



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**38-44 LONDON ROAD
PURBROOK
HAMPSHIRE**

APRIL 2015

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:
Havant Borough Council**

**Site centred at:
SU 67352 07962**

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FSA MCIFA**

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EXECUTIVE SUMMARY

Land at 38-44 London Road, Purbrook, Hampshire has been assessed to consider the impact of a proposed development on its archaeological potential.

A low archaeological potential for all periods has been identified due to the existing comprehensive development across the whole site. However, the occasional Prehistoric struck flint or evidence for Medieval/Post-Medieval agricultural practices may be found. Such remains have been assessed to be of local archaeological interest.

Redevelopment proposals comprise the demolition of the existing buildings and builders yard and construction of a sheltered housing development with associated parking, ancillary services and landscaping.

On the basis of the available information, any archaeological assets that may have been present on the study site have been removed through previous development, no further mitigation is considered necessary on this site.

Accordingly, in the absence of any harm to designated or non-designated assets, there is no archaeological constraint to the grant of planning permission and in this instance no planning condition is necessary to secure the archaeological interest of the site.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Peter Reeves of CgMs Consulting on behalf of McCarthy and Stone Retirement Lifestyles Ltd.
- 1.2 The subject of this Assessment comprises land east of London Road, Purbrook, Hampshire. The site is centred at SU67352 07962 within the Borough of Havant (see Figures 1 and 2). The site is irregular in shape comprising 0.40ha and is completely developed.
- 1.3 In accordance with government policy, National Planning Policy Framework (NPPF), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site and the significance of any heritage assets on or near the site.
- 1.4 Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Institute for Archaeologists 1994, revised 2012), this desk-based assessment comprises an examination of evidence on the Hampshire Historic Environment Record (HHER) the assessment includes an examination of published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken during April 2015.
- 1.5 The Assessment thus enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) 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). More recently (March 2014) National Planning Policy Guidance (NPPG) has been published.
- 2.2.1 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance 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.
- 2.2.2 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 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.
- 2.2.3 *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.
- 2.2.4 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.

2.2.5 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.

2.2.6 *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.

2.2.7 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.8 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.

2.3 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 Development Plan Policy and by other material considerations.

2.4 The Local Plan framework is provided by the Havant Borough Core Strategy, adopted in March 2011, has the following heritage policy:

POLICY CS11 PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH
PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT:

1. ENSURES THE KEY LANDSCAPE AND BUILT FORM PRINCIPLES SET OUT IN THE HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT ARE PROTECTED AND WHERE POSSIBLE ENHANCED BY PARTNERSHIP WORKING WITH DEVELOPERS, GROUPS AND THE WIDER COMMUNITY.

4. PROTECTS AND WHERE APPROPRIATE ENHANCES THE BOROUGH'S STATUTORY AND NONSTATUTORY 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.

- 2.5 In terms of designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no Scheduled Monuments, World Heritage Sites, Historic Battlefields, Registered Parks and Gardens or Historic Wreck designations lie within a 1km radius study area.
- 2.6 The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council.
- 2.7 The site is located opposite a Conservation Area and 3 listed buildings which are discussed and assessed in a separate Heritage Statement.
- 2.8 This desk based assessment therefore aims to meet the national and local policy as set out above, in clarifying the archaeological potential of the study site and the need or otherwise for mitigation measures

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the British Geological Survey Online (2014) as London Clay (Clay, Silt and Sand).

3.1.2 No geotechnical information is currently available for the site.

3.2 Topography

3.2.1 The site has been artificially levelled to facilitate the construction of buildings and hard standing areas within it. The site is located c43.5m Above Ordnance Datum (AOD).

3.2.2 There are no watercourses within the study site. The site is located 75m north-west of a former marsh annotated as 'The Bog' on current Ordnance Survey Maps.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410
Anglo Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1749
Modern	AD 1750	-	Present

4.1 Introduction

- 4.1.1 This assessment comprises a review of archaeological findspots within a 1km radius of the study site, also referred to as the study area, held on the Hampshire Historic Environment Record (HHER) (Figure 2), together with a historic map regression exercise charting the development of the study area from the 18th century onwards.
- 4.1.2 No designated Scheduled Monuments, World Heritage Sites, Registered Parks and Gardens, Historic Wrecks or Historic Battlefields lie within the study area (Figure 2). The site does not lie within an Area of Archaeological Potential.
- 4.1.3 The site is located opposite a Conservation Area and 3 listed buildings which are discussed and assessed in a separate Heritage Statement.

4.2 **Early Prehistoric - Palaeolithic, Mesolithic & Neolithic**

- 4.2.1 Although there are several extremely important early prehistoric archaeological sites along the Coastal Plain, Boxgrove for instance, their location tends to depend on very specific geological and topographical factors.
- 4.2.2 No archaeological assets belonging to the earliest Prehistoric periods (Palaeolithic and Mesolithic) have been recorded within the study site. The location of single entry relating to a Palaeolithic handaxe at SU467900 107500 (23257) is unreliable, the entry is associated with the Langstone Harbour Project located 4km to the south-east.
- 4.2.3 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance. Locally sea level rise (and periodic regressions) would also have been a significant influence on prehistoric land use.
- 4.2.4 A number of Neolithic enclosures are identified on the higher ground 350m north (67120 at SU467338 108337) and 900m north-west (57128 at SU466666 108535) of the site.
- 4.2.5 The occasional flint artefact, dated to the Neolithic, has been recorded during recent archaeological evaluations to the north-east of the site. The closest archaeological investigation is centred 500m to the north-west (62697 at SU466866 108167) with additional archaeological evaluation recorded 550m to the north-west (62696 at SU467007 108347), 500m north (62695 at SU467310 108510) and 950m north (62648 at SU467597 108855) of the study site.
- 4.2.6 A review of the data from the HHER indicates that only a limited scatter of early prehistoric artefacts have been recovered, specifically of Neolithic date. The presence of the enclosures north-west of the site suggests that the higher area was attractive to early human populations. The likelihood of early prehistoric material/deposits being found on the study site is considered to be low and any evidence is likely to relate to isolated flint tools/flakes associated with periodic hunting episodes.

4.3 **Late Prehistoric - Bronze Age & Iron Age**

- 4.3.1 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.3.2 There are no entries of Bronze Age date located either within the study site or the 1km study area.
- 4.3.3 An undiagnostic flint scraper (23286), located 650m south of the site at SU467340 107330, is dated Late Neolithic/Bronze Age.
- 4.3.4 The archaeological evaluations previously described in paragraph 4.2.5, 500m north of the site (62695 at SU467310 108510), found evidence of an Iron Age settlement. The settlement appears to have been relatively short lived functioning in the early and middle Iron Age period only.
- 4.3.5 Due to the limited number of late prehistoric features and finds recorded within the study area, the likelihood for material of this period being found on the study site is thought to be low/nil.

