

Archaeological Desk Based Assessment

MANOR FARM AND COPSEYS NURSERIES

For Barratts David Wilson

Kelly Madigan MA

L~P:ARCHÆOLOGY

Archaeological Desk Based Assessment

MANOR FARM AND COPSEYS NURSERIES

Client: Barratts David Wilson

Local Authority: Havant Borough Council

NGR: 473136, 106806

Planning App:

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Abstract

A housing development is proposed for construction at Manor Farm and Copseys Nurseries near Havant. This report contains results of cartographic, archaeological, and documentary research into the site undertaken by L – P : Archaeology on behalf of Barratts David Wilson.

Recent research has suggested late Prehistoric activity within the area. The site is considered to be on the periphery of the areas affected by the presence of a Roman road and villa complex to the south. The site has probably been in use as arable farmland from the Medieval periods until the mid 20th century. The map regression exercise identified the site as being within a landscape of scattered farmhouses and fields.

The northern area of the site was developed in the mid-20th century with the construction of a nursery complex with vast greenhouses while the southern area has remained arable.

Considering the available evidence the potential for archaeology from all periods at Manor Farm and Copseys Nurseries is considered low.

1. Introduction

- 1.1.This archaeological desk based assessment has been researched and prepared by Kelly Madigan of L - P : Archaeology on behalf of Barratts David Wilson.
- 1.2.The report considers land at Manor Farm and Copseys Nurseries, Denvilles, to the east of Havant which is centered on NGR 473136, 106806 (FIGURE 1).
- 1.3.The site is bounded to west and northwest by an expansive housing development, to the north and east by arable fields and to the south by housing and fields beyond which is a railway line.
- 1.4.The site is proposed for redevelopment including the demolition of nursery buildings and the construction of new houses with access roads and associated services.
- 1.5.The site does not fall within an Archaeological Priority Area as defined by the Local Planning Authority. The site does not contain any scheduled monuments or listed buildings.
- 1.6.The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.2. In considering any planning application for development the Local Planning Authority, Havant Borough Council, is bound by the policies provided by NPPF. Additional guidance to help implement these policies is given in the accompanying Historic Environment Planning Practice Guide (DCLG, ENGLISH HERITAGE, DCMS 2010).

2.3. The Local Planning Authority is also bound by the saved policies within the borough's Local Development Framework (adopted 1st March 2011). The relevant policy contained within the LDF is as follows:

POLICY CS11

PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH

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

2.4. On matters concerning archaeology and the historic environment Havant Borough Council take impartial advice from the Hampshire County Council Archaeologist.

2.5. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.

3. Aims of the Assessment

3.1. It is not the aim of this assessment to present a complete history of Warblington, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the study site.

3.2. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

4. Methodology

4.1. This report has been researched and written to conform to L – P : Archaeology's Standards and Guidance for Desk Based Assessment. These standards in turn comply with the Planning for the Historic Environment: Historic Environment Planning Practice Guide (DCLG, EH, DCMS 2010) and Standards and Guidance for Archaeological Desk Based Assessment (INSTITUTE FOR ARCHAEOLOGISTS 2008).

4.2. A site visit was undertaken on 5th October 2012.

4.3. The following sources were consulted:

- ◆ British Library.
- ◆ Hampshire Archives and Local Studies Library.
- ◆ 1km radius search of the Hampshire Historic Environment Record .
- ◆ National Monuments Record.
- ◆ Internet sources and databases.

5. Site Background

5.1.GEOLOGY

5.1.1. The British Geological Survey GeoIndex shows the site to be located on a bedrock of white chalk with a superficial deposits of clay, sand, gravel and silt. This data is at relatively low resolution and offers only a rough indication of the site geology (WWW.BGS.AC.UK/GEOINDEX).

5.1.2. Additional geotechnical information will be consulted as and when it becomes available to further refine the understanding of the geological conditions of the site.

5.2.TOPOGRAPHY

5.2.1. The site is situated on relatively level ground on the coastal plain below the large chalk outcrop of the South Downs in the southeast of Hampshire. It is 1.4km north of Warblington Creek and 1.8km east of the coastal village of Emsworth.

5.2.2. The site lies 1.5km west of the centre of Havant and 12km east of Chichester to the north of the A27 bypass and to the north of the railway line.

5.2.3. The study site consists of two halves. The northern area is predominantly covered by level concrete hardstanding as a base for greenhouses for the nurseries. The south of the site is covered by open arable fields and bordered to the west by trees and mature hedgerows. The two areas of the site are divided by an east-west running drainage ditch.

5.2.4. There is a slight rise in the ground if traversed from south to north from 12mOD to 13mOD.



Plate 1 - Study site facing southeast



Plate 2 - Study site facing northwest

6. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

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

Table 1- Timescales used in this report

6.1. Information from the Hampshire County Council Historic Environment Record (HCCHER) is referenced with the Monument ID or Listed Building Number in brackets e.g. (12345). The following analysis is from a 1km radius search of the HCCHER around the study site and additional research and is illustrated in (FIGURE 2).

6.2. PREHISTORIC

6.2.1. There are no entries in the HCCHER for the Prehistoric period within a 1km radius of the site.

6.2.2. Early hunter gatherer activity would most likely have been confined to the coastal lagoons and estuaries to the south. The heavy London Clay would have been covered in tracts of woodland until the Neolithic period. Throughout the later Prehistoric period the heavy clay may have deterred agricultural settlements when communities were beginning to settle the drier more fertile chalk based soils of the South Downs and the better drained gravel terrace soils located toward Chichester to the east.

6.2.3. Recent work undertaken at Warblington Villa by Chichester and District Archaeological Society has revealed evidence of late Iron Age trade with the European mainland in the form of a Dressel 9 amphorae sherd found within a sealed Iron Age ditch (PERS.COMM FLUCK). A report on this is forthcoming but forms part of increasing evidence of the late Prehistoric people of this area undertaking cross channel trade.

6.2.4. In consideration of the minimal archaeological evidence present within the study radius, the potential for archaeology dating to this period is considered to be low. If present it would be of local or regional significance dependent upon its nature.

