
Woodcroft Farm - Phase 3

Historic Environment Desk-Based Assessment



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Abbreviations and Conventions used update this accordingly

c. Circa
CA Conservation Area
Ha Hectares
HA Heritage Asset
HE Historic England
HER Historic Environment Record
aOD Above Ordnance Datum
km kilometres
LB Listed Building
LPA Local Planning Authority
m Metres
NGR National Grid Reference
NHLE National Heritage List for England
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Assumptions and Limitations

This report has been compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate at the time of writing.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; Ministry of Housing, Communities & Local Government, December 2023), National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2019), and the Chartered Institute for Archaeologists Code of Conduct and all relevant Standards, Guidance and Universal Guidance documents.

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Statement of Competence

This document has been produced by qualified professionals with the professional competence to make the required assessments and judgements. The document has been reviewed by an MCIfA Accredited individual.

Executive Summary

Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed residential development on land at Woodcroft Farm – Phase 3, Horndean, Hampshire.

The Proposed Development will have no direct (material) or indirect (setting) impact on the significance of any Designated Heritage Assets or non-designated built heritage assets.

There is a low potential for the Site to contain archaeological remains dating to the prehistoric, Roman, Early Medieval and Medieval periods, and a high potential for remains of post-medieval and Modern date related to chalk extraction and agricultural practices.

It has been assessed that any archaeological remains present are likely to be of no more than local significance and would not preclude development of the Site

Development groundworks within the Site would have a direct impact on any archaeological remains present within its boundary. If deemed necessary by the LPA Archaeological Officer, any impacts from groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works which could then be undertaken prior to and / or during the construction phase as a condition of consent.

1. Introduction

1.1. Project Background

- 1.1.1. Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed residential development on land at Woodcroft Farm – Phase 3, Horndean, Hampshire, centred on NGR 468178 112236, see **Figure 1** (henceforth, ‘the Site’).

1.2. Site Description

- 1.2.1. The Site measures approximately 8.61ha and lies directly to the north of the site now known as Catherington Park, which was formally known as Woodcroft Farm Phases 1 and 2 and is in the final stages of construction. The site is bounded to the west by Clarendon Farm, to the east by existing residential development, and to the north and north-east by James’s Copse.

1.3. Topography, Geology, and Soils

- 1.3.1. The Site occupies a gentle south-facing slope that extends from 61.5m Above Ordnance Datum (AOD) at its southern boundary to 72m AOD at its north-eastern corner¹. The predominant soil type within the vicinity of the Site consists of Freely draining slightly acid loamy soils (Soilscape 6)² and the underlying geology consists of Lambeth Group - Clay, silt and sand. No superficial deposits are recorded³

1.4. Outline of the Proposed Development

- 1.4.1. The proposals consist of an Outline planning application for the development of up to 190 dwellings, with associated vehicular access and landscaping (all matters reserved except access). (**Figure 2**).

1.5. Scope of this HEDBA

- 1.5.1. The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, updated October 2020) defines a Desk-Based Assessment (DBAs) as:
- ...an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance; the character of the study area, including*

¹ topographic-map.com/map-cgt/United-Kingdom/

² landis.org.uk/soilscales/

³ geologyviewer.bgs.ac.uk/

appropriate consideration of the settings of heritage assets; and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest.

- 1.5.2. It goes on to state the purpose and context of DBAs as to gain an understanding of the historic environment resource in order to formulate the following:
- an assessment of the potential for heritage assets to survive within the area of study;
 - an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interest;
 - strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - an assessment of the impact of the Proposed Development or other land-use changes on the significance of the heritage assets and their settings;
 - strategies to conserve the significance of heritage assets, and their settings; and,
 - design strategies to ensure new development makes a positive contribution to the character of the historic environment.
- 1.5.3. In accordance with the above *Standards and Guidance*, this HEDBA provides a baseline of known or potential heritage assets (archaeological remains) within the area of the Proposed Development and a surrounding study area which have been identified from a broad range of standard sources. Such archaeological heritage assets are considered to have a degree of significance meriting consideration in planning decisions. Archaeological remains, if present, may be impacted during the construction phase of a development including during activities such as preliminary groundworks, site strip, and excavations for foundations, services, drainage and lighting; and in the operation phase of the development usually as a result of impacts to their setting (e.g. of a Scheduled Monument).
- 1.5.4. This HEDBA includes all heritage impacts of the Proposed Development, including any Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields, and Conservation Areas within the Site or its study area. It includes all relevant above and below ground heritage assets as well as all relevant designated and non-designated heritage assets.
- 1.6. Aims and Objectives**
- 1.6.1. The historic environment has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this HEDBA is to assess the heritage

impact of the Proposed Development as part of a planning application to develop the Site. The aim is achieved through the following objectives:

- identify the presence of any known or potential buried archaeological heritage assets that may be affected by the Proposed Development
- describe the significance of such assets, in accordance with the National Planning Policy Framework, taking into account factors which may have compromised asset survival;
- assess the likely impacts upon the significance of the assets arising from the proposals;
- assess the impact of the proposed development on how heritage assets (designated and non-designated) are understood and experienced through changes to their setting; and,
- provide a statement on the likelihood of whether further investigation and/or mitigation will be necessary in order to reduce or remove completely any adverse effects identified on archaeological assets as a result of this HEDBA.

1.6.2. Professional expert opinion has been used to assess heritage significance of assets, based on historic, archaeological, architectural or artistic interest, taking into account past ground disturbance and any other factors which may have compromised survival.

2. Methodology and Sources

2.1. Historic Environment Desk-Based Assessment

2.1.1. This HEDBA has been carried out in accordance with the requirements of the National Planning Policy Framework (December 2023), all relevant standards, guidance and universal guidance documents specified by the Chartered Institute for Archaeologists, and guidance by Historic England. A list of applicable standards and guidance is included in the References (**Appendix 1**). The legislation and policies to which this HEDBA adheres, are outlined in more detail in **Appendix 2** of this document.

2.1.2. Throughout this document the following terms are used as described:

- **Designated Heritage Assets:** any heritage asset, either built heritage or archaeological, that falls under any type of statutory designation such as Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield, and Conservation Area.
- **Non-Designated Built Heritage Assets:** heritage assets that are above ground, such as built heritage, but are not designated, for example Locally Listed buildings, or non-designated built heritage remains.
- **Non-Designated Archaeological Assets:** comprising buried remains, records of buried remains, find spots etc. of archaeological evidence that is not designated.

2.1.3. In order to determine the full historic environmental potential of the Site, a broad range of standard documentary and cartographic sources were examined, including results from relevant previous archaeological investigations. A study area of **1km** has been applied, and assets within which were examined in order to determine the likely nature, extent, preservation and significance of any known or potential heritage assets (built or archaeological; designated or non-designated) that may be present within or adjacent to the Site.

2.1.4. **Table 1** below provides a summary of the key data sources consulted. Occasionally, there may be reference to assets beyond this study area where appropriate, e.g. where such assets or investigations contribute to current understanding of the historic environment.

Table 1 List of sources consulted.

Source	Data	Comment
Historic England	National Heritage List England (NHLE) with information on	Statutory designations (e.g. scheduled monuments) can provide

	statutorily designated heritage assets (scheduled monuments).	a significant constraint to development.
Hampshire HER	Historic Environment Record	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, documentary, and cartographic sources.
Local / online Archives	Historic documents and maps.	Consultation of historic resources not necessarily available in digital formats.
Site Walkover Visit	A site visit to view the known assets identified in the records and assess the potential for unknown archaeological assets within the site and surrounding study area.	Professional assessment of the site and its surrounding landscape to assess views as well as the potential for unrecorded assets. Photographs taken as relevant.
Regional Research Framework	South-east Regional Research Framework	Available online. Providing an archaeological introduction to the region or sub-region, period resource assessments for the region or sub-region, and a research agenda for the region or sub-region.
British Geological Survey (BGS)	Bedrock and superficial geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of buried archaeological remains.
Internet	Web-published local history, Archaeological Data Service (ADS).	Many key documentary sources, local, and specialist studies are now published online and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.

The Client	Development proposals, drawings, designs etc.	Key information on the proposed scheme, such as the master plan and project background.
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2.1.5. The location of known heritage assets within the study area, as identified by the sources above or during the course of research for this HEDBA are shown on **Figures 3 & 4 (Appendix 4)**. These are referenced in the text of this HEDBA by their individual HER or NHLE numbers in bold [] parentheses. A full list of the identified designated and non-designated assets as well as previous archaeological investigations is included in the gazetteer in **Appendix 3** of this document.

2.2. Site Walkover Visit

2.2.1. In order to inform this report a site visit (**Figures 14 - 21**) was carried out on 18th March 2024 to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2. The site visit also extended into the outer study area beyond the Site boundary for the purposes of scoping heritage assets and assessing their inter-visibility with the Site, as per Historic England guidance, and for the settings assessment itself.

2.2.3. No new heritage assets were identified during the walkover but observations made have informed the assessment of impact on the known designated and non-designated heritage assets within the wider study area (see Sections 4 & 5 below).

2.3. Assessing Heritage Significance

2.3.1. Local planning authorities require an applicant to provide an assessment of the significance of any heritage asset affected by a development proposal, including any contribution made by their setting to that significance. This applies to both designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment (MHCLG December 2023, Annex 2 Glossary):

- A **heritage asset** is a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and non-designated heritage assets, as well as assets identified by the local planning authority (e.g. local listing).

