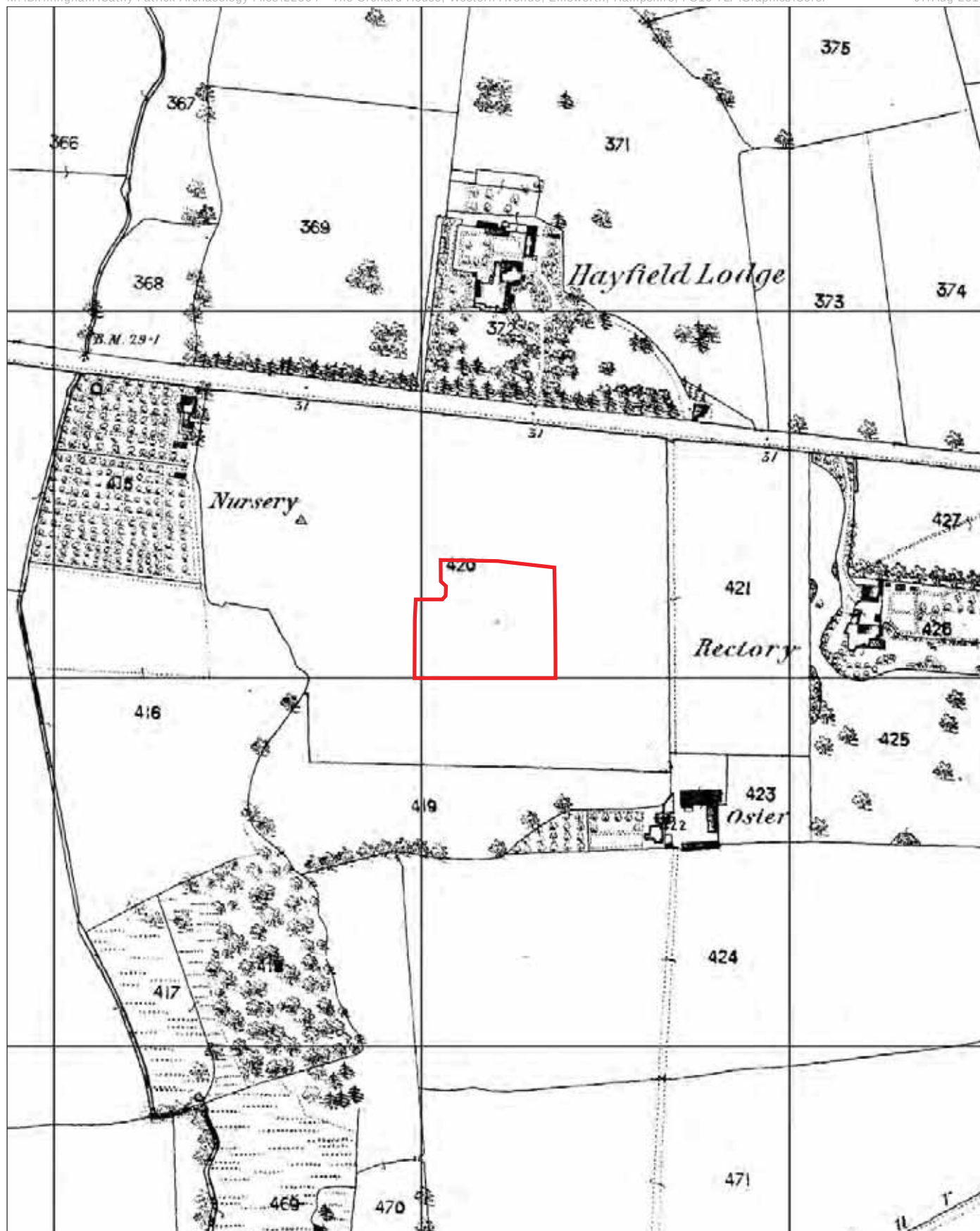
— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 3:
1841 Warblington Tithe
Map