6.3.ROMAN

6.3.1. There is significant activity within the area during the Roman period and it is concentrated upon the southern periphery of the study radius.

6.3.2. A Roman road lies 500m south of the site. The road ran from the west gate of the Roman town of *Noviomagus Reginorum* (Chichester) to the fort of *Clausentum* at Bitterne. In this locality is thought to follow the approximate line of Havant Road (MARGARY 1969:92) (23354).

6.3.3. A Roman villa is known to exist 650m to the southeast of the site. Excavations are periodically ongoing and have thus far revealed floors, tiles, tesserae, pottery, bronze objects, wall foundations and evidence of large rooms. A potential bath house has also been identified (23474).

6.3.4. Roman villas were status country residences and farmhouses that were concentrated in southern England. They were typically located just off of main roads but within easy traveling distance of major towns in order to utilize the transport network for trade and communication. The Warblington Villa is therefore situated in a typical location on a major Roman road with access to Chichester.

6.3.5. Residual artefacts have also been identified within the study radius. Tiles were found among Medieval rubbish 600m (23501) southeast of the site and grey sandy pottery sherds were found during roadworks to the south of the

A27(23378).

- 6.3.6. The study site is situated somewhat to the north of both the road and the villa sites but would most likely have been on the periphery of the land that the villa presided over or was in the wooded hinterland between the villa to the south and the elevated South Downs to the north. In consideration of the available evidence, the potential for archaeology dating to this period to exist within the site boundary is limited to low. Finds dating to this period would be of local or regional significance depending upon their nature.

6.4.EARLY MEDIEVAL

- 6.4.1. There is limited archaeological evidence dating to the Early Medieval period within the 1km search radius of the study site with only one entry in the HCCHER.
- 6.4.2. A large quantity of Early Medieval pottery was found during excavations at the Roman villa which may indicate a period of reoccupation of the site (23474).
- 6.4.3. It is known that in c.500AD a Saxon named Weorbald sailed up Chichester Harbour to found Weorblings Ton (REGAR 1967:7). Warblington Church is thought to have Saxon origins and was built with material robbed from the villa complex.
- 6.4.4. Timmins states that before the Norman Conquest of Britain, Warblington was part of the Westbourne Hundred and answered for 12 hides (1440 acres). It was owned by Earl Harold Godwin of Wessex (TIMMINS 2005:12).
- 6.4.5. It is clear that there was settlement within the area of the study site during the Early Medieval period and that the population was large enough to warrant the construction of a Church and possible reoccupation of the villa. However, its nucleus is far enough away from the study site to maintain that the potential for archaeological finds dating to this period on the site is low. Any finds from this period would be of local significance.

6.5.MEDIEVAL

- 6.5.1. The Domesday survey of 1086 states that the Hundred of Westbourne had 4

hides (480 acres) land for 2 ploughs, 17 villagers, 12 small holders, 2 churches, 6 slaves and 1 mill worth 10 shillings (TIMMINS 2005:12).

6.5.2. There is continued evidence for the settlement of the area during the Medieval period with Warblington, 1.4km to the south, still continuing as a local hub. However, after the 12th century the Warblington Creek began to silt up and so access via sea to Warblington became limited to small draft boats. It is after this time that Emsworth, 1.8km east of the study site, gained more prominence with an open channel to its harbour (REGAR 196:13). In consequence the nearest settlement of Warblington suffered from a downturn in fortune and a re-centering of the population to the east.

6.5.3. Archaeological investigations 650m southeast of the study site revealed an irregular dump of Medieval material with two pits. The dumped material included Medieval pottery and building material. The area around the pits had also been used for burning (23497). Furthermore interlocking timbers of a Medieval Well surround were found near a rubbish area during the archaeological trenching (23500).

6.5.4. There is evidence for activity within the area during the Medieval period however there is no evidence within the boundary of the study site, with the concentration of activity over half a kilometer to the south. As such the potential for archaeological finds dating to this period on the site is low and would likely be limited to agricultural activity or residual material. Any finds from this period would be of local significance.

6.6.POST MEDIEVAL

6.6.1. The information in the HCCHER details large manorial type houses scattered within an agricultural landscape. Most notably this included Denvilles House 400m west of the study site which is a Grade II listed building (6852).

6.6.2. Agricultural buildings are also listed within the study radis creating a picture of a heavily utilised agricultural landscape at Northney Farm (42582), Southleigh Farm (42598), (42600), (42601), (42602) and Home Farm (50632) all to the north and northeast of the site boundary.

- 6.6.3. The 1833 Map of the Parishes of Havant and Warblington depicts the site in an area of open fields to the east of Denvilles Farm and 'Clapgates,' to the south of Lock Farm and to the north of Warblington Farm (FIGURE 3).
- 6.6.4. The 1841 Tithe Map of Warblington shows the site as divided into fields or tithings. The site area of the proposed development spans two full fields and parts of a further three fields. These fields are listed in the Tithe Apportionment as arable (FIGURE 4). Again the land is situated to the east of Denvilles Farm and to the north of Warblington Farm.
- 6.6.5. In 1847 the Mid Sussex Railway opened a railway line that provided a direct link between Portsmouth and Chichester (RUDKIN 1978:34). This railway lies 50m to the south of the study site.
- 6.6.6. The railway line appears beyond the southern boundary of the site on the OS map of 1869 (FIGURE 5). The study site spans the same field boundaries as in the 1841 Tithe Map but indicates that a public footpath runs north to south alongside a field boundary and through the central area of the site.
- 6.6.7. The 1897 OS map depicts a major change to the study site, in that many of the field boundaries have been removed and the site is part of one large field. This may reflect a change in ownership, a change in the use of the land or the choice of the surveyor. The footpath that was depicted on the 1869 OS map is also no longer visible but a 'dog leg' shaped footpath exists in the southeastern-most corner of the site and leads to a brick field and clay pit 150m east of the site boundary. This indicates a utilisation of the local geology for low scale industry, presumably supplying bricks for the local building trade (FIGURE 6).
- 6.6.8. It is clear from the available evidence that during the Post Medieval period the study site existed within a rural landscape with a scatter of farms tending arable fields. There is a low potential for archaeology dating to this period upon the site. Any archaeology that does survive from this period on site would likely be indicative of agricultural activity and of local significance.