- The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Significance** (for heritage policy) is used to describe the value of a heritage asset, resulting from its heritage interest, to this and future generations. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.3.2. The determination of the significance of a heritage asset is based on statutory designation and/or professional judgement against these interests. The following definitions are summarised from *Conservation Principles* (Historic England, 2008) and *Statements of Significance* (Historic England Advice Note 12, 2019):

- **Historic Interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.
- **Archaeological Interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentations, collective value and comparative potential, and sensitivity to change.
- **Architectural and Artistic Interest:** derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

2.3.3. These interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains in any given area has been determined through prior investigation, significance is often uncertain.

2.3.4. In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

2.4. Assessing Harm

2.4.1. Professional judgement is used to consider the impact of future development on the significance of a known or potential heritage asset. Whilst the NPPF and other relevant guidance does not define the types of harm, the following terms are used. The definitions as applied throughout this assessment are set out below.

- **Substantial harm:** where the proposed development could be expected to have a noticeable adverse impact on heritage assets, including total loss of its significance.
- **Less than substantial harm:** where the Proposed Development could be expected to have a small noticeable adverse impact on heritage assets.
- **No harm:** where very minor or no discernible impact (either adverse or beneficial) is expected on heritage assets as a result of the Proposed Development.

2.5. Assessing the Contribution of Setting

2.5.1. In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.

2.5.2. Setting is the way in which the asset is understood (i.e. archaeological and historical interests) and experienced (aesthetic interests). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, or visual aspects).

2.5.3. Guidance produced by Historic England (*The Setting of Heritage Assets*, Planning Note 3, 2017) and has been used to adopt a stepped approach for settings assessment. The guidance sets out five steps, the first four of which are addressed throughout this document:

- **Step 1: Asset Identification.** The NPPF requires an approach that is proportional to the significance of the asset. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2: Assess the Contribution of Setting.** This stage assesses how setting contributes to the overall significance of a heritage asset (designated or non-designated).
- **Step 3: Assess Change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, or total loss of significance).
- **Step 4: Mitigation.** This explores the ways to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- **Step 5: Reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

2.5.4. In accordance with Historic England Guidance (*The Setting of Heritage Assets*, Planning note 3, 2017), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which the setting may already have been compromised.

2.6. Legislative and Planning Framework

2.6.1. **Appendix 2** of this HEDBA sets out the full legislative and planning framework relevant to the Proposed Development including the relevant local plan: East Hampshire Local Plan – Policy HE12 Development Affecting the setting of a Listed Building & Policy HE17 Archaeology and Ancient Monuments.

3. Historic Environment Baseline

3.1. Introduction

3.1.1. This section provides a brief summary of the historical development of the Site and its environs by historic period, compiled from the sources listed in **Table 1**, primarily from the Hampshire Historic Environment Record. The assets listed from the HER have been compiled into a single gazetteer included in **Appendix 3**. All designated and non-designated assets are shown by period on **Figures 3 & 4** (**Appendix 4**).

3.1.2. In summary, there are a total of 26 heritage assets within the 1km study area including three Listed Buildings. A summary of the number of assets by period is set out in **Table 2** below.

Table 2 Number of assets by period

Period	Number of assets recorded on the Hampshire HER
Prehistoric	1
Roman	0
Early Medieval	0
Medieval	3
Post-Medieval	9
Modern	0
Undated	13
Events	2

3.2. Overview of Past Archaeological Events

3.2.1. No previous archaeological events are recorded within the Site and one is recorded in the wider study area and is briefly summarised below and shown on **Figure 3** (**Appendix 4**):

- **69993: Land at Woodcroft Farm: Archaeological Geophysical Survey and Trench Evaluation:**

A geophysical survey was undertaken to the immediate south of the Site on land at Woodcroft Farm in 2018 prior to residential development. The survey identified a few anomalies of possible archaeological interest as well as a modern service and some features related to agricultural practices.

The survey area was subsequently subject to archaeological evaluation trenching in 2019. The evaluation comprised the excavation of 37 trenches, none of which revealed any archaeological finds, features, or deposits and it was concluded that the Site had no archaeological potential.

3.3. Archaeological and Historical Background

Prehistoric (1,000,000 BC – 43 AD)

- 3.3.1. The area surrounding the site was probably covered with woodland and heath during most of the Prehistoric period, which later developed into the 'Forest of Bere', which is known to have stretched from the Meon Valley in the west to the edge of Havant in the east (Smith & Chadwick 2010).
- 3.3.2. The nearest concentration of prehistoric activity is centred around the brickearth of the coastal area around Langstone Harbour, approximately 5km to the south (Allen & Gardiner 2000). Evidence for both permanent and seasonal prehistoric occupation has been found on the higher chalk areas of Petersfield and Clanfield.
- 3.3.3. There are no heritage assets of prehistoric date recorded within the Site and one within the wider study area. This consisted of fragments of flaky white pottery [26503] discovered c. 520m to the south-east of the Site and were identified as probably dating to the Bronze Age. These finds appear to have been an isolated chance find which was not related to any formal investigations or archaeological features or deposits.

Roman (43 AD – 410 AD)

- 3.3.4. The former Roman road from Chichester to Bitterne (Margary 421) runs at an east-west alignment c. 5km to the south of the Site but there are no known heritage assets of Roman date recorded within the Site or the wider study area, which is likely to have remain wooded during this period..
- 3.3.5. The nearest known heritage assets of Roman date consist flint footings of two east-west walls alongside pottery and tiles dating to the 1st 2nd centuries AD [26471] discovered during construction works just over 1km to the south-east of the Site. Further evidence of Roman activity was recorded 1.3km to the north-east of the Site and consisted of fragments of a 3rd century quern stone and pottery located adjacent to a north-south ditch [26463] during construction works.

Early Medieval (410 AD – 1066 AD) & Medieval (1066 AD – 1540 AD)

- 3.3.6. There are no heritage assets of Early Medieval date recorded within the Site or the wider study area which again is likely to have remained wooded (part of the Forest of Bere) during this period. Medieval activity is attested to by documentary placename evidence. Lovedean [39336] c. 505m to the north-east of the Site was first documented in AD1350 as Levedent, meaning 'Leofa's Valley'; Wecock [39332] which was first documented in AD1236 as Wykoc (Willow Hill) c. 785m to the south-east of the Site; and Broadway Farm House [39333] c. 660m to the north-west of the Site, first documented in AD1350 as

Brodweye.

- 3.3.7. There is evidence for medieval agricultural practices further to the north of the Site and the Historic Landscape for the Site is recorded as small irregular assarts intermixed with woodland. Activities such as hunting and coppicing may have also taken place in the Forest of Bere, but these are unlikely to appear in the archaeological record.

Post-Medieval (1540 AD – 1900 AD)

- 3.3.8. There are no heritage assets of post-medieval date recorded within the Site and nine within the wider study area.
- 3.3.9. The closest of these assets to the Site is Woodcroft Farmhouse **[42574]** and The Barn at Woodcroft Farm **[42575]** located c. 200m to the south of the southern Site boundary within the modern housing estate. Woodcroft Farmhouse dates from c. 1830 and the barn to c. 1845. Both are unlisted and were formerly part of the Hinton Daubnay Estate. The 18th century Grade II Listed Building of Rose Cottage **[NHLE 1091607]** is located c. 380m to the north-east of the Site within a modern housing estate, and Wecock Common **[52313]** is located c. 490m to the south of the Site. Prior to 1816 the Common was part of the Forest of Bere and this ancient woodland is now a public open space surrounded by a modern housing development.
- 3.3.10. There is a further group of post-medieval historic buildings located between 650m and 915m to the north of the Site and consist of five historic buildings including the buildings of the Grade II 224 - 226 Lovedean **[NHLE 1351110]** and Old Thatched Cottage **[NHLE 1425203]**, and the unlisted Barn at Lovedean Farm **[50534]**, Stable at Love Dean Farm **[50533]** and The Walnuts **[1930]**.

Modern (1900 AD – Present)

- 3.3.11. There are no heritage assets of modern date recorded within the Site or wider study area.

Undated

- 3.3.12. A single undated heritage asset recorded on the HER c. 180m to the south of the Site relates to possible ditches located during a geophysical survey prior to the development to the south of the Site. There are also a 12 of undated / uncharacterised cropmarks recorded to the west and north-west of the Site.