Legend

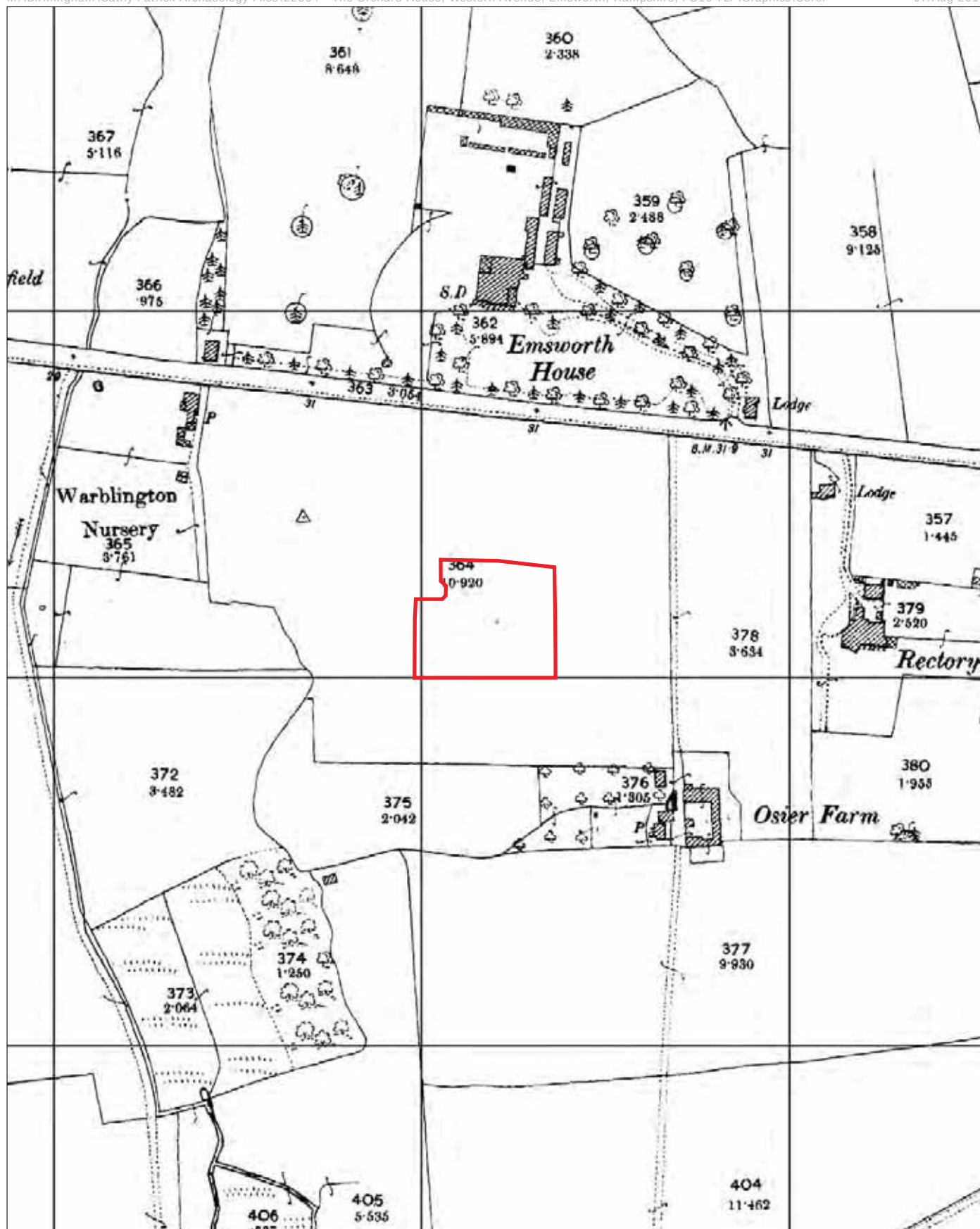
— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 4:
1866 Ordnance Survey
Map



