



making sense of heritage

Bartons Road Havant, Hampshire

Historic Environment Desk-Based Assessment



Ref: 109570.01
December 2015



**Bartons Road
Havant, Hampshire**

Historic Environment Desk-Based Assessment

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Front Cover Detail from 1st Edition Ordnance Survey Map



Bartons Road, Havant, Hampshire

Historic Environment Desk-Based Assessment

Summary

Wessex Archaeology was commissioned by Bidwells LLP to prepare a Historic Environment Desk-Based Assessment of land south of Bartons Road, Havant, Hampshire, centred on National Grid Reference 473191, 107741. This study is intended to support a planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to the Romano-British and post-medieval periods. However, due to a lack of previous archaeological investigation within the site, the potential for and significance of any such remains could not be accurately confirmed on the basis of the available evidence. As such it is likely that additional archaeological investigations may be required by the planning archaeologist for Hampshire County Council.

This assessment has established that the HLC of parliamentary enclosed fields has already been removed. Although the rural nature of the site will be fundamentally changed the historic element of the landscape has been lost in the 20th century and would not constitute an appreciable loss to the wider historic environment resource.

The settings assessment has determined that of the three Listed Buildings within close proximity of the site, two would not be significantly affected. However, the development would have a potential impact upon the setting of East Leigh House. The embedded mitigation strategy proposed in the landscape design plan is to provide an area of landscaped open space adjacent to the boundary with East Leigh House. This would be more in keeping with the original setting of the house and therefore may potentially enhance its immediate setting, although some of its wider views will be restricted. The finalised landscape proposals should continue to be developed in consultation with the Conservation Consultant at Havant Borough Council.

The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. As a result additional investigations may be required. In the first instance this should comprise geophysical survey to help establish the likely presence and extent of archaeological remains within the Site. The results from this survey could then be confirmed by archaeological trial trench evaluation which would help establish the extent, character and significance of any archaeological remains. The results of these investigations would inform any future mitigation strategy.



The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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The report was researched and compiled by Alistair Black, with later revisions by Naomi Brennan. The illustrations were prepared by Alistair Black and Karen Nichols. Caroline Budd managed the project on behalf of Wessex Archaeology.

Bartons Road Havant, Hampshire

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Bidwells LLP (the Client), to prepare a Historic Environment Desk-Based Assessment of land south of Bartons Road, Havant, Hampshire (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 473191, 107741.
- 1.1.2 This study will support a planning application for a proposed residential development within the Site, to be submitted to Havant Borough Council.
- 1.1.3 This study is intended to inform future proposals for the development of the Site. The results of this study would inform the requirement for and scope of any additional archaeological surveys needed to inform the planning application.

1.2 The Site

- 1.2.1 The Site comprises an irregular parcel of land of approximately 6 hectares (Ha) located at the eastern edge of the town of Havant to the south of Bartons Road.
- 1.2.2 The Site is currently under arable cultivation and comprises the western part of a single large field, enclosed on all sides by mature hedgerows (**Plate 1**). Modern residential development borders the Site to the west, whilst to the north the Site is bounded by a garden centre and several 19th century houses and their gardens. The eastern boundary is not currently delineated by any features in the present field (**Plate 2**). The topography of the Site gently slopes from an elevation of approximately 28m above Ordnance Datum (aOD) in the north, to around 17m aOD in the south.
- 1.2.3 The geology throughout the Site is mapped as Palaeogene Clay, Silt and Sand of the London Clay Formation, overlain to the south by Quaternary River Terrace Deposits and to the east by Quaternary Head Deposits, whilst no superficial deposits are mapped in the north (British Geological Survey).

1.3 Development proposals

- 1.3.1 Although the current application is for outline consent only design layouts and landscape plans have been prepared to illustrate the design principles. The proposed development will comprise the construction of around 175 new houses. On a north-west – south-east orientation across the Site an area of open space is proposed flanked by trees linking two public open spaces at the western and eastern edges of the Site, incorporating existing mature trees. Further trees flank the residential roads. In addition a new access road will be built from Bartons Road to the Site for vehicular access. The design proposals indicate that the existing hedgerows at the boundaries of the Site will be retained and enhanced and that new planting will be added to the eastern edge of the Site, comprising of native

shrubs and trees.