3.4. Historical Mapping

- 3.4.1. Sixteenth to eighteenth century Historic mapping covering the Site and wider Study Area, Norden's Map of Hampshire 1595 (not illustrated), Morden's Map of Hampshire 1695 (not illustrated), and Milne's Map of Hampshire 1791 (not illustrated), do not show the area in any appreciable cartographic detail but suggest that they mainly remained within the Forest of Bere during these periods.
- 3.4.2. The first historic map to show the Site and wider study area in appreciable topographic detail is the 1842 Tithe map for the Parish of Cathering (**Figure 5**). The Tithe map shows the Site comprising of two land parcels, Plot 808 and 814. Plot 814 is described as Woodcroft Copse on the accompanying Tithe Apportionment and probably represent remnants of the Forest of Bere, with further pockets of woodland depicted to the north and south of the Site. Plot 308 is described as Upper Meadow under pasture with further agricultural land also shown to the south and east of the Site.
- 3.4.3. The Ordnance Survey map of 1867 (**Figure 6**) shows that the remaining woodland had been cleared from the western side of the Site by this time and that the Site was divided into three plots with an additional north/south field boundary at the western end of the Site and a pit (chalk) and small pond shown at the eastern end of the Site. Within the wider study area the majority of the woodland shown surrounding the Site on the Tithe map had been cleared with the exception of Shawford Copse to the south-west, Wecock Common to the south, and James's Copse to the north-east. Woodcroft Farmhouse and Barn are shown to the south of the Site and Rose Cottage to the north-east, beyond James's Copse and fronting the west side of Lovedean Lane. Numerous chalk pits and smaller pockets of surviving woodland are also shown within the Sites wider study area.
- 3.4.4. No changes are shown within the Site on the Ordnance Survey map of 1897 (**Figure 7**) but the extent of the 'Old Chalk Pit' and pond to the north are shown in more detail. Within the wider study area further woodland had been cleared, including Shawfords Copse, and more chalk pits are annotated. By 1908 (**Figure 8**) there appears to have been further chalk extraction on the western side of the Site and further dwellings had been constructed on the western side of Lovedean Lane to the south of Lovedean and north of Rose Cottage.
- 3.4.5. The Ordnance Survey map of 1933 (**Figure 9**) also shows no changes within the Site or its immediate environs. Within the wider study area further dwellings had been construction to both sides of Lovedean Lane, including to the area opposite Rose Cottage on the eastern side of the lane. Further dwellings had also been constructed to both sides of Lovedean Lane, to the north of Rose Cottage, by 1942 (**Figure 10**)

and more again by 1959 (**Figure 11**), but no changes had occurred within the Site or its immediate environs.

3.4.6. By 1980 (**Figure 12**) a new housing estate had been constructed on the western side of Lovedean Lane, opposite Rose Cottage, and also to the east, resulting in Rose cottage being completely surrounded by modern development. There had also been significant development to the south of the Site at Wecock with new housing and a hospital surrounding the surviving remains of the Forest of Bere at Wecock Common. Within the Site boundary the Site was now divided into two plots with the westernmost boundary having been removed. Further development had been constructed within the wider study area of the Site by 1992 (**Figure 13**) and Woodcroft Farm had also been extended by this time.

3.5. Aerial Photographs

3.5.1. No significant changes are shown within the Site or its immediate environs on aerial photographs from 1999 – 2016 (Google Earth - not illustrated). No changes are shown within the Site boundary from 2016 to the present day, but the new development (Catherington Park) to the immediate south of the Site is shown from 2019 onwards (**Figure 1**).

3.5.2. Aerial photographs covering the Site also show no previously unknown cropmarks or other potential archaeological remains within the Site boundary.

3.6. LiDAR

3.6.1. LiDAR data covering the Site (not illustrated) shows no evidence for any previously unknown or potential archaeological remains.

4. Statement of Significance: Designated & Non-Designated Built Heritage Assets

4.1. Introduction

- 4.1.1. Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.
- 4.1.2. In accordance with Steps 1 & 2 of Historic England's Guidance, some designated (224 & 226 Lovedean and Old Thatched Cottage) and non-designated heritage assets within the wider environs of the Site have been scoped out from further assessment as they would not be affected by the Proposed Development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation; and the nature, extent and scale of intervening built form, vegetation and topography between the asset and the Site.
- 4.1.3. As a result of this sifting process, it has been determined that there is one Designated Heritage Asset (Rose Cottage) whose settings and significance could potentially be impacted by the Proposed Development.
- 4.1.4. The following section will assess the assets significance, including the contribution setting makes to this significance, in accordance with Step 2 of the methodology recommended by the Historic England guidance (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a).

4.2. Designated Heritage Assets

Rose Cottage [NHLE 1091607]

- 4.2.1. Rose Cottage was listed Grade II on the 25th May 1976 and is located c. 380m to the north-east of the Site at NGR SU 68756 12394. Its significance is primarily derived from its Architectural and Artistic Interests and Historic Interest as an 18th century dwelling. The Historic England listing description is given below:

'House. C18. Flint and thatch. 1 storey and attic, 4 windows. Roof hipped at the south end and brought to a low eaves above an outshot, ½-hipped at the north end, catslide at the rear, 2 tiled and gabled dormers with cills at eaves level. Flint walling with red brick dressings; quoins, cambered arches; boarded walling to the outshot. Casements. Entrance in the outshot, with C20 ½-glazed door.'

- 4.2.2. The contribution of setting to the significance of this monument is primarily derived from its immediate setting which consists its surrounding gardens and associated structures (sheds) and its position fronting the west side of Lovedean Lane.
- 4.2.3. Historically the setting of the house was largely rural with agricultural land surrounding the building on all sides along with remnants of the Forest of Bede, such as James's Copse to the west. The Site historically formed part of this wider rural setting to the house, with the western field consisting of woodland up until the mid-19th century and both land parcels as pasture thereafter. This historic rural setting of the house has become heavily eroded throughout the 20th and 21st centuries' through the construction of numerous residential dwellings along Lovedean Lane, as described in Section 3.4 above, which has resulted in the cottage now being completely surrounded by modern housing.

5. Statement of Archaeological Potential and Significance: Non-Designated Archaeological Assets

5.1. Introduction

- 5.1.1. This section discusses the archaeological potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology and topography, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. For example, the Site may have a high potential for the presence of activity of a particular period but with a low survival to date.

5.2. Factors Affecting Survival

- 5.2.1. Archaeological survival across the Site is expected to be **low** due to the Site and its immediate environs having been part of the Forest of Bere and subsequently cleared and ploughed for agricultural in the late post-medieval / modern periods. Clearance activities and ploughing are likely to have truncated any earlier remains that may have been present within the Site.

5.3. Non-Designated Archaeological Significance and Potential

- 5.3.1. This section includes professional opinion on the likely heritage significance of non-designated archaeological remains, where there is low, moderate or higher potential for them to be present. This and their likely significance if present is summarised in **Table 3**.

Table 3 Summary of Heritage Potential and Significance

Period	Potential Survival	Potential Significance
Prehistoric	Low	Local
Roman	Low	Local
Early Medieval	Low	Local
Medieval	Low	Local
Post-Medieval	High	Local
Modern	High	Local

Prehistoric (1,000,000 BC – 43 AD)

- 5.3.2. There are no known heritage assets of prehistoric date recorded within the Site and only a single chance find of pottery fragments of Bronze Age date located c. 520m to the south-east of the Site. The Site was likely wooded throughout this period and the potential for encountering heritage assets of prehistoric date during groundworks associated with the proposed development has been assessed as **low**. If encountered they would likely consist of isolated findspots rather than settlement activity, and would likely to be of **local** significance depending on their nature and extent.

Roman (43 AD – 410 AD)

- 5.3.3. There are no heritage assets of Roman date recorded within the Site or the wider study area. The nearest recorded assets of Roman date lie over 1km from the Site, which is likely to have remained wooded throughout this period. The potential for encountering heritage assets of Roman date during groundworks associated with the proposed development has been assessed as **low to negligible** and if encountered would likely be of **local** significance depending on their nature and extent.

Early Medieval (410 AD – 1066 AD) & Medieval (1066 AD – 1540 AD)

- 5.3.4. There are no heritage assets of Early Medieval or Medieval date recorded within the Site which is likely to have remained part of the Forest of Bere throughout this period. Activities such as hunting and coppicing may have also taken place within the forest but these activities are unlikely to appear in the archaeological record, save for the possibility of isolated findspots.
- 5.3.5. The potential for encountering heritage assets of Early Medieval or Medieval date within the area of the Proposed Development has been assessed as **low** and if encountered would likely consist of isolated findspots associated with woodland clearance or hunting activities. If present, such remains would be of **local** significance.

Post-Medieval (1540 AD – 1900 AD) & Modern (1900 AD to present)

- 5.3.6. Cartographic sources and aerial photographic evidence demonstrate the western side of the Site remained wooded before being cleared for agricultural in the late 19th century. The eastern side of the Site would appear to have been in agricultural use for longer, with woodland likely cleared within the post-medieval period. The eastern side of the Site has also seen chalk extraction, which is again likely to be of post-medieval date and the whole of the Site appears to have been used as pasture throughout the late

19th, 20th, and 21st centuries.

- 5.3.7. The potential for archaeological remains of post-medieval or modern date has been assessed as **high** for agricultural activity and chalk extraction and **low** to **negligible** for settlement or any other activity. If present, any archaeological remains dating to these periods would be of **local** significance.

6. Impact Assessment

6.1. Introduction

6.1.1. This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets and the likelihood for the project to have an impact (change) on the significance of above ground (built) heritage assets, in accordance with **Step 3** of the methodology recommended by the Historic England guidance (The Setting of Heritage Assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a). Such impacts include anything that would cause harm to the significance of the asset (physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it) or better reveal its significance (material change, such as building restoration and conservation, removal of unoriginal fabric and positive change to the setting of the asset, for example restoration of key views).

6.2. Anticipated Impacts on Built Designated Heritage Assets Rose Cottage [NHLE 1091607]

6.2.1. The significance of Rose Cottage is primarily derived from its Historic, Architectural and Artistic interests. The contribution of setting to the significance of this asset is derived from its immediate setting which today, following the erosion of its wider rural setting of the 18th and early 19th centuries, consists of its immediate surrounding gardens, which are in turn surrounded by modern housing developments.