6.7.MODERN

- 6.7.1. The OS map of 1908 no longer details this brick works and clay pit to the east

of the site. However, a large clay pit exists on the western boundary of the site and the eastern edge of the clay pit abuts a field boundary that runs northwards towards a footpath in the northwest corner of the site. A series of buildings have been constructed in a l-shaped pattern in the southwest of the site which are probably for agricultural purposes (FIGURE 7).

6.7.2. The 1932 OS map indicates that the clay pit in the west of the site is no longer in operation and that residential housing has been constructed beyond the western boundary. Manor House has also been constructed in the southwest of the site (FIGURE 8).

6.7.3. By 1951 the density of housing beyond the western boundary has intensified. Additional outbuildings have been constructed around Manor House in the southwest and two cart tracks (CT) are depicted on site, one meandering around the Manor House buildings and the other in the north. 'Nursery' is also stated in the northern area of the site suggesting that the land is no longer farmland but now in use for plant growing (FIGURE 9).

6.7.4. By 1972 large greenhouses have been constructed in the north of the site in a complex of ten buildings, with a series of interlinking paths and a tank for irrigating the nursery. The OS map also shows a track in the west and central area of the site heading directly east from Hallett Street from which access to Manor House and Farm is gained (FIGURE 10).

6.7.5. There is an increase in activity on the site during the modern period with a clay pit in the west of the site, the construction of additional farm buildings and most significantly the construction of large scale greenhouses for a nursery complex in the north of the site. Overall, the potential for archaeological remains dating to this period is low with the exception of a high potential for archaeological remains relating to the working of the clay pit in the west of the site. These deposits would be of local significance.

7. Site Conditions, Impact and Proposed Development

7.1.SITE CONDITIONS

7.1.1. The northern area of the site has seen significant development in the Modern period with the construction of a series of (currently empty) buildings for Copseys Nurseries. The largest of these buildings are glass greenhouses constructed with steel frames and placed on a concrete hard standing. A drainage ditch divides the northern and southern areas of the site.

7.1.2. The southern area of the site is currently in use as open arable land for the growing of vegetables by Manor Farm. There is no evidence for any significant previous development on the southern area of the site with the exception of small farm buildings for Manor Farm in the southwest corner of the site area. The map regression exercise identified evidence of previous field boundaries, probably hedgerows and a portion of the west of the site was in use as a clay extraction pit, though this has since been filled in.

7.2.EXISTING IMPACT

7.2.1. Archaeological deposits will have been subjected to negative impacts from ploughing the arable land, the extent of this impact is presently unknown. Deposits will have been severely impacted and probably totally removed in the west of the site with the footprint of the clay extraction pit. Archaeological deposits will likely have been subject to some truncation in the north of the site through the leveling of the land for the laying down of the hardstanding and also for any subterranean services for the nursery buildings.

7.2.2. There is a low potential for survival of archaeological deposits in the west of the site, and a moderate potential for survival of archeological deposits in the northern and southern areas of the site.

7.3.PROPOSED REDEVELOPMENT (FIGURE 11)

7.3.1. The proposed redevelopment consists of residential structures with associated landscaping and services. Access roads will also be constructed from Blenheim Avenue and Fifth Avenue into the site area.

7.3.2. The footings for the residential structures will cause damage to any surviving archaeological deposits. However, at the time of writing this report the full extent and depth of the footings are not known. Any associated service trenches are also likely to impact on any preserved archaeological deposits. Any landscaping or excavation ahead of the access road construction may lead to disturbance of any underlying deposits depending on the depth of this disturbance and any preserved remains.

8. Summary and Conclusions

- 8.1. A site at Manor Farm and Copseys Nurseries is proposed for development. This will involve the construction of residential properties and associated landscaping, access roads and services.
- 8.2. There is some evidence for late Prehistoric activity towards the coast but the site exists far enough away from this area for the potential for Prehistoric archaeological remains on the site to be low. If present they would be of local or regional significance.
- 8.3. Although the site is half a kilometer from a Roman road and villa complex, it probably was situated on the edge of the land influenced by the villa, and far enough away to seek passing trade on the road. There is no direct evidence of Roman activity on the study site and consequently there is a low potential for archaeology dating to this period. If present it would be of local or regional significance.
- 8.4. There is clear evidence for activity within the locale during the subsequent periods. However the evidence indicates that the site was in a landscape scattered with small farms and the site was in agricultural use, mainly as arable land, to the mid 20th century. The potential for surviving remains from the Medieval period onwards is low and any remains would be of local significance.
- 8.5. There is no evidence of significant previous development on the site until the mid 20th century, when a clay extraction pit was in use of the western boundary and the nursery complex was later constructed. Development prior to this consisted of small farm buildings.
- 8.6. The exact details of the proposed development were not finalised at the time of the preparation of this report. However, any disturbance associated with the development is likely to involve the excavation of building footings, service trenches and landscaping.
- 8.7. Potential for archaeological remains from all periods is considered low but given the size of the site and its location it should be expected that a programme of archaeological mitigation will be required by Hampshire County Council. If required this would be secured through means of a planning condition.