4.4 **Roman**

- 4.4.1 The focus of Roman settlement in the area was at Havant, 6km to the east of the site. The Roman road linking Chichester to Bitterne passes 200m south of the study site on a south-east to north-west alignment.
- 4.4.2 The only Roman artefacts recorded on the HHER within the study area are found in pits and ditches associated with the Iron Age settlement at SU467310 108510, 500m north of the site (62695). The artefacts are from the early Roman period and are indicative of trade contacts rather than permanent settlement.
- 4.4.3 Sherds of Roman and Medieval pottery are recorded 950m north-east of the site as SU467730 108778 (63683) however, these are not indicative of settlement.
- 4.4.4 Overall, the archaeological potential of the study site for Roman evidence is defined as low/nil.

4.5 **Saxon and Medieval**

- 4.5.1 No evidence for Saxon or Medieval settlement is recorded on the HHER either within the study site or the surrounding study area. Domesday makes no reference to Purbrook and the area is believed to have been covered by the Forest of Bere, an extensive forest covering most of the south coastal area. A remnant of this ancient woodland, located 900m (centred) south-west of the site at SU466500 107600 (53943) is protected.
- 4.5.2 A single entry on the HHER (63546 at SU467400 108300) records fragments of Saxon and Norman pottery found during an evaluation. However, no evidence of a permanent settlement was recorded.
- 4.5.3 The HHER does not record any other assets belonging to the Saxon period either within the study site or the study area. Therefore the archaeological potential of the study site for Saxon evidence is defined as low/nil.
- 4.5.4 A scatter of Medieval pottery recorded in fields at SU466700 107600 (23253), 800m south-west of the site, can be attributed to 'manuring'
- 4.5.5 Overall the archaeological potential of the study site for Medieval evidence can be defined as low/nil.

4.6 **Post Medieval and Modern (including map regression exercise)**

- 4.6.1 During the majority of the Post-Medieval period the site is likely to have remained as woodland within a sparsely populated landscape. A small community is believed to have existed at Purbrook Heath in the early 18th century (RCHME, 1996).
- 4.6.2 Purbrook Park House was constructed in 1770. Purbrook Park, associated with the house is first shown on Milne's Map dated 1791. The park is centred 950m south-east of the study site at SU467590 107087 (52011) and has been completely developed for post-war housing needs.
- 4.6.3 The remaining entries on the HHER (Figure 2) are dated to this period and relate to the park. The entries include fishponds at SU467304 107654 (56944, 300m south of the site) and SU467500 107800 (31441, 150m south-east of the site). Former lodges are

recorded 550m south-east of the site at SU467779 107548 (Park Lodge, 23257) and 400m east of the site at SU467767 107812 (Fircoppice Lodge, 31440)

- 4.6.4 Taylor's map of 1759 (Figure 3) indicates the sites lies in open ground in a sparsely settled landscape. Milne's map of 1791 (Figure 4) shows Purbrook Park and a small settlement at Purbrook Heath. The area is largely wooded with the Forest of Bere remaining largely intact until the 1810 Act of Enclosure.
- 4.6.5 The 1797 Ordnance Survey Drawing (Figure 5) shows the site primarily occupied a single field plot. The map depicts a very sparsely populated area with the centre of Purbrook located 1km north of the site. This sparse populated landscape is shown on C & J Greenwood's map of 1826 (Figure 6) although dwellings are shown on the site adjacent to London Road.
- 4.6.6 The Farlington Tithe map of 1838 (Figure 7) and associated Award provide a detailed depiction of the site, the northern part of which lies in a field plot, recorded as pasture (Plot 194). The southern part is recorded as gardens although small buildings are shown within the plots (192 and 193).
- 4.6.7 The Ordnance Survey of 1868 (Figure 8) depicts the site largely developed with a large building in the north-west corner and smaller buildings in the site's southern half. A pathway leads south-east from the building to a much smaller building on the site's eastern boundary. The layout of the site remains unchanged in 1897 (Figure 9) although the large building is annotated as Vicarage and the buildings in the south have been remodelled. The site is largely unchanged in 1909 (Figure 10) although new small ancillary buildings are noted in the southern part of the site.
- 4.6.8 The Ordnance Survey map 1937 (Figure 11) depicts an additional building to the east of the Vicarage. Significant development has occurred along Stakes Road, forming the site's northern boundary, to the east of the site. The northern part of the site remains unchanged in 1953, the small buildings in the southern part are replaced with larger buildings(Figure 12). The study site has more or less taken its current form, with the builders yard depicted on the 1991 Ordnance Survey (Figure 13).
- 4.6.9 The Google Earth image (2007, Figure 14) depicts the site little changed from today.
- 4.6.10 The potential of the study site for Post-Medieval and Modern evidence can be identified as low.

4.7 **Assessment of Significance**

- 4.7.1 National policy for archaeology (NPPF section 1.3) enshrines the concept of the 'significance' of heritage assets. 'Significance' (as defined in the NPPF) centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.7.2 There are no designated or undesignated archaeological assets located within the study site and the potential for as yet undiscovered assets of any significance is low/nil.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 The site frontage comprises the remnants of 19th century buildings with the rear and southern parts of the site comprising modern 20th century constructions. The site is in multipurpose use, comprising a builders yard, garage and car sales centre. It was noted during the site visit that the car park has an extensive below ground drainage network.

5.2 The Proposed Development

5.2.1 Redevelopment proposals comprise demolition of the existing buildings on site and the construction of a sheltered housing development with associated parking, ancillary services and landscaping (Figure 15).

5.3 Impact on Heritage Assets

5.3.1 In view of previous development and the study site's low archaeological potential, the redevelopment proposals will have no impact on below ground archaeological deposits.

5.3.2 Accordingly, no policy condition is required in this instance to secure the archaeological interest of the site.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at 38-44 London Road, Purbrook, Hampshire has been reviewed for its archaeological potential.
- 6.2 In accordance with central and local government planning policy, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.3 Based on current evidence the site has a low archaeological potential.
- 6.4 Redevelopment proposals comprise the construction of a sheltered housing development with associated parking, ancillary services and landscaping.
- 6.5 On the basis of the available information, any archaeological assets that may have been present on the study site have been removed through previous development and therefore no further mitigation is required on this site.