6.2.2. During the Site visit (**Figures 14 – 21**) it was noted that there is no intervisibility between the Site and Rose Cottage due to distance, intervening modern built form, and the intervening woodland of James's Copse to the immediate north and north-east of the Site.

6.2.3. Taking the above into account it has been assessed that there would be no material impact or adverse impact on the setting of listed building and thereby it has been concluded that the proposed development would cause **no harm** to the significance of Rose Cottage.

6.3. Anticipated Impacts on Non-Designated Archaeological Assets

6.3.1. Potential impacts include anything that would cause ground disturbance, including but not limited to preliminary ground works, removal of made ground, landscaping, planting, installation of services, and excavation for basements.

6.3.2. The results of research from data held at the Hampshire HER as well as cartographic and archive sources

suggest that there is a **low** potential for the Site to contain archaeological remains dating to the prehistoric, Roman, Early Medieval and Medieval periods, and a **high** potential for remains of post-medieval and Modern date related to chalk extraction and agricultural practices.

- 6.3.3. It has also been assessed that it is unlikely that any archaeological remains within the Site would be equivalent to the significance of a scheduled monument (see Section 2.6) and therefore would be of lesser significance and would not preclude development of the Site.
- 6.3.4. Development groundworks within the Site would have a direct impact on any archaeological remains present within its boundary. If deemed necessary by the LPA Archaeological Officer, any impacts from groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works developed in conjunction with the LPA Archaeological Officer.
- 6.3.5. The scope of any such programme of archaeological works would first need to be set out in a Written Scheme of Investigation to be submitted to and approved by the LPA Archaeological Officer. Any agreed archaeological mitigation works could then be undertaken prior to and / or during the construction phase as a condition of consent.

7. Conclusions

- 7.1.1. Savills Heritage and Townscape has been commissioned to produce an Historic Environment Desk-Based Assessment (HEDBA) to accompany a planning application for a proposed residential development on land at Woodcroft Farm – Phase 3, Horndean, Hampshire.
- 7.1.2. This report has been produced within the context and requirements of relevant national and local planning policy guidance, including the NPPF, local planning policy, and ClfA and Historic England guidance.
- 7.1.3. Following initial assessment, the majority of the built heritage assets were scoped out of further assessment due to distance, topography, and existing intervening vegetation and or built form, which screen these heritage assets from the Proposed Development. In addition, no historical or functional connections were identified between the area of the Proposed Development and these assets. It was thereby determined that the Proposed development would have no direct or indirect adverse impact on the setting of these assets and would cause **no harm** to their significance.
- 7.1.4. Rose Cottage was taken forward for further assessment due to its relative close proximity to the Site, which historically would have formed part of the wider rural setting of the cottage. However, during the assessment it was determined that both the immediate and wider rural setting of the cottage has become heavily eroded during the 20th and 21st centuries. It was also noted during the Site visit that there is no intervisibility between the Site and Rose Cottage due to distance, intervening modern built form, and the intervening woodland of James's Copse to the immediate north and north-east of the Site. It was thereby concluded that the proposed development would have direct impact on the cottage or in direct impact on its setting and would thereby cause **no harm** to the significance of Rose Cottage.
- 7.1.5. The results of research from data held at the Hampshire HER as well as cartographic and archive sources suggest that there is a **low** potential for the Site to contain archaeological remains dating to the prehistoric, Roman, Early Medieval and Medieval periods, and a **high** potential for remains of post-medieval and Modern date related to chalk extraction and agricultural practices. It has been assessed that any archaeological remains present are likely to be of no more than **local** significance and would not preclude development of the Site.
- 7.1.6. Development groundworks within the Site would have a direct impact on any archaeological remains present within its boundary. If deemed necessary by the LPA Archaeological Officer, any impacts from

groundworks associated with the Proposed Development could be mitigated through an agreed programme of archaeological works which could then be undertaken prior to and / or during the construction phase as a condition of consent.

Appendix 1: References

- Allen, M. & Gardiner, J., 2000. Our Changing Coast: A Survey of the Intertidal Archaeology of Langstone Harbour. CBA. Chartered Institute for Archaeologists (CIfA) (2014, updated 2022) Code of conduct*
- Chartered Institute for Archaeologists (CIfA) (2014, updated 2020) Standard and guidance for historic environment desk-based assessment*
- Historic England (2008) Conservation Principles*
- Historic England (2017) The Setting of Heritage Assets (Planning Note 3)*
- Historic England (2019) Statements of Significance (Historic England Advice Note 12)*
- L-P Archaeology (2020) Cottage Farm: Archaeological Desk-based Assessment*
- Ministry of Housing, Communities & Local Government (December 2023) National Planning Policy Framework*
- Ministry of Housing, Communities & Local Government (December 2023) National Planning Practice Guidance*
- PCA (2019) Woodcroft Farm, Lovedean: Archaeological Evaluation*
- Smith, M. & Chadwick, P., 2010. Woodcroft Farm, Weacock, Havant, Hampshire. CgMs*

Appendix 2: Legislation and Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed Buildings and / or Conservation Areas or their settings:

- *s.16(2) In considering whether to grant Listed Building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.*
- *s.66(1) In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or nay features of special architectural or historic interest which it possesses.*
- *s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.*

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a Scheduled Monument. Historic England is a statutory consultee in relation to scheme which may directly or indirectly affect a Scheduled Monument.

National Planning Policy Framework (NPPF)

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, December 2023). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text relevant to the proposals.

Proposals affecting heritage assets

Para 195: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (footnote 70: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance). These assets are an*

irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (footnote 71: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.).

Para 196: *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and,*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

Para 197: *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they can make to their environment; and,*
- b) predict the likelihood that current unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

Para 198: *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

Para 200: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Para 201: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact*

of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 202: *Where there is evidence of deliberate neglect of, or damage to, a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

Para 203: *In determining applications, local planning authorities should take account of:*

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

Para 204: *In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

Considering Potential Impacts

Para 205: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Para 206: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monument, protected wreck sites, registered battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (footnote 72: Non-designated heritage assets or archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

Para 207: *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the*

substantial harm or total loss of is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 208: *Where a development proposal will lead to less that substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Para 209: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the supplication. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Para 210: *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

Para 211: *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote 73: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository). However, the ability to record evidence of our past lives should not be a factor in deciding whether such loss should be permitted.*

Para 212: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting o heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Para 213: *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 208 or less*

than substantial harm under paragraph 207, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 214: *Local planning authorities should assess whether benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

Local Planning Policy and Guidance

East Hampshire Local Plan – Policy HE12 Development Affecting the setting of a Listed Building & Policy HE17 Archaeology and Ancient Monuments.

Policy HE12 : *Proposals for development will not be permitted if they would harm the setting of a Listed Building. In particular, proposals for development within the curtilage or grounds of a listed building will only be permitted if : a. the Listed Building is secured for future viable use; b. it can be demonstrated that the Listed Building's viability and future use has been respected in the proposals; c. access to the Listed Building is not adversely compromised; d. the future extension of the Listed Building and its maintenance are not compromised; and e. the proposed use is sensitive to the historic interest and setting of the Listed Building.*

Policy HE17 : *Development will not be permitted which adversely affects important archaeological sites, buildings, monuments or features, whether scheduled or not, or their settings. If there is evidence that archaeological remains may exist whose extent and importance are unknown the District Council will require developers to arrange for an archaeological field assessment to be carried out before the planning application can be determined, thus enabling an informed and reasonable planning decision to be made. The District Council will seek mitigation of the impact of development proposals by securing suitable designs to minimise physical destruction. Where this is not possible or feasible then the District Council will not allow development to take place until satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.*

Appendix 3: Gazetteer of Archaeological Assets & Events

Table 4 Non-Designated Heritage Assets within the Study Area

HER Reference	Name	Summary	Period
26503	Bronze Age Pottery	Fragments of flaky white pottery. identified as probably bronze age. (1971)	Prehistoric
39336	Lovedean	First documented in AD 1350 as LEVEDENT (Leofa's Valley).	Medieval
39333	Broadway Farm House	First documented in AD 1350 as BRODWEYE (unknown).	Medieval
39332	Wecock	First documented in AD 1236 as WYKOC (Willow Hill).	Medieval
52313	Wecock Common	Prior to 1816 the area was part of the Forest of Bere. Boundary banks preserve the ancient woodland, and is now a public open space surrounded by a housing development. It is a haven for birds and butterflies, with veteran trees and varied flora, which i	Medieval
6921	Rose Cottage	House (1700 AD-1799 AD)	Post-medieval
42574	Woodcroft Farmhouse	Farmhouse (1825 AD-1835 AD)	Post-medieval
14502	Old Thatched Cottage	Unlisted, but not in Conservation Area.	Post-medieval
1930	The Walnuts	Two cottages. C17, with early C19 and C20 extensions. Exposed timber-frame(mainly in the upper part) with rendered infill and other walling, south side of flint with brick dressings (all painted). Hipped and half-hipped thatch roof. Two storeys, irregular	Post-medieval
13537	226 Lovedean	Two cottages. C17, with early C19 and C20 extensions. Exposed timber-frame (mainly in the	Post-medieval

Woodcroft Farm – Phase 3

Historic Environment Desk-Based Assessment



		upper part) with rendered infill and other walling, south side of flint with brick dressings (all painted). Hipped and half-hipped thatch roof. Two storeys, irregul	
42575	Barn 15M Nw Of Woodcroft Farmhouse	Unlisted Barn at Woodcroft Farm (formerly part of the Hinton Daubnay Estate). Circa 1845 (date carved on roof tie beam). Tall rectangular barn of 3 bays. Flint elevations with brick quoins and dressings, some ventilation slits. Pitched roof of slate.	Post-medieval
50533	Stable At Lovedean Farm	Unlisted stable converted to domestic use.	Post-medieval
50534	Barn At Lovedean Farm	Unlisted barn converted to domestic use.	Post-medieval
69993	Land at Woodcroft Farm	Geophysics undertaken to ascertain the presence or otherwise of archaeology on the site prior to development.	Event

Appendix 4: Figures

Figure 1 Location Plan with the Site outline in red.