SOURCES CONSULTED

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CARTOGRAPHIC AND PICTORIAL

- THE PARISHES OF HAVANT AND WARBLINGTON 1833 (C/VA3/12)
- WARBLINGTON TITHE MAP 1841 (21M65/F7/243/2)
- ORDNANCE SURVEY MAP COUNTY SERIES 1869
- ORDNANCE SURVEY MAP COUNTY SERIES 1897
- ORDNANCE SURVEY MAP NATIONAL GRID 1908
- ORDNANCE SURVEY MAP NATIONAL GRID 1932
- ORDNANCE SURVEY MAP NATIONAL GRID 1951
- ORDNANCE SURVEY MAP NATIONAL GRID 1972

DOCUMENTARY

- WARBLINGTON TITHE APPORTIONMENT 1841 (21M65/F7/243/1)

STATUTORY AND GUIDANCE

- NATIONAL PLANNING POLICY FRAMEWORK: CHAPTER 12
- PLANNING FOR THE HISTORIC ENVIRONMENT: HISTORIC ENVIRONMENT PLANNING PRACTICE GUIDE Department for Communities and Local Government, English Heritage, Department for Culture, Media and Sport 2010
- STANDARD AND GUIDANCE FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT Institute for Archaeologists 2008

FIGURES

FIGURE I // Site Location - General



Scale 1:20,000 @ A4

0 500m

PROJECT // I416L - Manor Farm and Copseys Nurseries

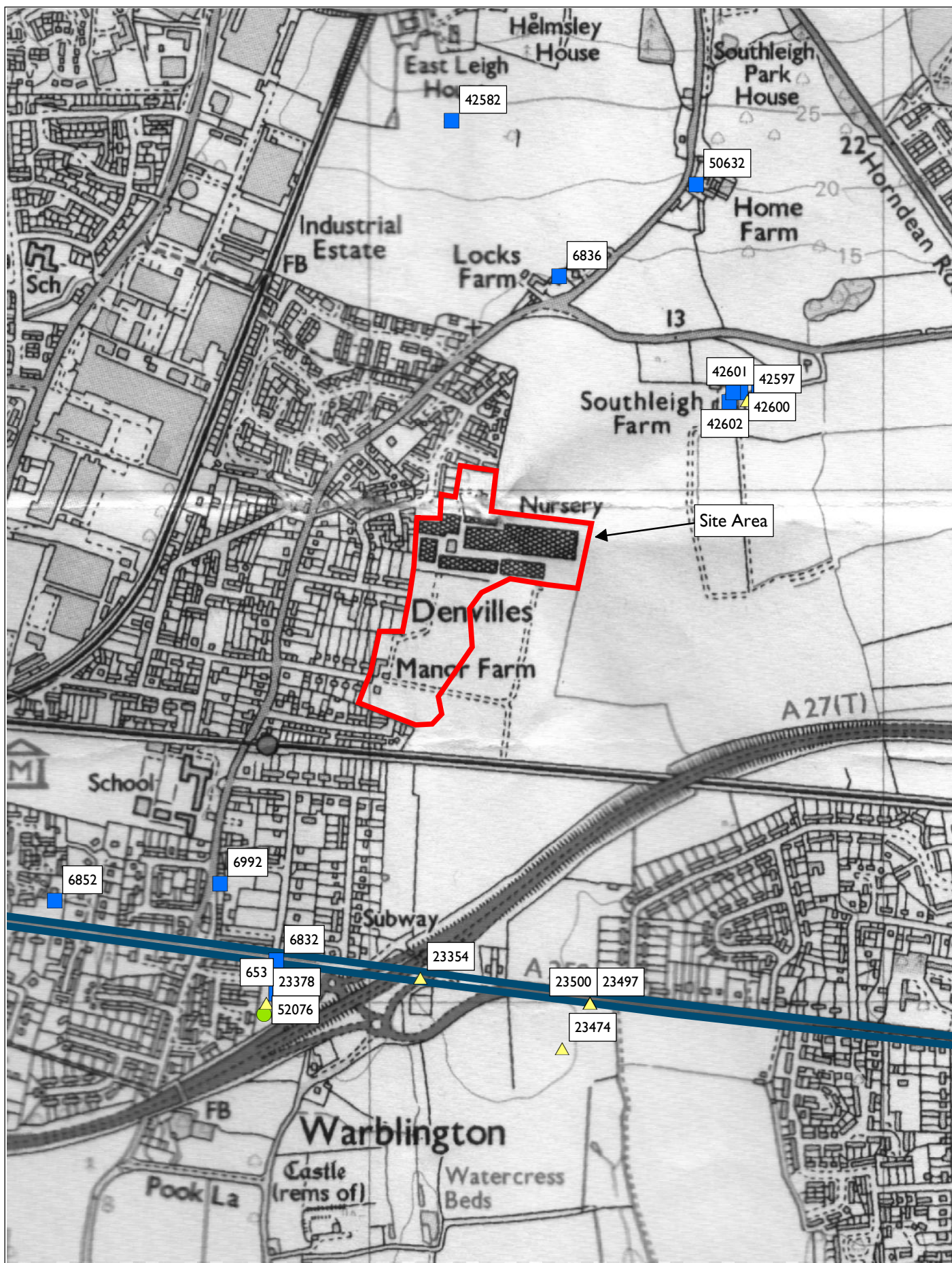
DESCRIPTION // General Location of Site

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DOC REF: LP1416L-DBA-v1

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FIGURE 2 // HCCHER Data



Scale 1:10,000 @ A4

- ▲ Archaeological Sites
- Historic Parks and Gardens
- Listed Buildings
- Projection of Roman Road