Legend

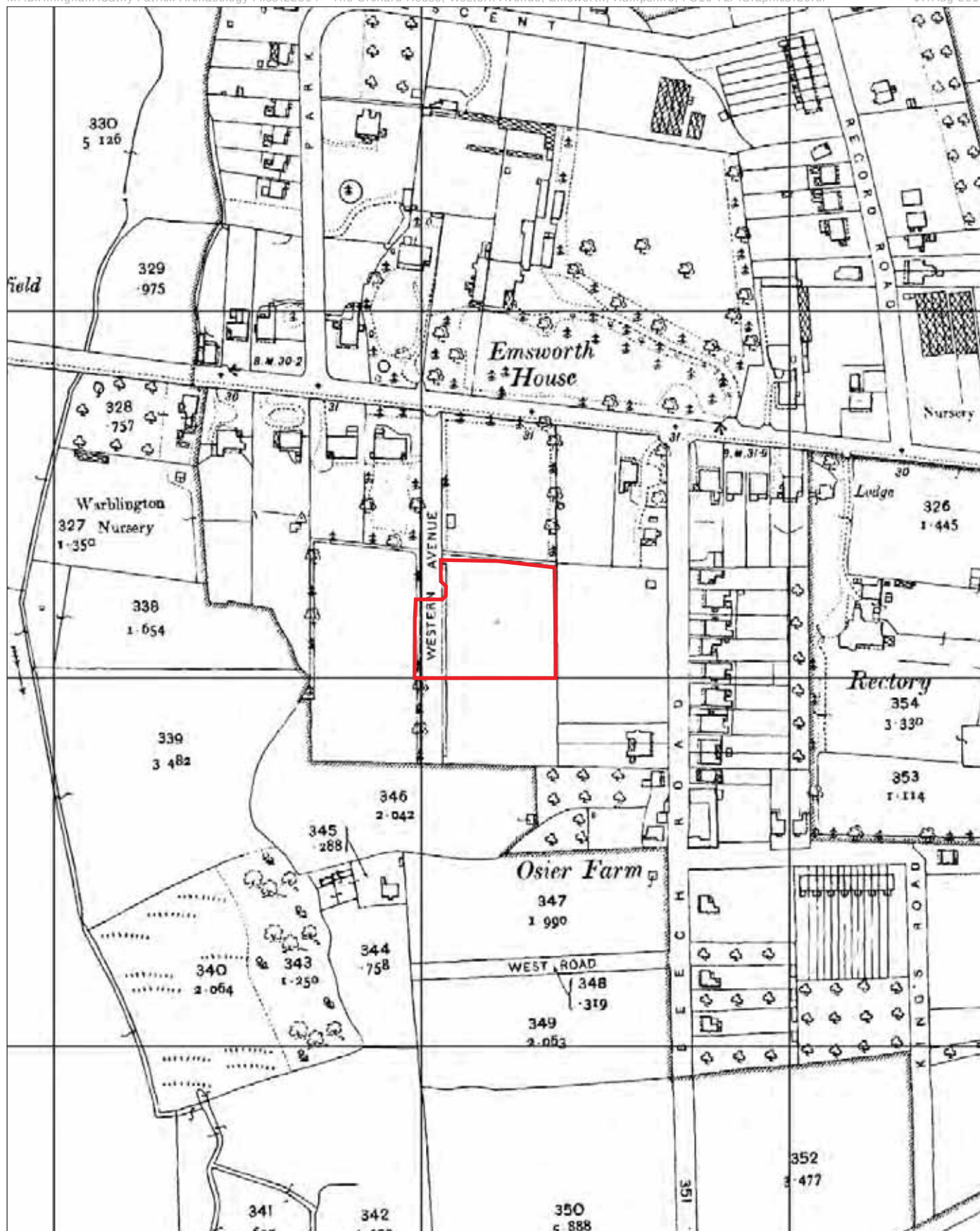
— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 5:
18 8 Ordnance Survey
Map