Figure 2 Masterplan

Figure 3 HER Monuments within 1km of the Site

Figure 4 Designated Heritage Assets within 1km of the Site.

Figure 5 Extract from the 1842 Tithe map for the Parish of Cathering

Figure 6 Extract from the Ordnance Survey map of 1867 with the Site outlined in red.

Figure 7 Extract from the Ordnance Survey map of 1897 with the Site outlined in red.

Figure 8 Extract from the Ordnance Survey map of 1908 with the Site outlined in red.

Figure 9 Extract from the Ordnance Survey map of 1933 with the Site outlined in red.

Figure 10 Extract from the Ordnance Survey map of 1942 with the Site outlined in red.

Figure 11 Extract from the Ordnance Survey map of 1959 with the Site outlined in red.

Figure 12 Extract from the Ordnance Survey map of 1980 with the Site outlined in red.

Figure 13 Extract from the Ordnance Survey map of 1992 with the Site outlined in red.

Figure 14 Looking north-east across the eastern side of the site in the direction of Rose Cottage

Figure 15 Looking south-west from the western side of the eastern land parcel towards Coddington Grove.

Figure 16 Looking north across the western side of the eastern land parcel.

Figure 17 Looking east across the northern Site boundary of the eastern land parcel

Figure 18 Looking south along the western boundary of the eastern land parcel.

Figure 19 Looking west along the southern Site boundary from the eastern side of the western land parcel.

Figure 20 Looking north-west across the Site from the eastern side of the western land parcel

Figure 21 Looking south-west at Rose Cottage with James's Copse and modern development in background

Woodcroft Farm - Phase 3 Horndean Hampshire

Figure 1: Site Location Plan

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236



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Inset Map: ESRI Satellite (ArchGIS/World_Imagery)

Main Map: ESRI Satellite (ArchGIS/World_Imagery)



0 250 500 750 1,000m



savills

Woodcroft Farm - Phase 3 Horndean Hampshire

Figure 2: Masterplan

Source: Savills Urban Design Studio

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236



- Core development boundary
- Land owned by Grainger plc
- Indicative Residential Units
- Indicative Private Garden
- Indicative Main Access Road
- Indicative Secondary Street
- Indicative Shared Street
- Indicative Private Drives
- Indicative Courtyard/ private drive
- Indicative pedestrian streets
- Indicative Cycling Route
- Public Right of Way (PROW)
- Existing Footpath
- Indicative Footpath
- Indicative SuDs
- Existing Vegetation
- Indicative New Trees
- Indicative Orchard
- LEAP (Locally Equipped Area for Play)
- Ecological Enhancement
- LAP (Local Area for Play)

Land at Woodcroft Farm
on behalf of Grainger plc

Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
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drawing no	IM001	drawing	Illustrative Masterplan
revision	D(18.03.24)	scale	1:2,500@A3
drawn by	AIL/JUM	checked by	PF
date	08.11.2023	job no.	445315

Urban
Design
Studio



Woodcroft Farm - Phase 3 Horndean Hampshire

Figure 3: HER Monuments within 1km of the Site

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236

KEY

- = Site
- = Wider Study Area
- = Prehistoric
- = Roman
- = Early medieval
- = Medieval
- = Post-medieval
- = Modern
- = Unrecorded

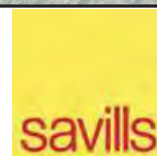


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Inset Map: ESRI Satellite (ArchGIS/World_Imagery)
Main Map: ESRI Satellite (ArchGIS/World_Imagery)



0 250 500 750 1,000 m



Woodcroft Farm - Phase 3 Horndean Hampshire

Figure 4: Designated Heritage Assets within
1km of the Site

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236

KEY

-  = Site Boundary
-  = Wider Study Area
-  = Grade I Listed Building
-  = Grade II* Listed Building
-  = Grade II Listed Building



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Main Map: ESRI Satellite (ArchGIS/World_Imagery)

0 250 500 750 1,000 m



Woodcroft Farm - Phase 3 Horndean Hampshire

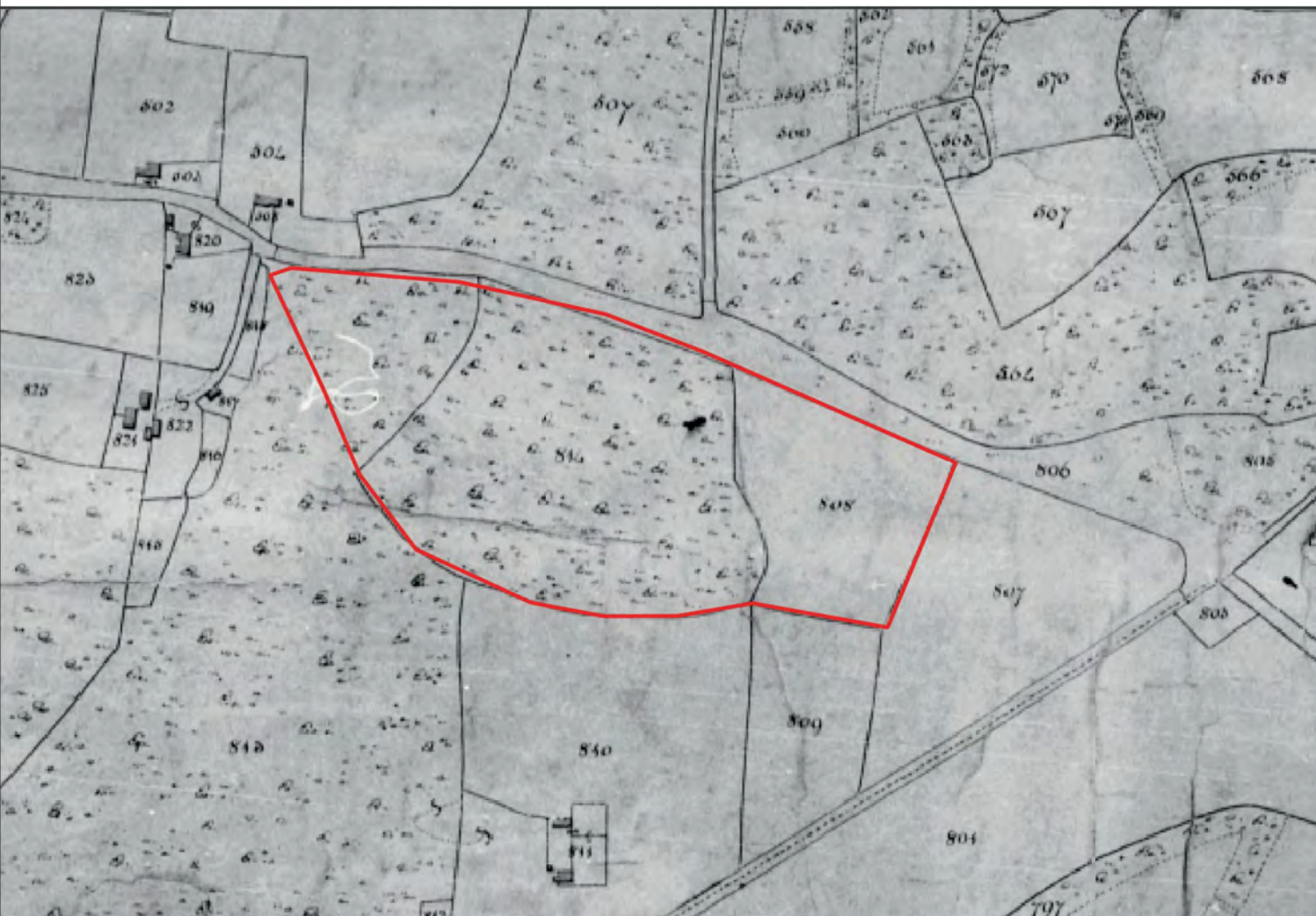
Figure 5: Extract from the 1842 Tithe map for the Parish of Cathering with the Site outlined in red.

Source: The Genealogist

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236



Woodcroft Farm - Phase 3 Horndean Hampshire

Figure 6: Extract from the 1867 Ordnance Survey Map with the Site outlined in red.