SOURCES CONSULTED

1. **General**

British Library
Hampshire Historic Environment Record
Hampshire Records Office

2. **Internet**

<http://www.british-history.ac.uk/>
<http://list.english-heritage.org.uk/>
<http://www.bgs.ac.uk/>
<http://opendomesday.org/>

3. **Bibliographic**

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Margary, I. D. *Roman Roads in Britain: I.* Phoenix House 1955

Oxford Archaeology 2008 Solent Thames Archaeology Research Framework

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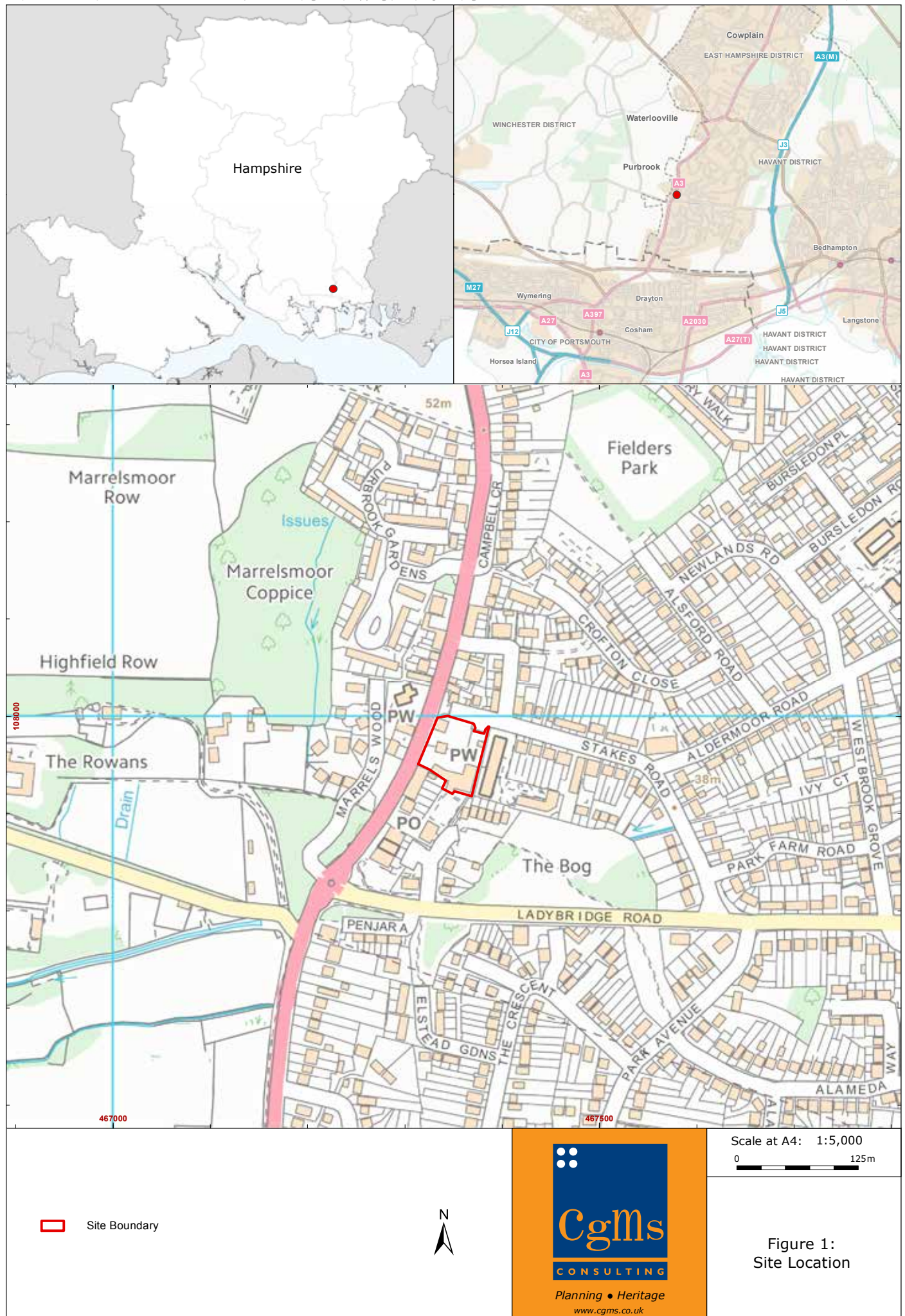
RCHME 1996 Medieval Settlement Project – Farlington

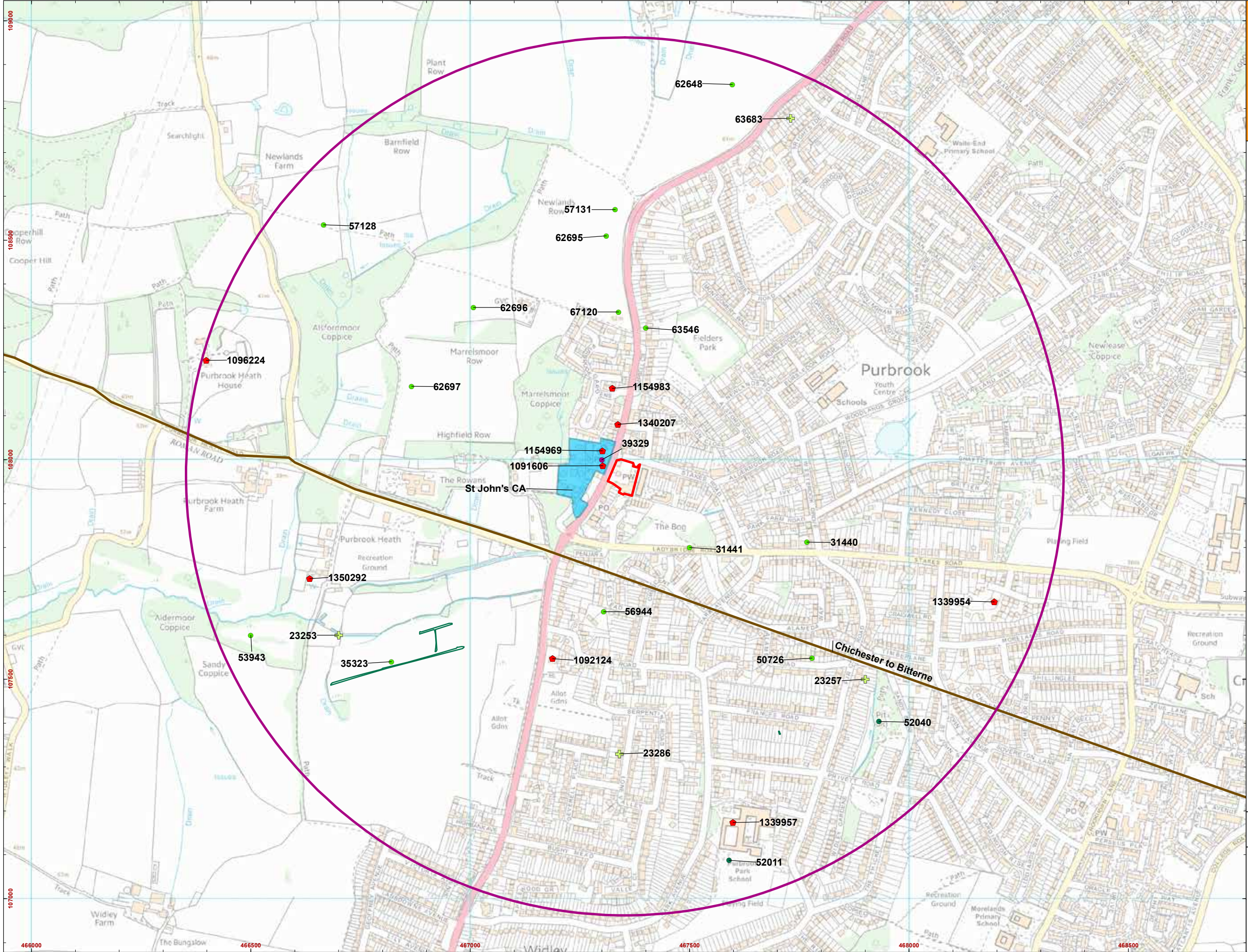
Victoria County History *A History of the County of Hampshire: Volume 3* 1908