- 1.3.2 Following discussions with the Conservation Consultant at Havant Borough Council embedded mitigation measures have been incorporated to help protect and enhance the setting of the nearby Grade II listed East Leigh House. As a result the area of the Site immediately adjacent to the house is proposed as a landscaped open space, designed to evoke its former parkland setting.

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

- 1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

- 1.5.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting; and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

- 2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

- 2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

- 2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 Hedgerows Regulations 1997 (as Amended 2002)

- 2.3.1 Hedgerows that fulfil certain criteria are afforded protection under the Hedgerows Regulations 1997 (as Amended 2002). The administration of the regulations is the responsibility of the Local Planning Authority (LPA).

2.4 National Planning Policy Framework

- 2.4.1 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

- 2.4.2 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 2.4.3 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*
- *requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.

- 2.4.4 A selection of excerpts from NPPF Section 12: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.5 Local planning policy

- 2.5.1 The Site is situated within the administrative boundaries of Havant Borough Council, which adopted the *Havant Borough Local Plan - Core Strategy* in March 2011.
- 2.5.2 The Core Strategy forms the basis of the development plan for the district and sets targets for the provision of new housing and employment for a period up to 2026, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features. The Site has been allocated as an area for residential development as part of policy HB1 in the Core Strategy.
- 2.5.3 Local planning policies, contained within the aforementioned documents, which relate to the historic environment and may be relevant to the proposed development, are presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2014).

3.2 Study Area

- 3.2.1 A Study Area was established within a 1km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

- 3.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. These comprised:

- *The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
- *The Hampshire Archaeology and Historic Buildings Record (HAHBR), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;*
- *National heritage datasets including Images of England, Archaeological Data Service (ADS), OASIS, PastScape, Viewfinder, National Record of the Historic Environment (NHRE) Excavation Index, and Parks and Gardens UK;*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Hampshire Record Office; and*
- *Relevant primary and secondary sources held at the Hampshire Records Office and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.*

- 3.3.2 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report (**Section 8**).

3.4 Site visit

- 3.4.1 The Site was visited on the 15th May 2015. Weather conditions were overcast but dry. A fieldwork record comprising digital photography is held in the project archive.
- 3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.
- 3.4.3 A key objective of the Site visit was to gather observations to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 Assessment criteria- Significance

- 3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

- 3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value** *Deriving from the potential of a place to yield evidence about past human activity;*
- **Historical value** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;*
- **Aesthetic value** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and*
- **Communal value** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

- 3.5.3 The overall significance of heritage assets has been determined in accordance with the categories laid out below in **Table 1** (after Highways Agency, 2007; Table 5.1, 6.1 and 7.1).

Table 1: Categories of heritage assets classified according to significance

Significance	Categories
International	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives

Significance	Categories
National	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological, architectural or historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset 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.’

3.6.2 The aim of the setting assessment, presented in **Section 6**, was to explore the potential effects of the proposed development on the settings of designated and non-designated heritage assets situated within the wider context of the Site.

3.6.3 The manner in which the setting assessment was undertaken was guided by the recommendations outlined in *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets* (English Heritage, 2015).

3.6.4 The aforementioned guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

3.6.5 **Step 1** of the approach is *‘identifying the heritage assets affected and their settings’*.

3.6.6 This initial step of the setting assessment has been carried out by undertaking a Scoping Exercise, the results of which are presented in **Section 6.2**.

3.6.7 The Scoping Exercise employed a GIS-based viewshed analysis in order to aid the identification of those heritage assets and their settings that might be affected by the development proposals. The methodology employed in this regard is set out in **Appendix 4**.