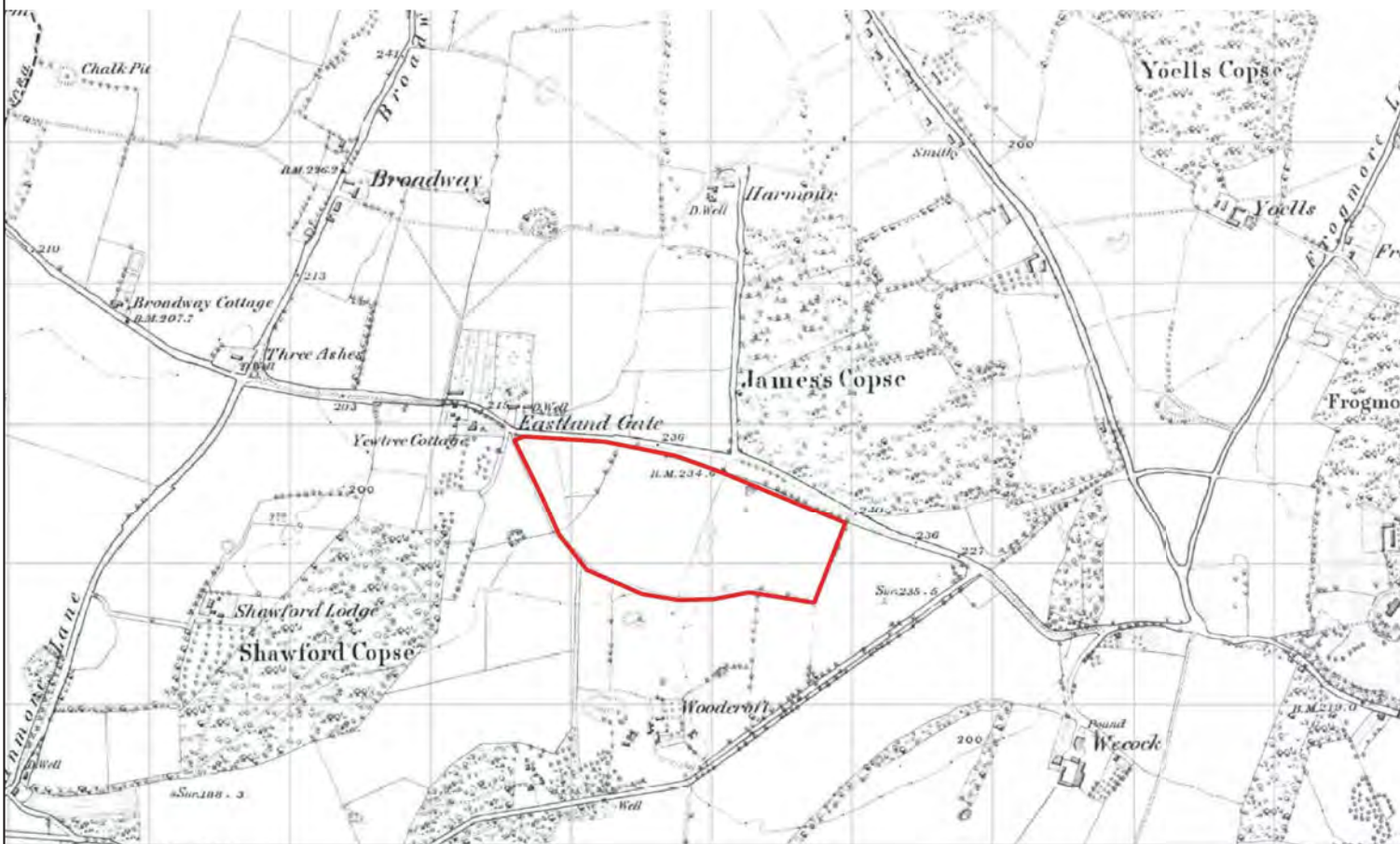
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

Date: March 2024

Centre: NGR 468178 112236



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Figure 7: Extract from the 1897 Ordnance Survey Map with the Site outlined in red.

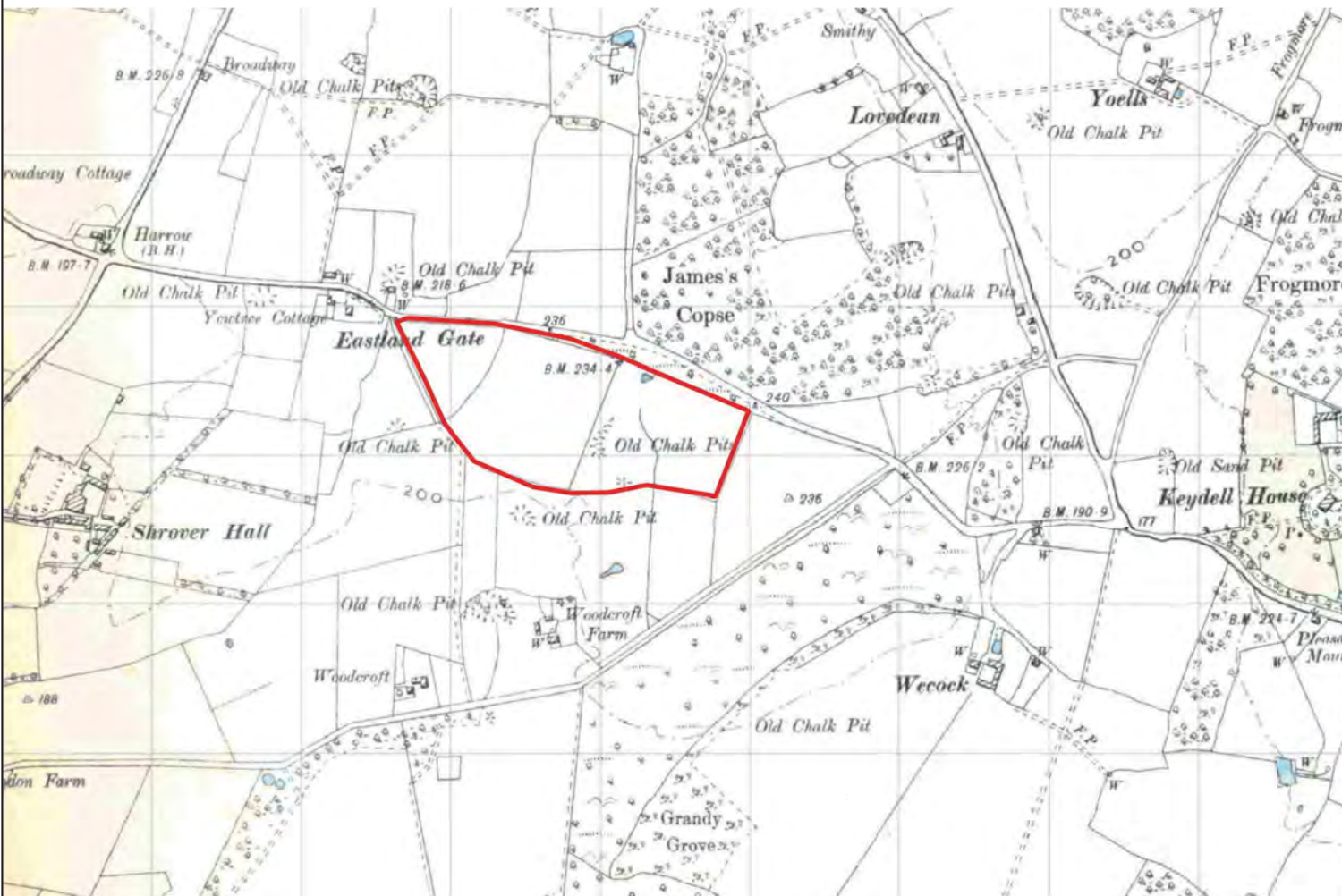
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

Date: March 2024

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Figure 8: Extract from the 1908 Ordnance Survey Map with the Site outlined in red.

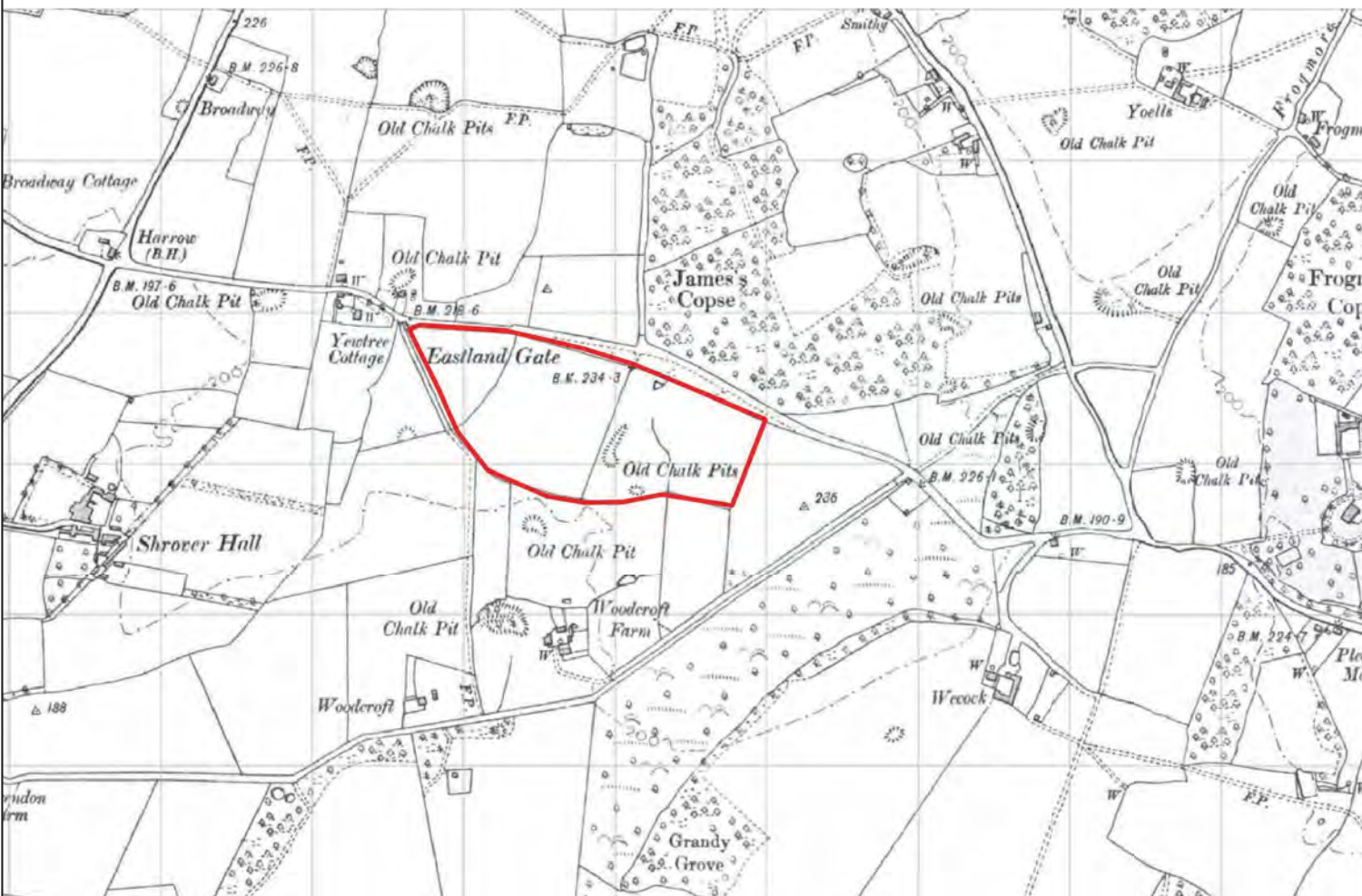
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