0 100m

PROJECT // I416L - Manor Farm and Copseys Nurseries

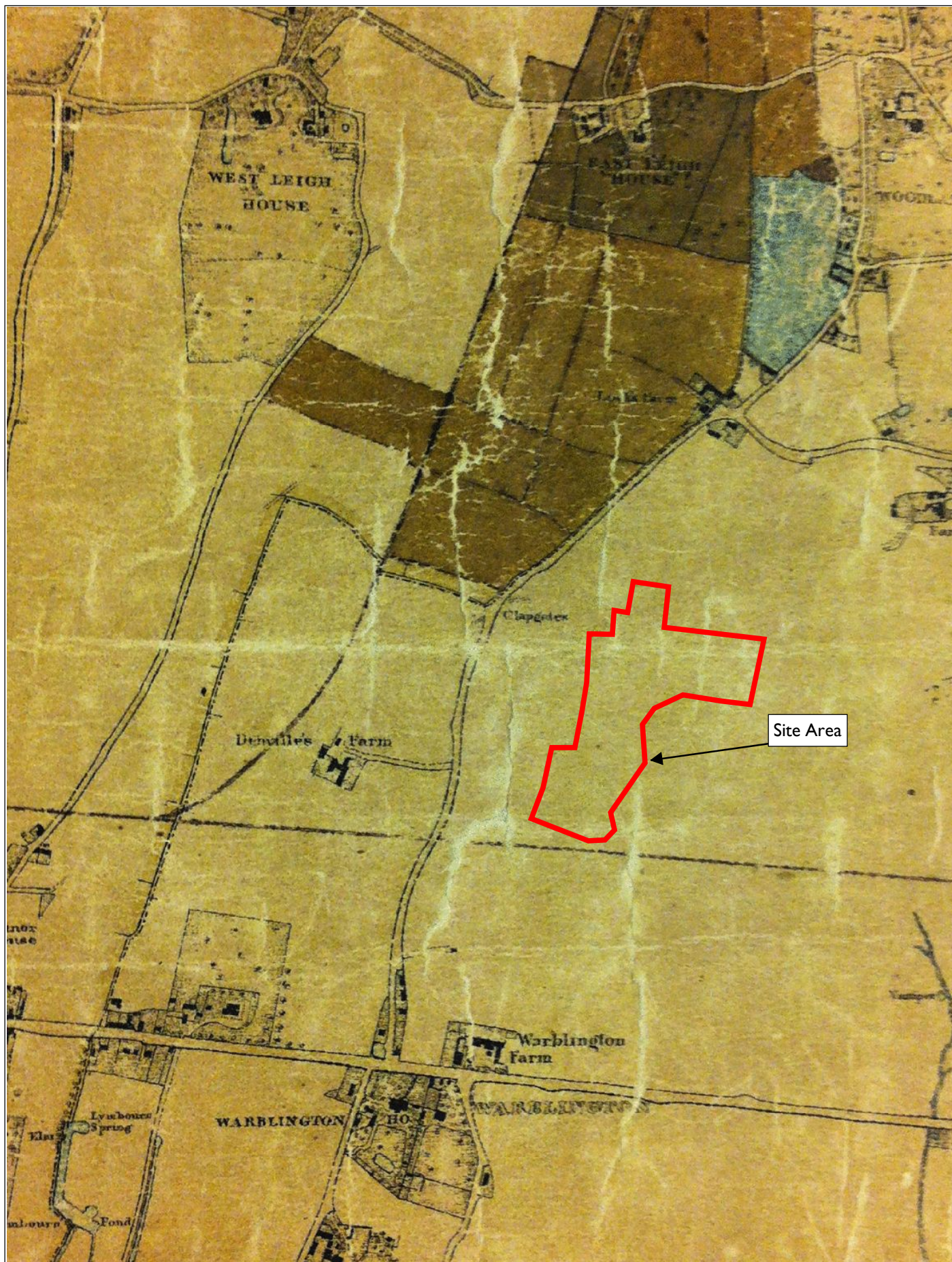
DESCRIPTION // Hampshire County Council Historic Environment Data

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DOC REF: LP1416L-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Parishes Map -1833



Scale 1:10,000 @ A4

0 100m



PROJECT // I416L - Manor Farm and Copseys Nurseries

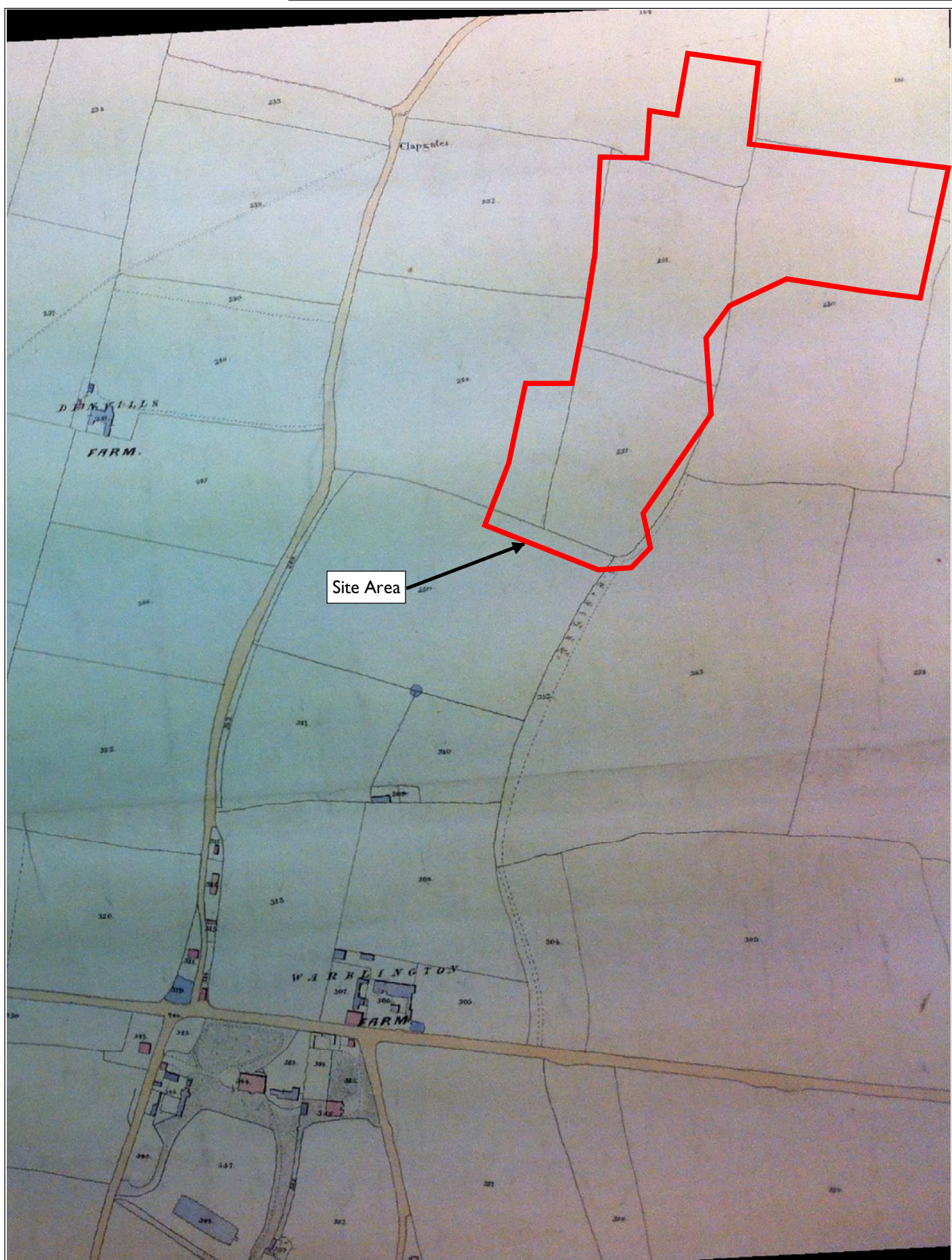
DESCRIPTION // Havant & Warblington Parishes Map - 1833