4. **Cartographic**

1759 Taylor
1791 Milne
1797 Ordnance Survey Drawing
1826 C & J Greenwood
1842 Havant Tithe
1869 Ordnance Survey
1898 Ordnance Survey

1909 Ordnance Survey
1933 Ordnance Survey
1963 Ordnance Survey
1975 Ordnance Survey
2007 Google Earth View







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Site Boundary

Search Radius 1km

Designated Heritage Assets:

- Listed Building
- Conservation Area

Non-Designated Heritage Assets:

HER Record (Point)

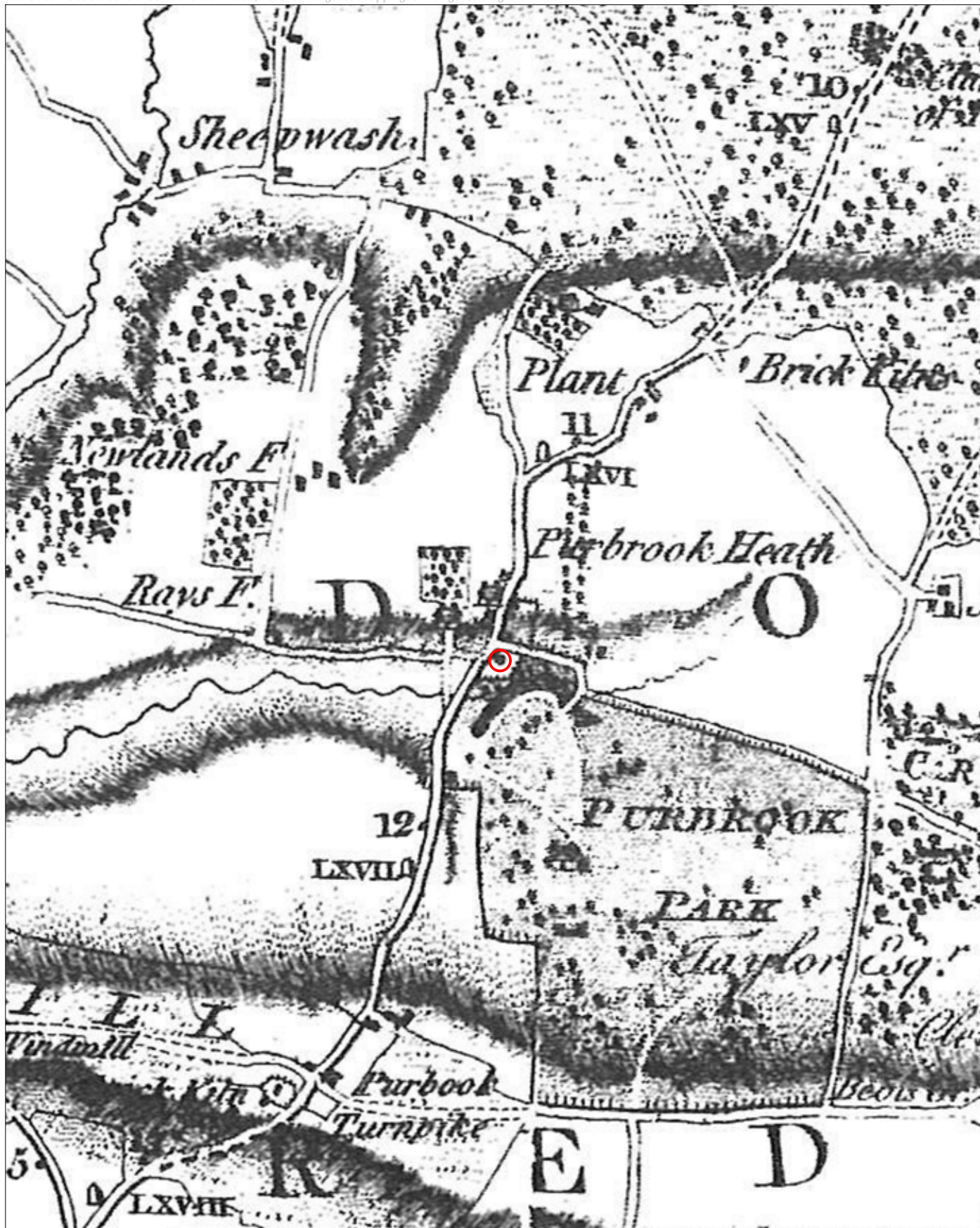
- Findspot
- Monument
- Name
- Park & Garden
- Cropmarks
- Roman Road

N

Scale at A3: 1:8,000

0 250m

Figure 2:
HER Plot



 Site Location



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Not to Scale:
Illustrative Only

Figure 4:
1791 Milne



 Site Location



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Not to Scale:
Illustrative Only