Legend

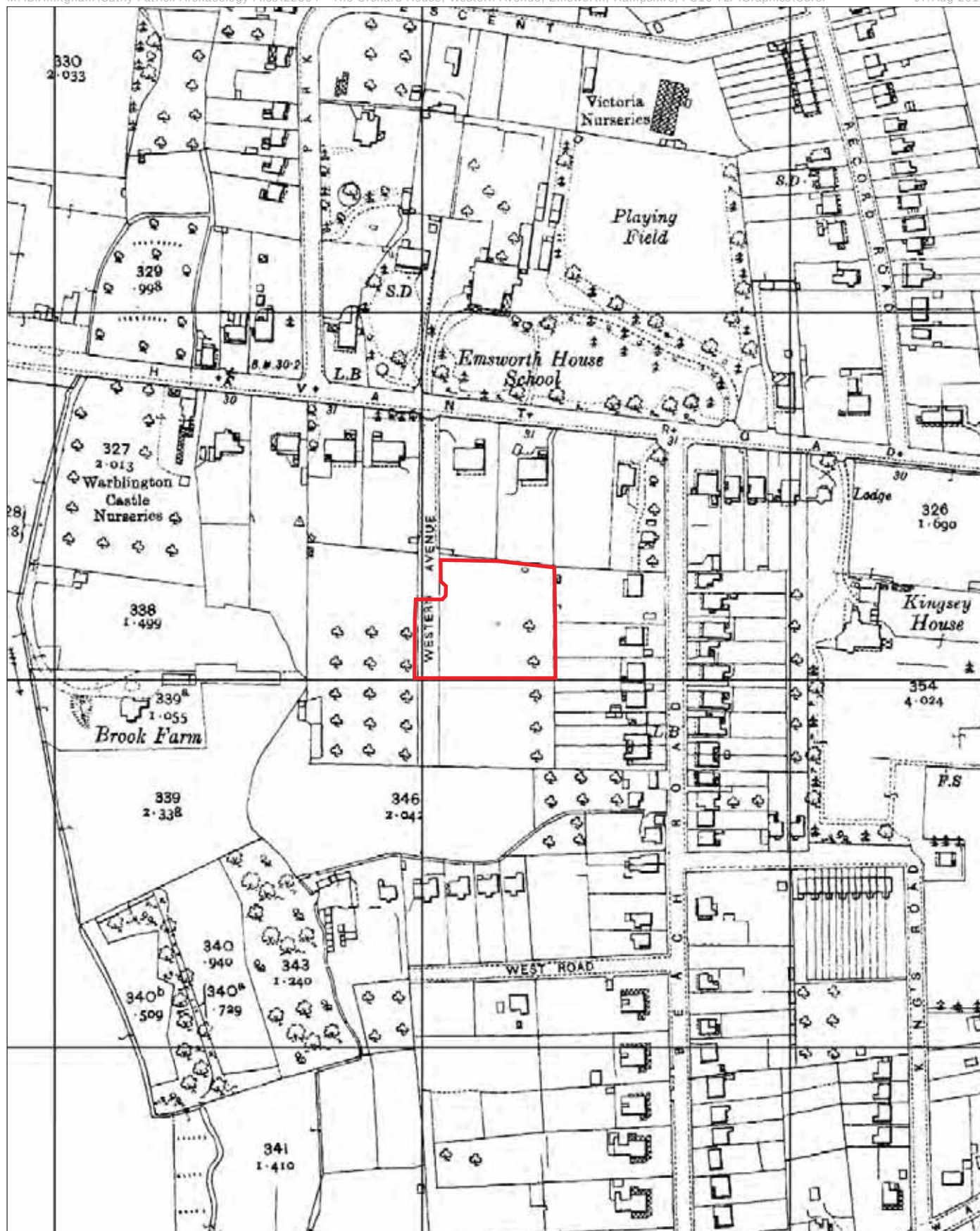
— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 6:
1 0 Ordnance Survey
Map



Legend

— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 7:
1 32 Ordnance Survey
Map



Legend

— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 8:
1 52 - 1 53 Ordnance
Survey Map

**Legend**

— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure :
1 78 - 1 80 Ordnance
Survey Map



Legend

— Site Boundary



Not to Scale:
Illustrative Only

The Orchard House
Western Road
Emsworth

Figure 10:
1 3 Ordnance Survey
Map



Plate 1: Looking south-east from the north-west corner of the study site



Plate 2: Looking east across the northern part of the study site



Plate 3: Looking south-east across the grassed area in the north-east of the study site



Plate 4: Looking south across the grassed area to the south of The Orchard House site



Plate 5: Looking south-east across the southern part of the study site



Plate 6: Looking south across the vegetable garden in the south-east corner of the study site



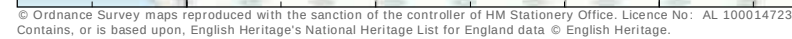
Plate 7: Fruit trees in the south-east corner of the study site