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Figure 9: Extract from the 1933 Ordnance Survey Map with the Site outlined in red.

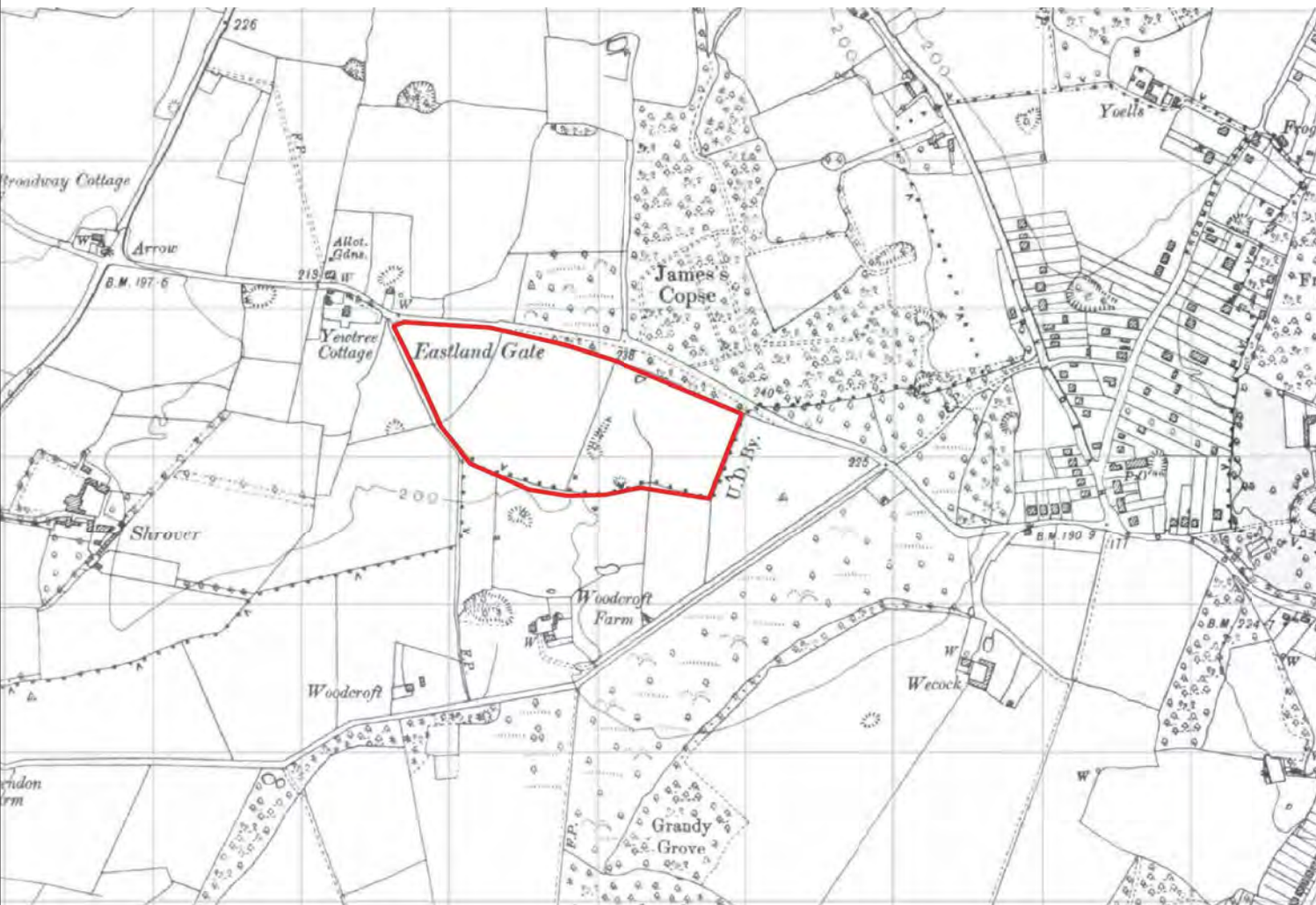
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

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Figure 10: Extract from the 1942 Ordnance Survey Map with the Site outlined in red.

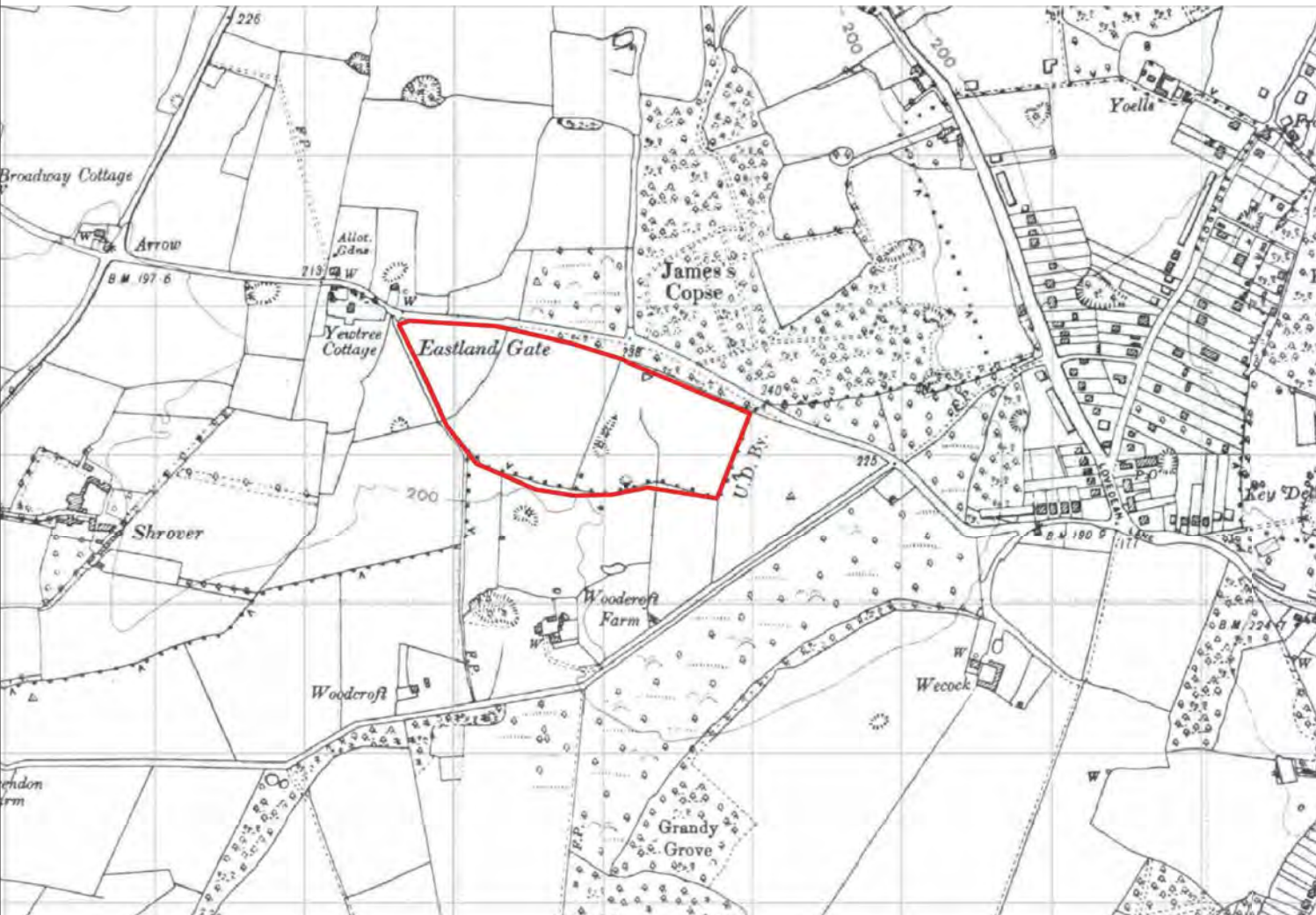
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

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Figure 11: Extract from the 1959 Ordnance Survey Map with the Site outlined in red.