- 3.6.8 The Scoping Exercise also aimed to identify any additional designated and/or non-designated heritage assets that were not highlighted by the viewshed analysis, which nevertheless share intervisibility with the Site, or that may be affected by non-visual effects resulting from the development proposals.
- 3.6.9 The potential for the proposed development to effect change upon the settings of the heritage assets included in the Scoping Exercise was then assessed via the application of professional judgement, informed by observations made during the Site visit.
- 3.6.10 Where it could be confidently determined that a heritage asset and its settings would not be affected by the development proposals, no further assessment was undertaken.
- 3.6.11 In cases where it could be anticipated that the development proposals may have the potential to alter the setting of a heritage asset, these assets were scoped in for further detailed assessment. These heritage assets were assessed on a case by case basis, in accordance with Steps 2 and 3 of the process outlined below.
- 3.6.12 **Step 2** requires consideration of *'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'*. This stage of the assessment should first address the key attributes of the heritage asset itself and then consider:
- *the physical surroundings of the asset, including its relationship with other heritage assets;*
 - *the way the asset is appreciated; and*
 - *the asset's associations and patterns of use.*
- 3.6.13 **Step 3** is *'Assessing the effect of the proposed development on the significance of the asset(s)'*. This stage of the assessment addresses the key attributes of the proposed development, such as its:
- *Location and siting;*
 - *Form and appearance;*
 - *Additional effects; and*
 - *Permanence.*
- 3.6.14 **Step 4** of the guidance issued by Historic England (formerly English Heritage) is to explore opportunities for *'maximising enhancement and minimising harm'*, while **Step 5** is to *'make and document the decision and monitor outcomes'*.
- 3.6.15 For the purposes of this assessment, only **Steps 1-3** of the process have been followed.

3.7 Assumptions and limitations

- 3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.7.2 The records held by the HAHBR are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources summarised above and detailed in the references section of this report (**Section 8**). The aim is to establish the known and potential historic environment resource that could be affected by the development proposals.
- 4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3**. The NHLE and HAHBR entries are assigned a unique number within the text and given a **WA** prefix for ease of reference.

4.2 Designated heritage assets

Site

- 4.2.1 There are no designated heritage assets within the Site.

Study Area

- 4.2.2 Designated heritage assets within the Study Area comprise:

Six Grade II Listed Buildings:

- *These comprise of a 16th century house with 19th century additions (**WA1**) to the southeast, the 19th century East Leigh House (**WA2**) and associated Barn (**WA5**) immediately to the north of the Site, and the clock tower, house and lodge at Southleigh Park to the east (**WA3, 4 and 6**).*

- 4.2.3 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.
- 4.2.4 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Locally listed heritage assets

- 4.3.1 Havant Borough council has also produced a 'List of Buildings of Local Interest', however the list does not contain detailed locations for the buildings and the HAHBR does not include entries for these locally designated heritage assets. However, they are listed on the Havant Borough Council website *Local List 2012* (accessed at <http://www.havant.gov.uk/planning-policy-design/conservation-areas-and-listed-buildings>). This study has not been able to ascertain whether any of these will be affected, although it appears likely that Woodbine Cottage recorded as being a much altered 19th century house on East Leigh Road, probably lies within the Study Area. If it is located on East Leigh Road the impact upon its setting would be likely to be very similar to numbers 1 and

2 Eastleigh Road (**WA1**). However as its location could not be accurately identified it has been scoped out of further assessment.

- 4.3.2 Hampshire County Council has compiled the local Hampshire Register of Historic Parks and Gardens. Within the Study Area these include the garden of Eastleigh House (**WA17**) and Helmsley House (**WA16**) to the north of the Site, as well as the park at West Leigh to the west (**WA15**) and South Leigh Park (**WA18**) to the east.

4.4 Previous studies

Site

- 4.4.1 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment.

Study Area

- 4.4.2 The HABHR contains entries pertaining to a small number of investigations which have been carried out within the Study Area. These comprise:

- **WA 8**, an evaluation followed by a strip map and sample was undertaken in 2013 during construction works at Manor Farm, Denvilles, to the south of the Site. This discovered an enclosure and a number of small post-built structures which were dated to the Late Bronze Age/ Early Iron Age by pottery fragments found in the features.

- 4.4.3 There have also been two further investigations within the Study Area which have not identified any archaeology. These are listed separately in **Appendix 3** and are shown on **Figure 1**.

- 4.4.4 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.5 Archaeological and historical context

- 4.5.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

- 4.5.2 Records obtained from the NHLE, HAHBR and other sources are listed in **Appendix 3** and illustrated in **Figure 1**.

Palaeolithic (900,000 – 9500 BC)

- 4.5.3 The Southern Rivers Palaeolithic Project identified the Site as containing Coombe Rock which has the potential for *in situ* Palaeolithic deposits (Wessex Archaeology, 1994, 79). A handaxe dating from the Palaeolithic period was discovered c.900m to the north of the Site (**WA7**). This was discovered in an area with the same geological deposits as present on the Site, although as it was a surface find and there is a possibility that it was derived from soil brought in and dumped. There have been numerous Palaeolithic discoveries within the wider landscape, particularly around the River Lavant to the east and Portsmouth to the southwest.