Figure 5:
1797 Ordnance Survey
Drawing



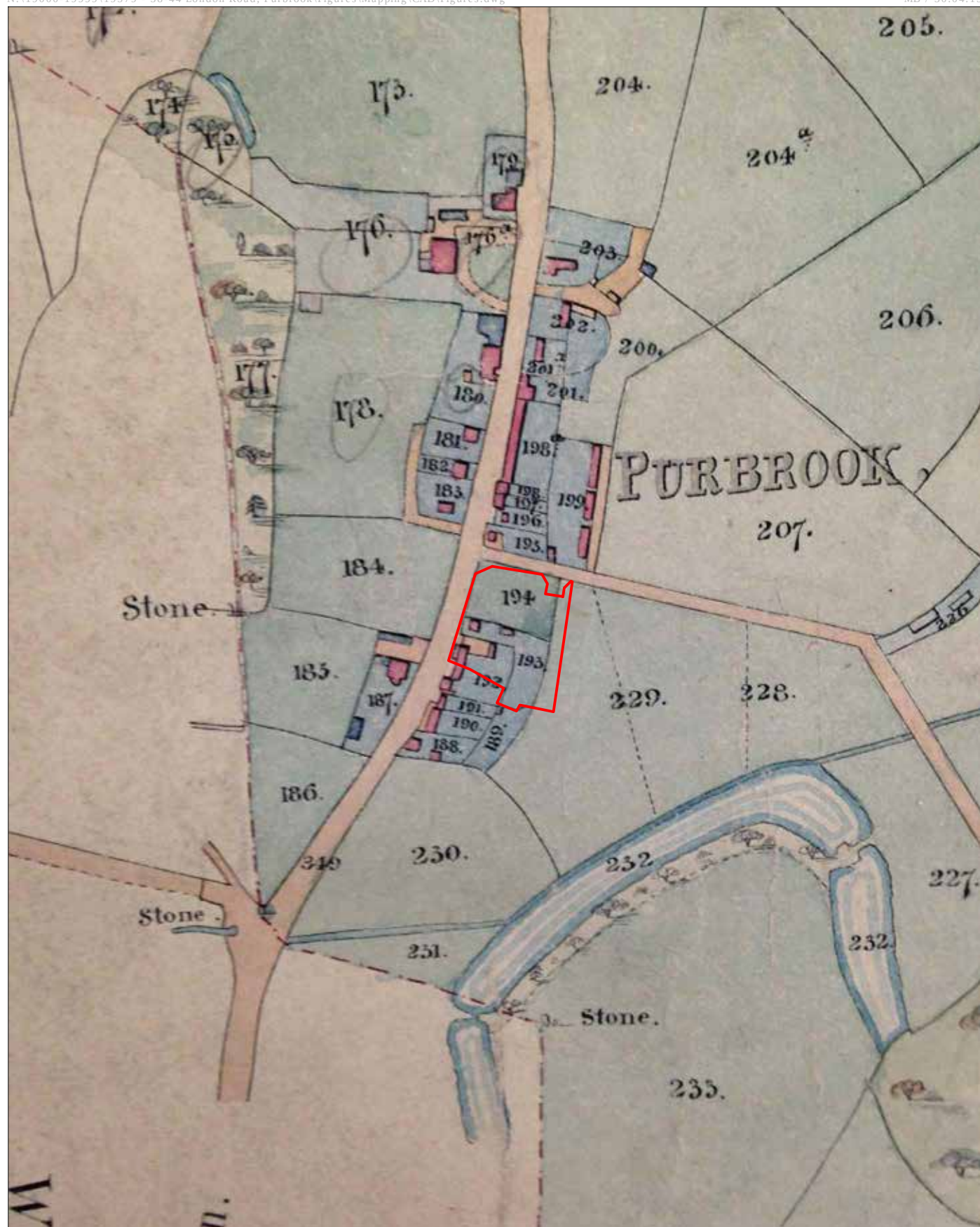
 Site Location



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Not to Scale:
Illustrative Only

Figure 6:
1826 C & J Greenwood



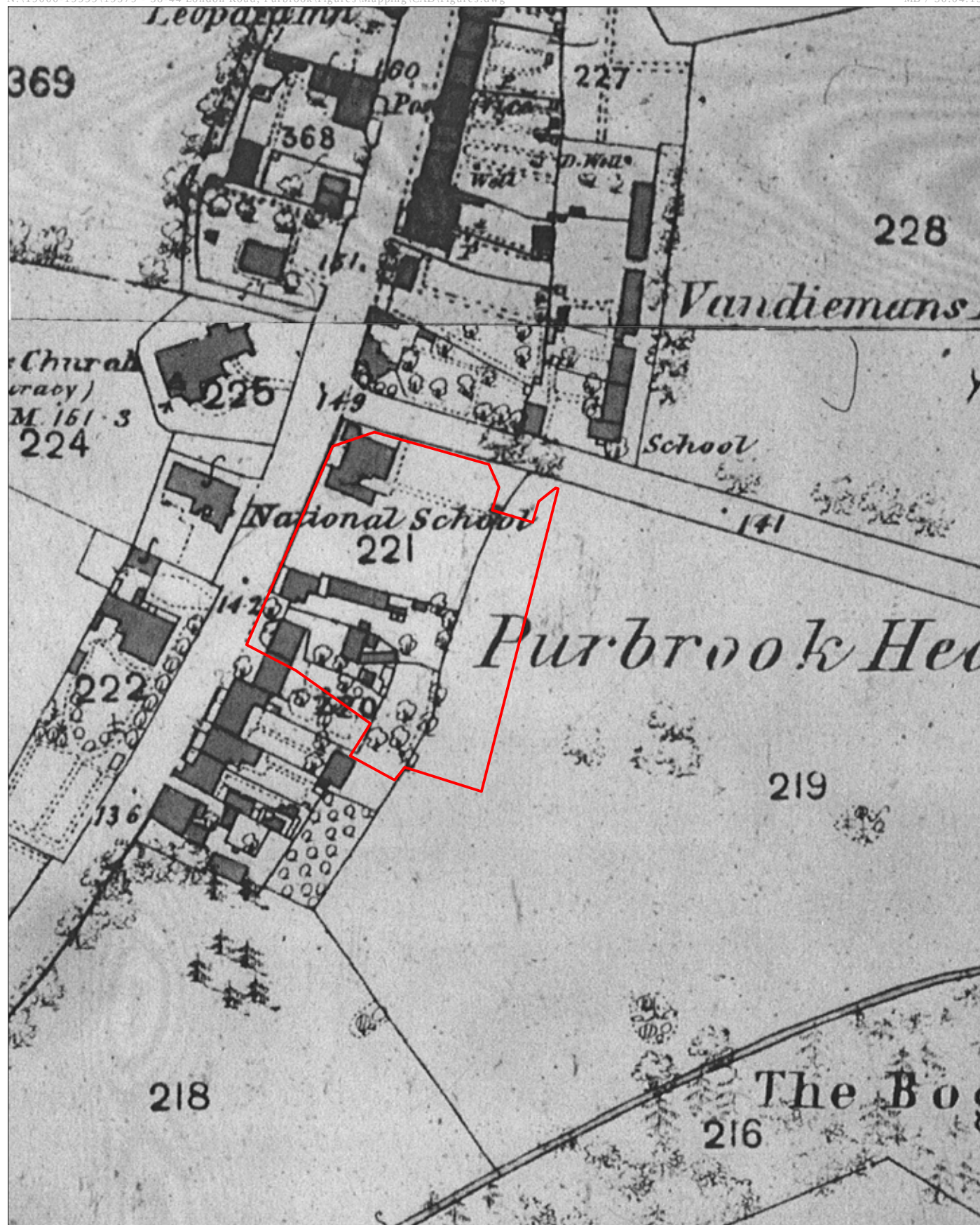
 Site Boundary



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Not to Scale:
Illustrative Only