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DOC REF: LP1416L-DBA-v1

L-P:ARCHÆOLOGY

FIGURE 4 // Tithe Map - 1841



Scale 1:5000 @ A4

0 100m



PROJECT // 1416L - Manor Farm and Copseys Nurseries

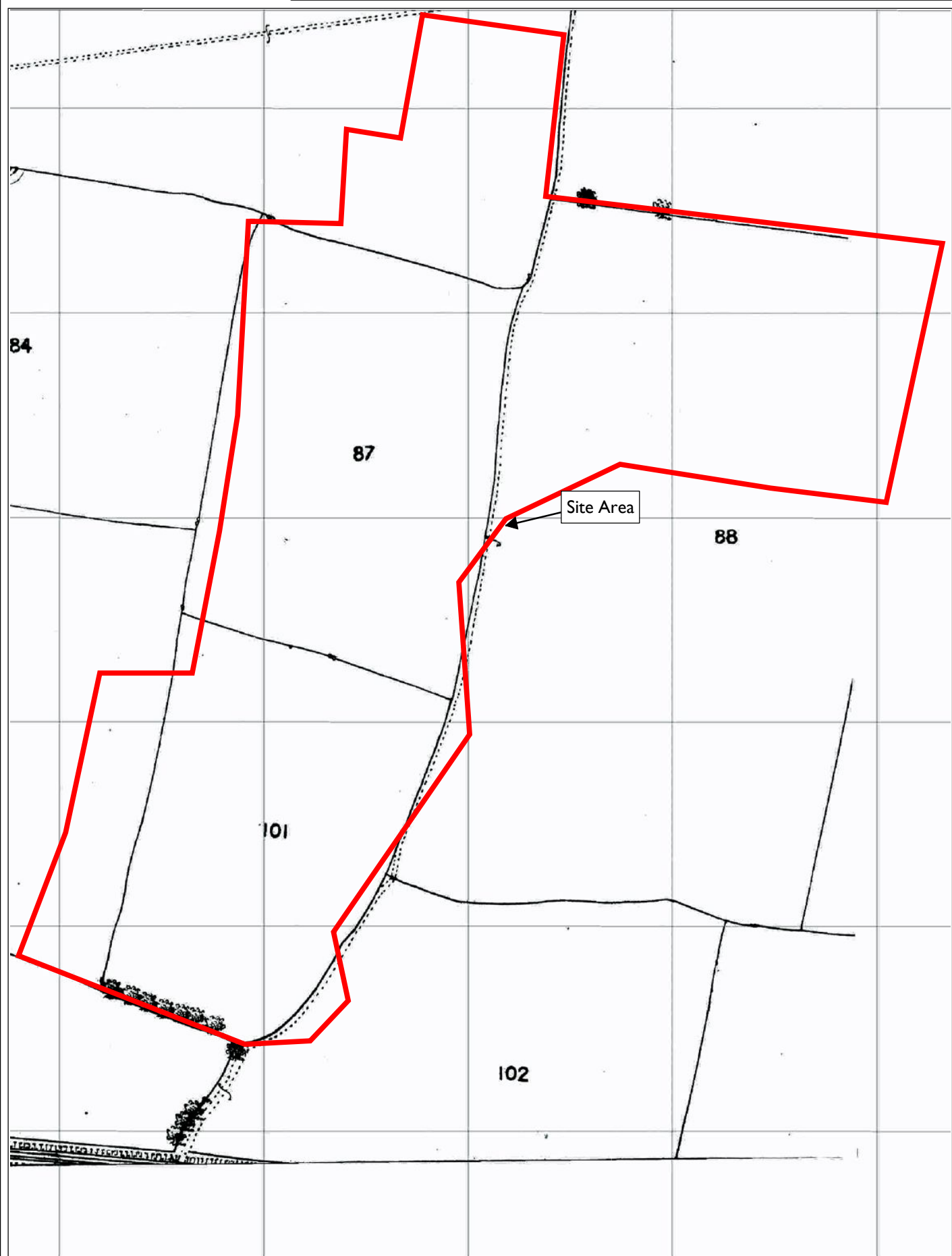
DESCRIPTION // Warblington Tithe Map - 1841

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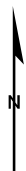
L-P:ARCHAEOLOGY