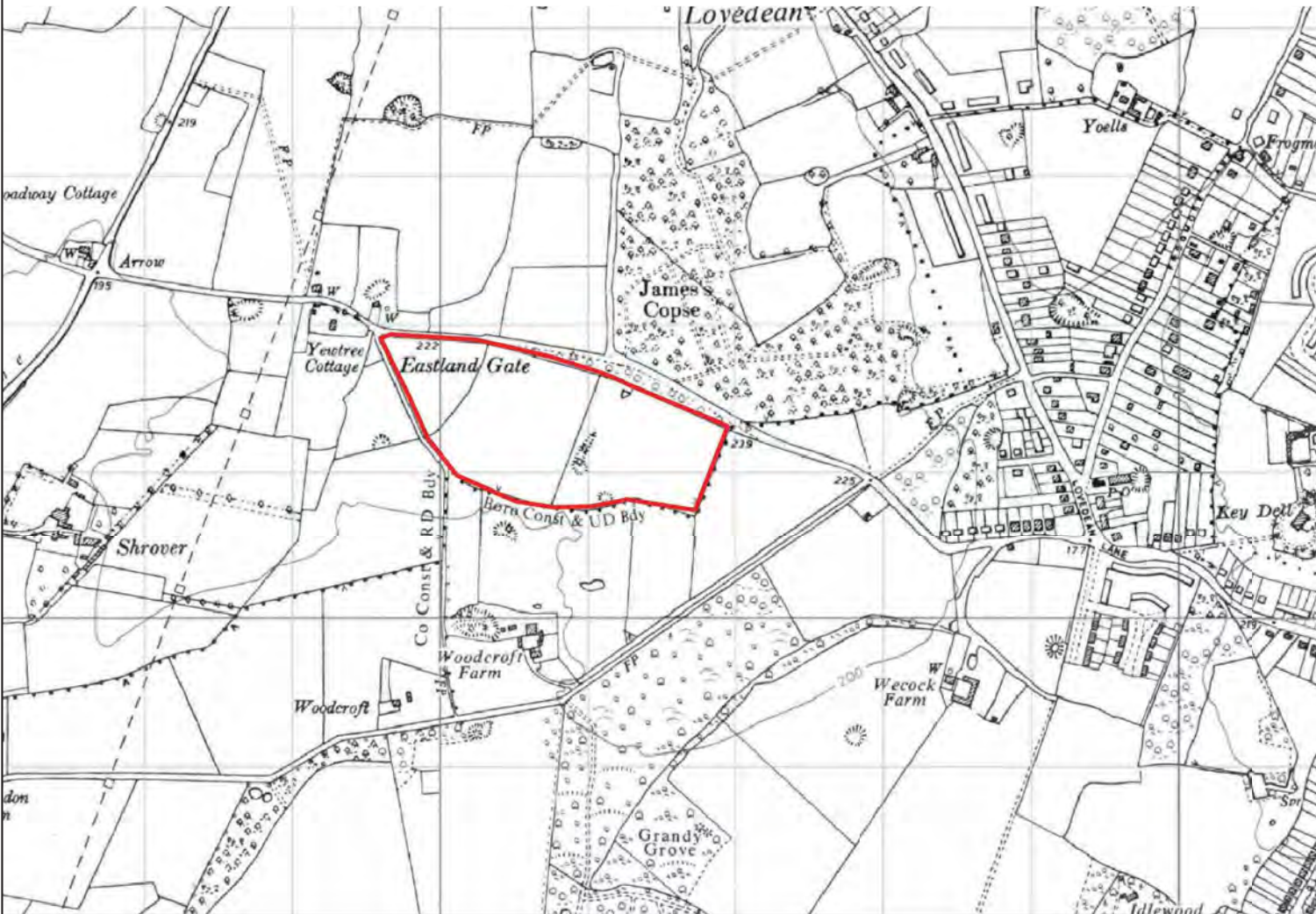
Scale: 1:10,560

Source: Groundsure

Creator: Phil Evans (Associate Director)

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Figure 12: Extract from the 1980 Ordnance Survey Map with the Site outlined in red.

Scale: 1:10,000

Source: Groundsure

Creator: Phil Evans (Associate Director)

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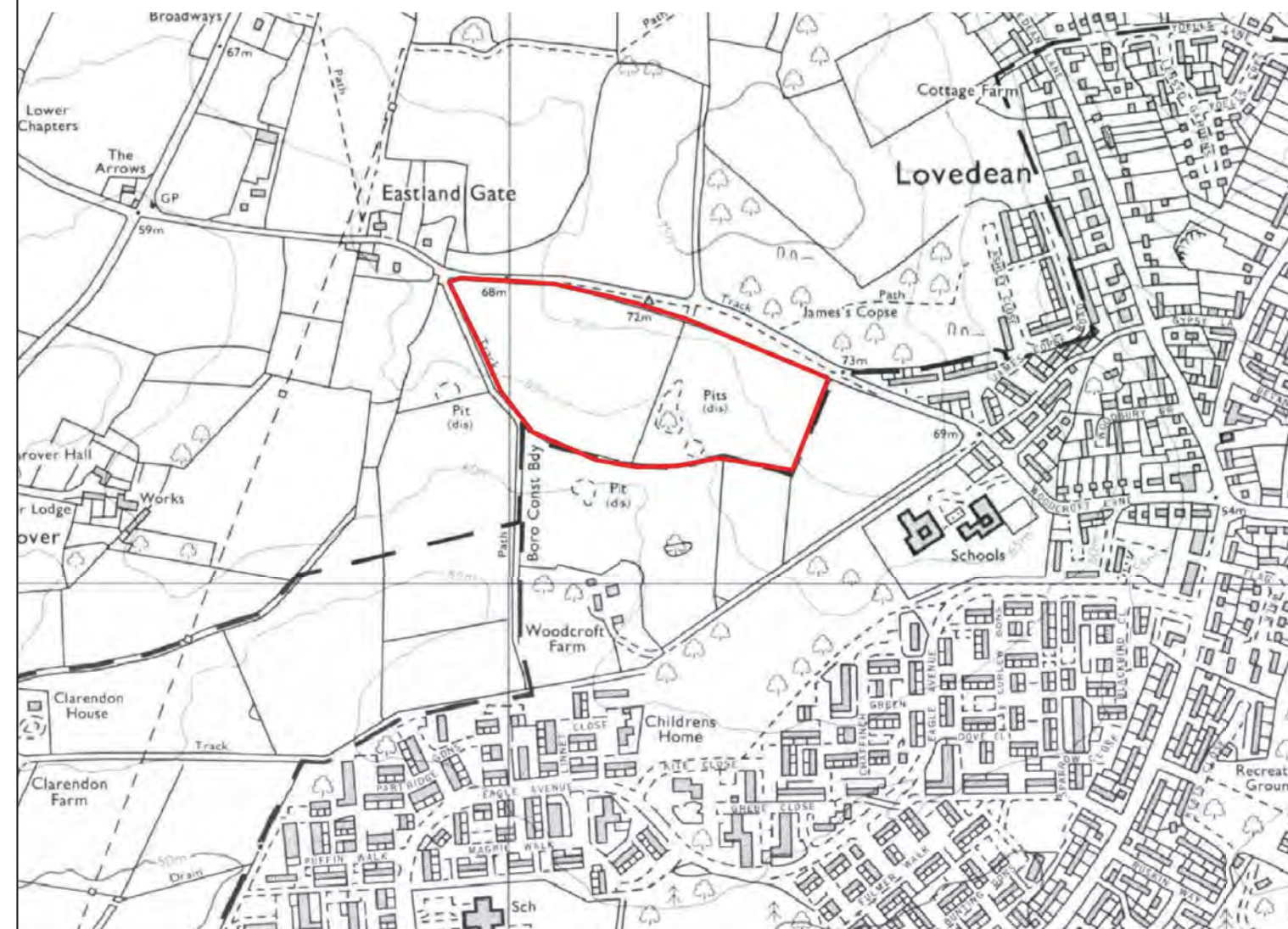


Figure 13: Extract from the 1992 Ordnance Survey Map with the Site outlined in red.

Centre: NGR 468178 112236





Figure 14: Looking north-east across the eastern side of the site in the direction of Rose Cottage



Figure 15: Looking south-west from the western side of the eastern land parcel towards Coddington Grove.



Figure 16: Looking north across the western side of the eastern land parcel.



Figure 17: Looking east across the northern Site boundary of the eastern land parcel

Woodcroft Farm - Phase 3 Horndean Hampshire

Figures 14 - 17.

Creator: Phil Evans (Associate Director)

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Figure 18: Looking south along the western boundary of the eastern land parcel.



Figure 19: Looking west along the southern Site boundary from the eastern side of the western land parcel.



Figure 20: Looking north-west across the Site from the eastern side of the western land parcel



Figure 21: Looking south-west at Rose Cottage with James's Copse and modern development in background

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Figures 18 - 21.

Creator: Phil Evans (Associate Director)

Date: March 2024





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