Figure 7:
1838 Farlington Tithe



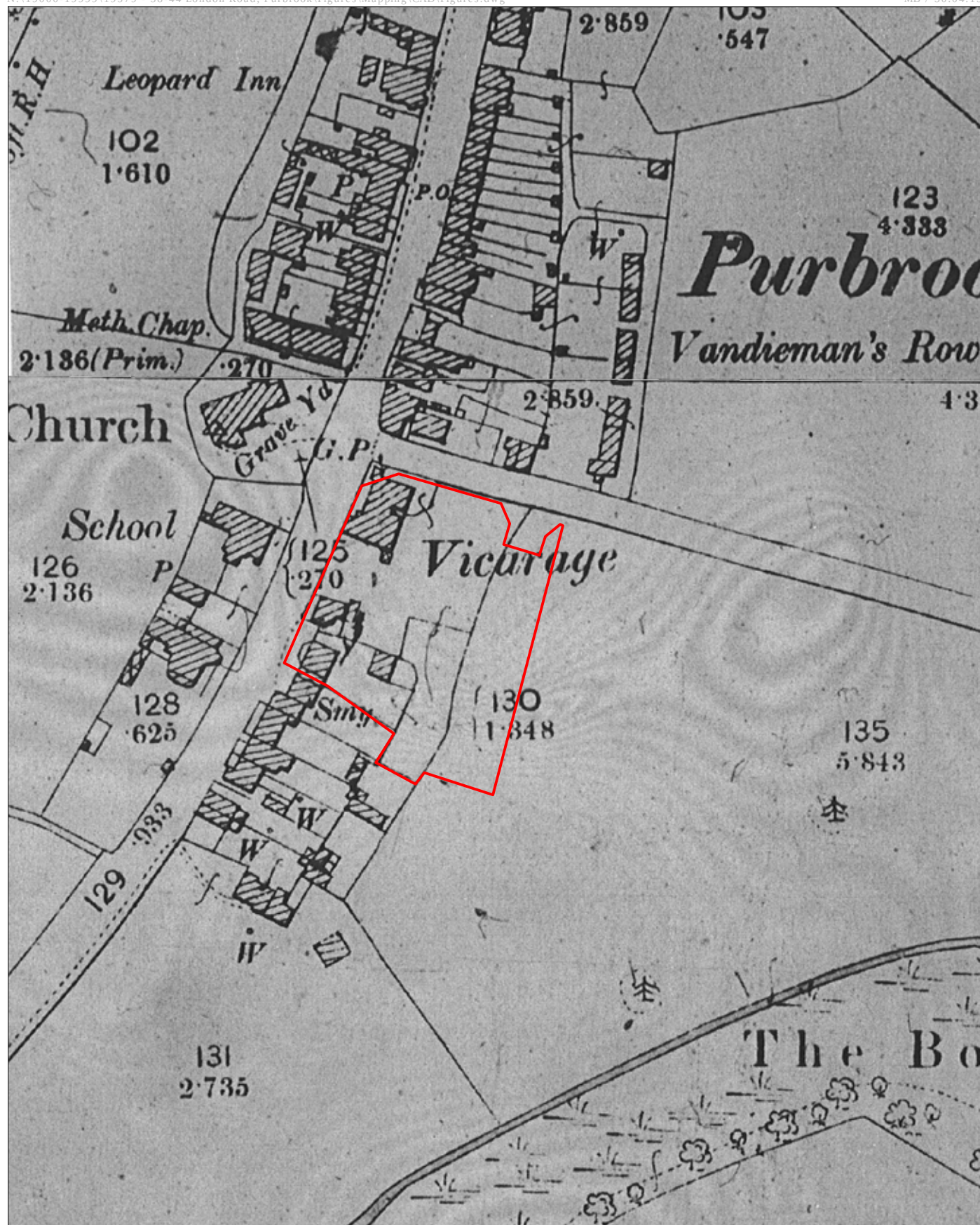
Site Boundary



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Not to Scale:
Illustrative Only