FIGURE 5 // OS Map - 1869



Scale 1:2,500 @ A4

0 100m



PROJECT // 1416L - Manor Farm and Copseys Nurseries

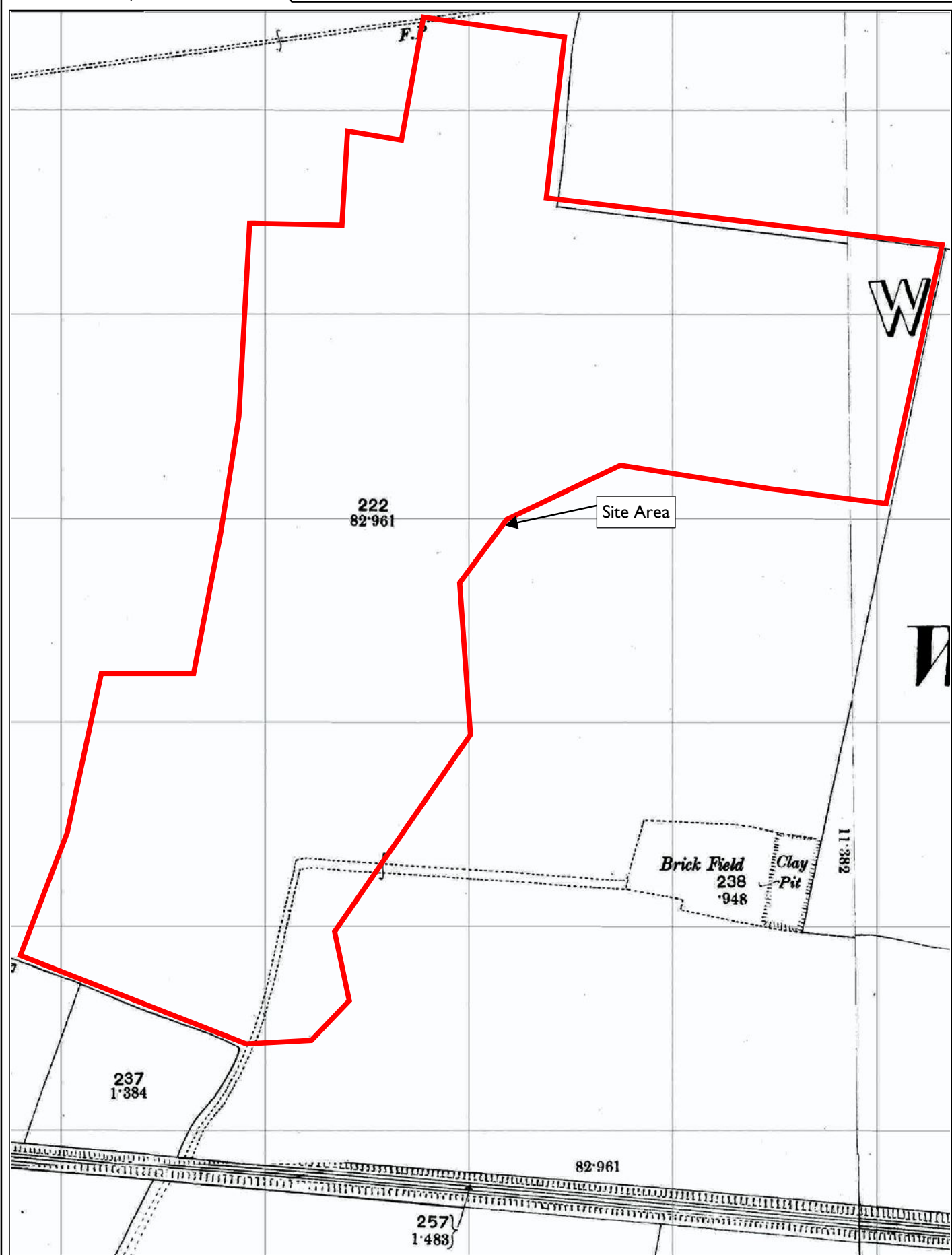
DESCRIPTION // Ordnance Survey Map - 1869

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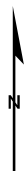
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FIGURE 6 // OS Map - 1897



Scale 1:2,500 @ A4

0 100m



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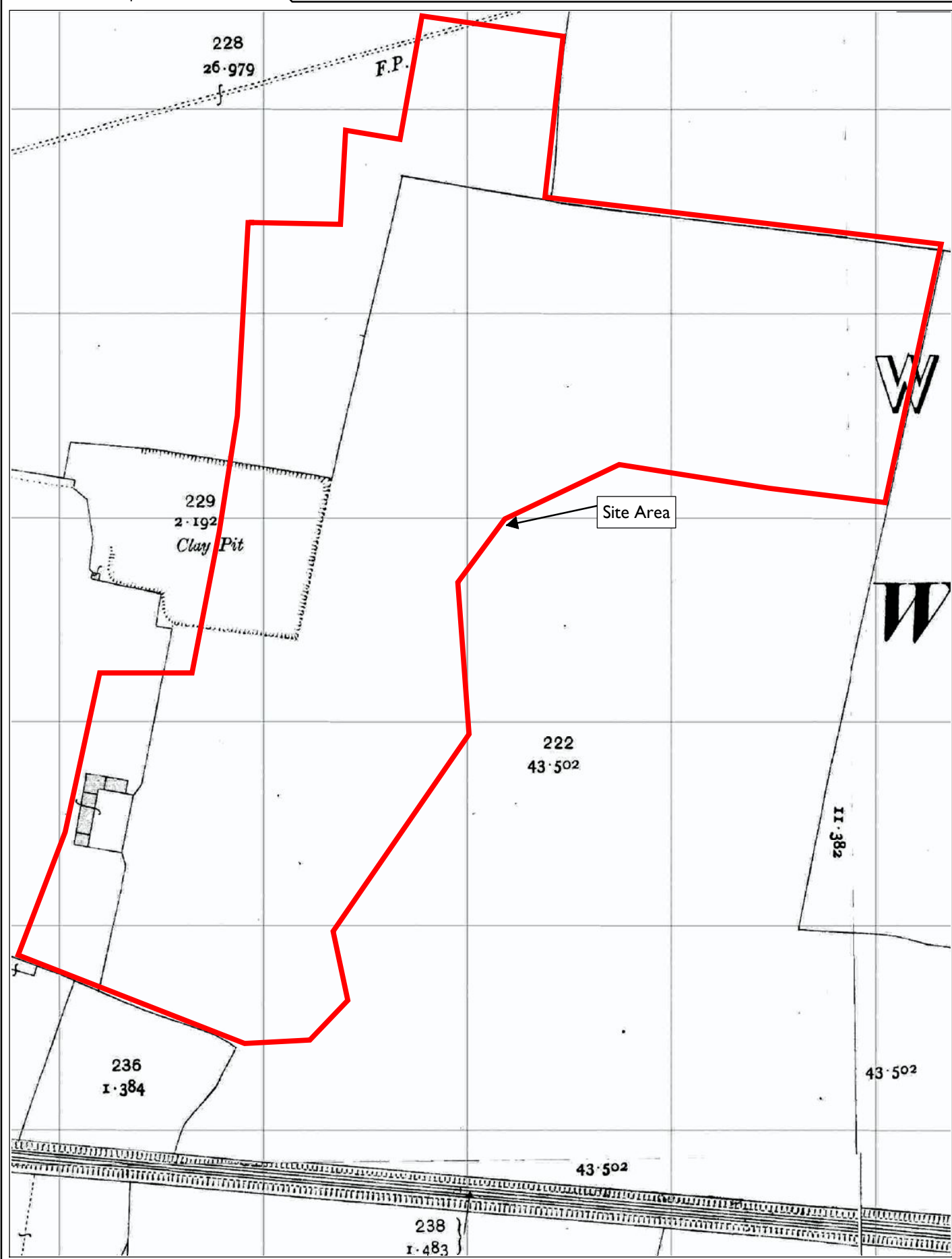
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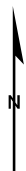
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FIGURE 7 // OS Map - 1908