Plate 8: Looking south along Western Avenue in the south-west of the study site

Appendix 1

Hampshire Historic Environment Record plots



-  Site Boundary
 1km Radius
 Conservation
 Listed Buildings - Grade II

Warblington Conservation Area

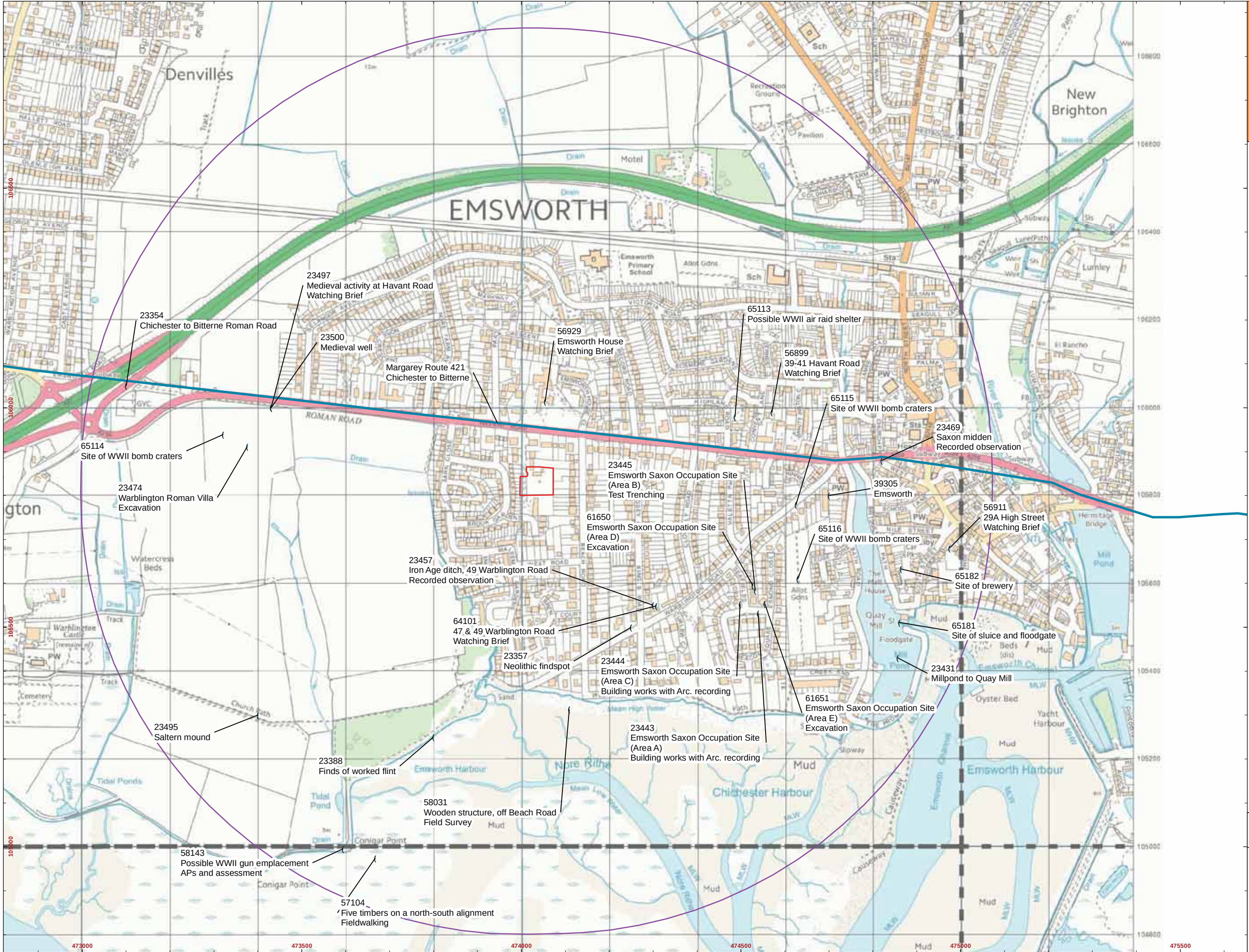
Emsworth Conservation Area

Scale at A3: 1:8,000



The Orchard House
Western Avenue
Emsworth

Appendix 1: Designated Heritage Assets



Planning • Heritage
www.cgms.co.uk

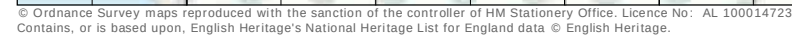
- Site Boundary
- 1km Radius
- HER Data Points
- HER Roman Roads



Scale at A3: 1:8,000
0 250 m

The Orchard House
Western Avenue
Emsworth

Appendix 1:
HER Monument and
Event Data

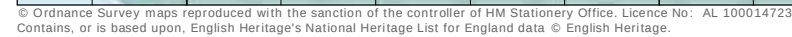


-  Site Boundary
 1km Radius
 HER Historic Buildings



A scale bar consisting of a solid black line with two white rectangular segments in the middle. The number '250' is printed above the right end, and the letter 'm' is printed below the right end.

Appendix 1: IER Historic Buildings



- Scale at A3: 1:8,000
- 
- A horizontal scale bar with alternating black and white segments. It is labeled '0' at the left end and '200 m' at the right end.

Appendix 1: Historic Landscape Characterisation