Figure 8:
1868 Ordnance Survey



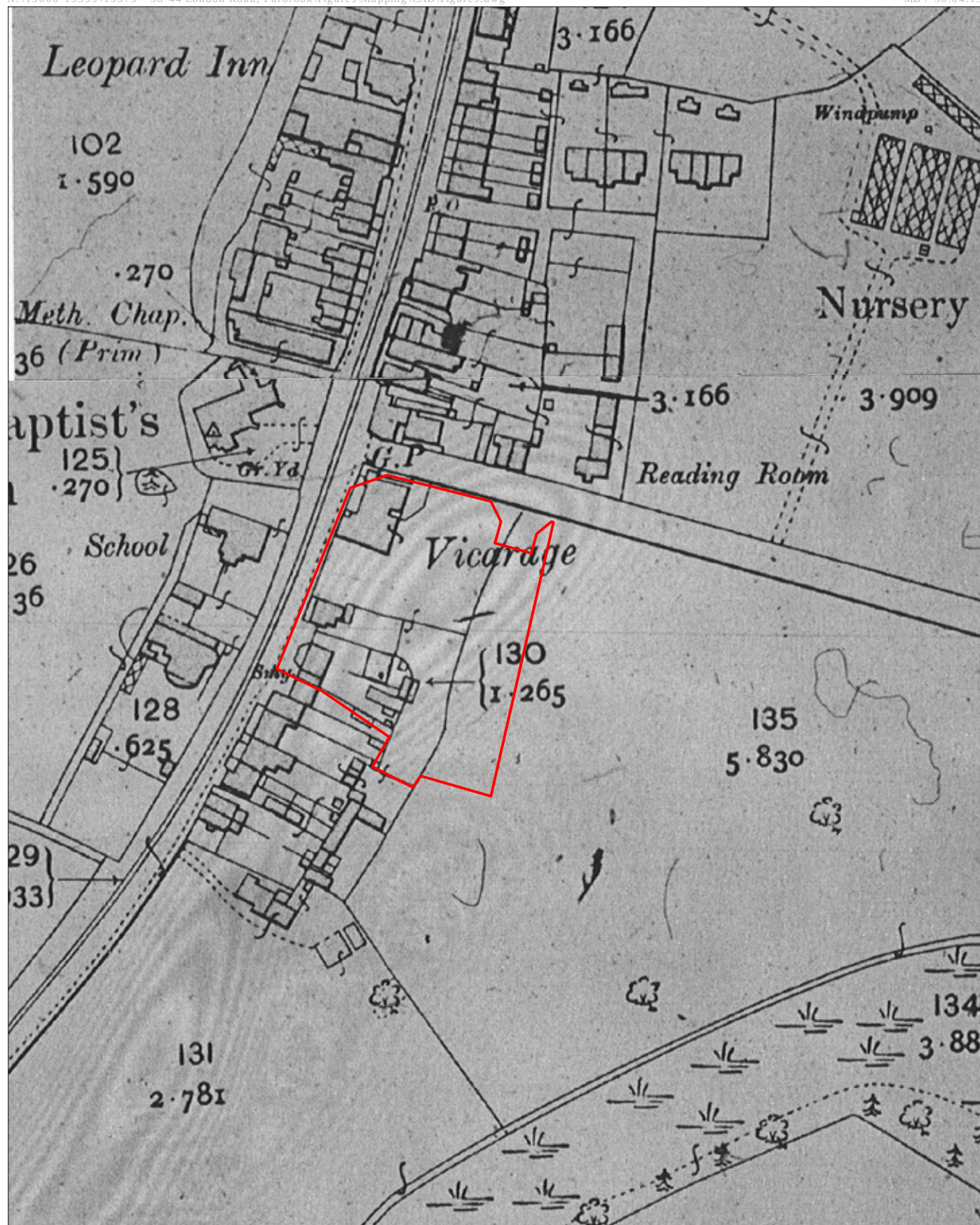
 Site Boundary



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Not to Scale:
Illustrative Only

Figure 9:
1897 Ordnance Survey



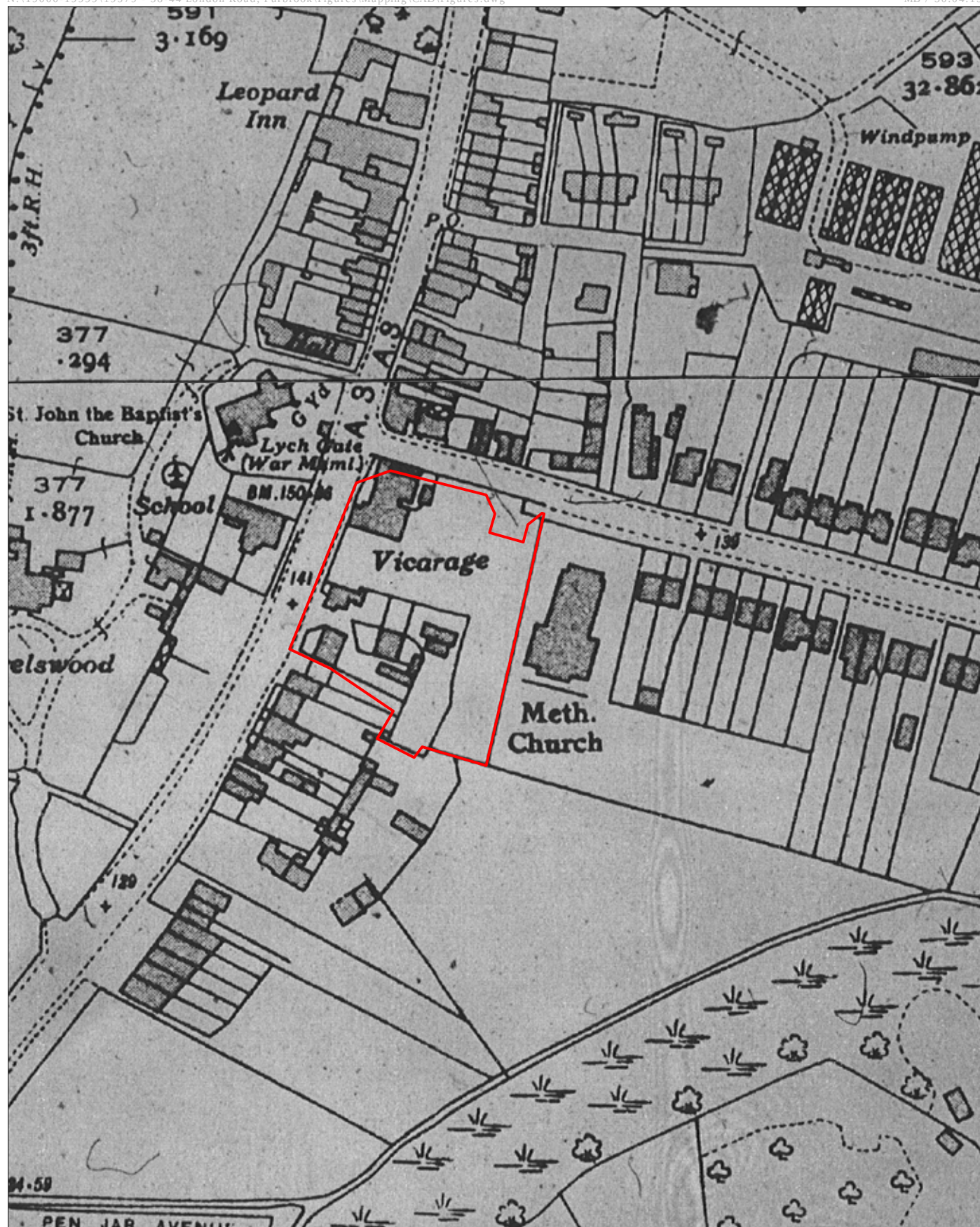
 Site Boundary



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Not to Scale:
Illustrative Only