Scale 1:2,500 @ A4

0 100m



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DESCRIPTION // Ordnance Survey Map - 1908

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[illegible]

Scale 1:2,500 @ A4

A scale bar showing a distance of 100m, with a north arrow pointing upwards.

DESCRIPTION // Ordnance Survey Map - 1932

DOC REF: LPI416L-DBA-v1

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Scale 1:2,500 @ A4

0 100m

N

PROJECT // 1416L - Manor Farm and Copseys Nurseries

DESCRIPTION // Ordnance Survey Map - 1951

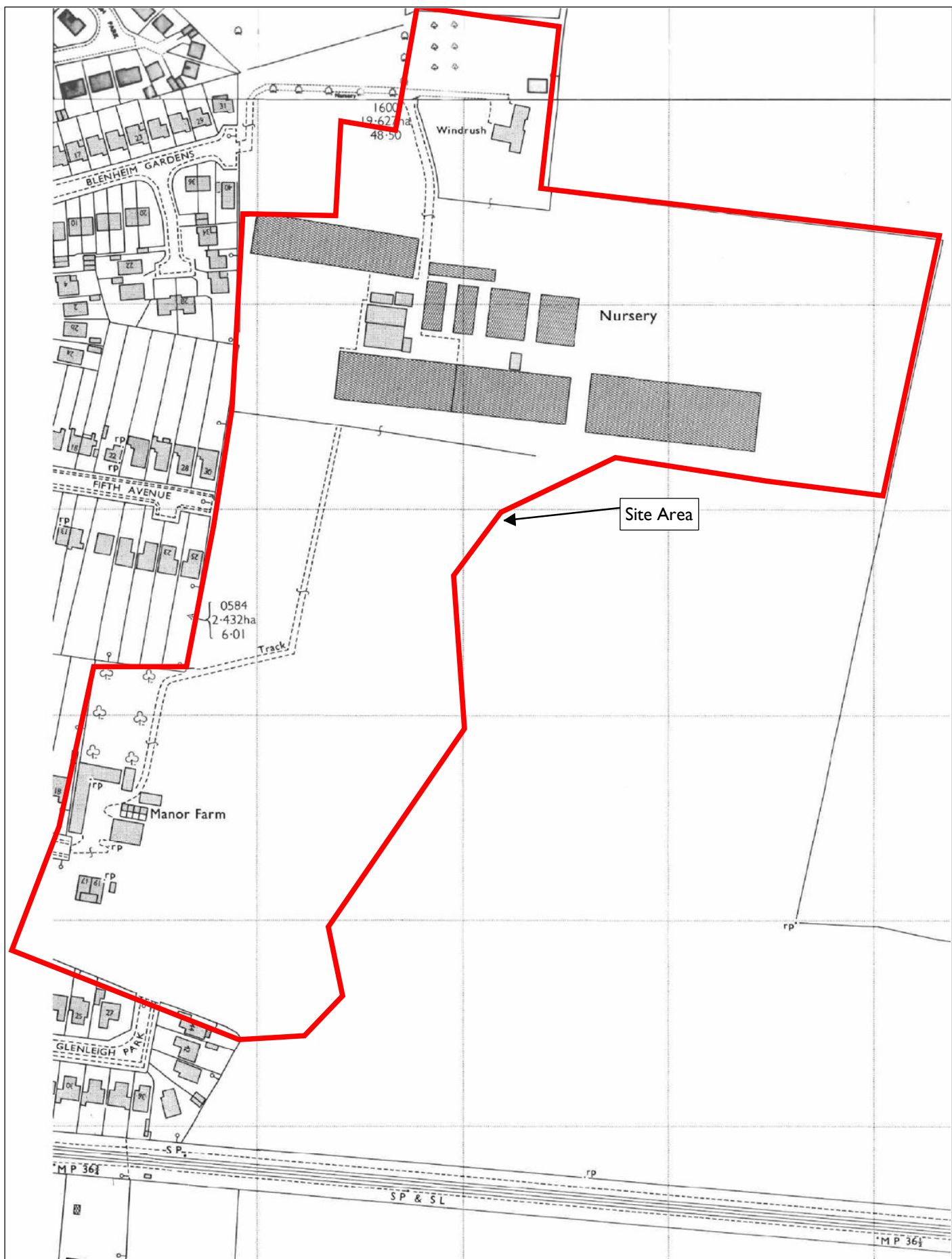
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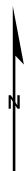
L~P:ARCHÆOLOGY

FIGURE 10 // OS Map - 1972



Scale 1:2500 @ A4

0 100m



PROJECT // 1416L - Manor Farm and Copseys Nurseries

DESCRIPTION // Ordnance Survey Map - 1972

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FIGURE 11 // Proposed Development



Image not to scale

PROJECT // 1416L - Manor Farm and Copseys Nurseries

DESCRIPTION // Plan of Proposed Development

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FIGURE 11 - PROPOSED DEVELOPMENT