Figure 10:
1909 Ordnance Survey



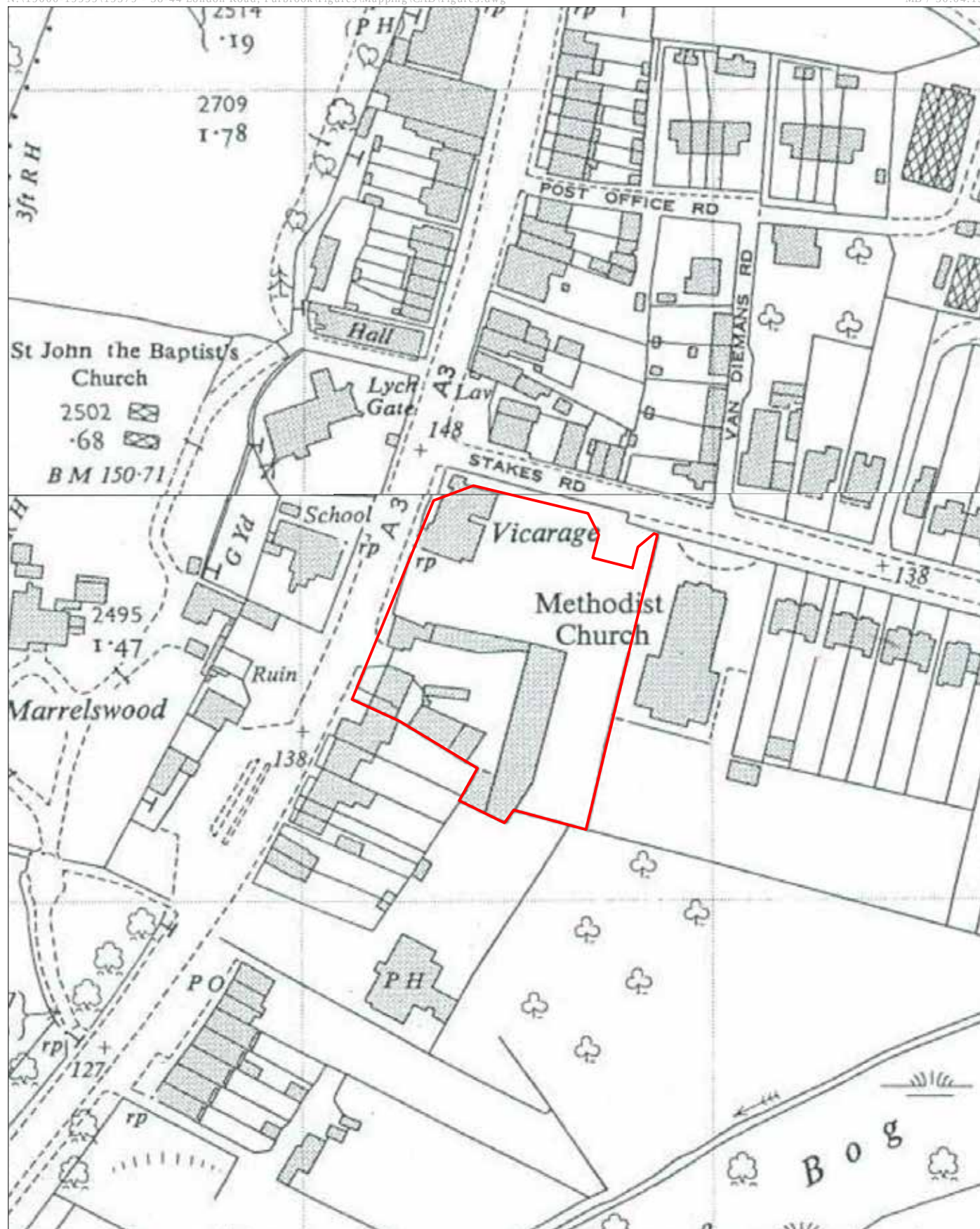
 Site Boundary



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Not to Scale:
Illustrative Only

Figure 11:
1937 Ordnance Survey

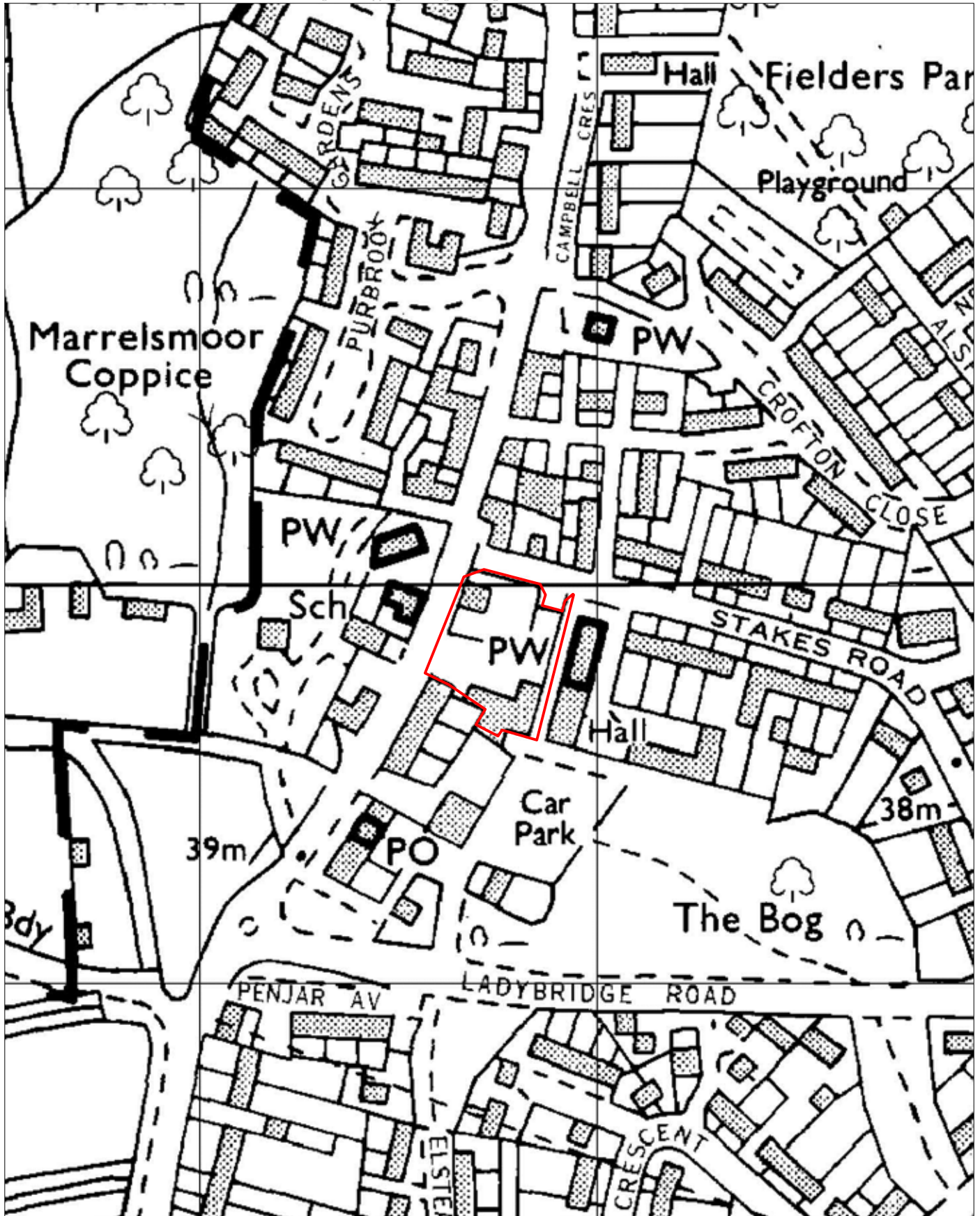


 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1953 Ordnance Survey



 Site Boundary



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Not to Scale:
Illustrative Only

Figure 13:
1991 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
2007 Google Earth



Site Boundary



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Not to Scale:
Illustrative Only

Figure 15:
Proposed Development