- 4.5.4 This suggests that there is the possibility of the recovery of further Palaeolithic deposits in the locality. These would be of at least regional significance, and would help our understanding of the area during this period.

Mesolithic and Neolithic (8500 – 2400 BC)

- 4.5.5 There are no records of any finds or features dating from this period within the Study Area. However there have been several discoveries of flint tools from these periods within the borough and the surrounding area. Additionally, the Scheduled remains of a Neolithic long barrow called Bevis's Grave is situated c.4km to the southwest of the Site. Although limited, this evidence is indicative of Mesolithic and Neolithic activity in the area. Any discoveries pertaining to these periods are likely to be of local to regional significance.

Bronze Age and Iron Age (2400BC – AD43)

- 4.5.6 There is only one site that has been identified within the Study Area which dates from these periods. It was revealed during the excavations carried out ahead of development at Manor farm c.900m to the south of the Site (**WA8**). The evaluation and strip, map and sample of this site revealed an enclosure which contained several concentrations of post holes which have been interpreted as several small post built structures and a possible fenceline. These features were all dated through pottery finds to a date range of 800-700BC (Barton, 2014). Several Bronze Age round barrows and Iron Age features such as hearths and pits have been identified within the wider landscape to the southwest indicating that this was not an isolated discovery (Havant Borough Council 1996, 43).

Romano-British (AD 43 – 410)

- 4.5.7 In contrast to the prehistoric periods there are several indications of activity from the Romano-British period within the Study Area. Most significant is the roman road which runs c.650m to the west of the Site (**WA13**). This was probably the route between Rowlands Castle and Havant and probably connected to the road between Chichester and Southampton (Havant Borough Council 1996, 41). It is thought that a small settlement may have grown up around this crossroads which has become the modern day Havant. This would have been a major route for trade and other movements during the Romano-British period. A small bronze roman casting of a human face, which has been interpreted as probably an ornament for a riding whip, was found next to the suggested line of the road approximately 950m to the northwest of the Site (**WA11**).
- 4.5.8 There been several other findspots of Romano-British artefacts within the Study Area. These comprise of a concentration of 2nd and 3rd century pottery (**WA9**) c.300m to the northwest, flint 'pot boilers' and pottery sherds c.550m to the north of the Site (**WA12**) and cooking pots and storage jars c.675m to the north (**WA 10**). None of these have been linked with any features however it does indicate that there was substantial activity within the Study Area during this period. Within the wider landscape there is evidence of several villas including the Scheduled Littlepark Wood c.4km to the west of the Site (Havant Borough Council 1996, 29, 41). Therefore there is an increased likelihood of encountering remains but the form and significance of these cannot be established from the current information.

Saxon (AD 410 – 1066)

- 4.5.9 There are no known features dating from this period in the Study Area and it is unclear whether Havant was continuously occupied. However the place-name is thought to derive from the Saxon name *Hamanfunta* meaning *Hama's* spring (Ekwall 1960, 226). The settlement is first mentioned in documentary sources in AD935 and a fragment of a stone font built into St. Faith's church is thought to date from this period. This indicates that Havant was settled from at least this date. Given the scarcity of evidence of activity from the Saxon period any finds of this date would potentially be of local to regional significance although the probability of encountering any is low.

Medieval (AD 1066 – 1500)

- 4.5.10 There continues to be very little evidence of activity within the vicinity of the Site throughout this period. The only recorded medieval activity within the Study Area is the discovery of the beam slots for three small timber buildings c.950m to the southwest of the Site at the playing fields of Oak Park school associated with some late medieval pottery (**WA14**).
- 4.5.11 The Domesday Book records that Havant was held by the bishopric of Winchester in 1086. The settlement continued to develop throughout the medieval period and the monks were given the right to hold a market in 1200. During this period the Site would probably have formed part of the agricultural hinterland for the settlement and the likelihood of encountering remains from this period is low.

Post-medieval (AD 1500 – 1800)

- 4.5.12 The area around the Site continued to be rural in character throughout the period, although the land started to be divided into estates such as Leigh Park. Little remains from this period due to subsequent development but the two listed cottages on Eastleigh Road (**WA1**) have 16th century origins, although have been substantially altered. It was during this period that the land was divided into the parliamentary enclosures that are described in the HLC and can be seen on the historic maps.

19th Century and Modern (AD 1800 – present day)

- 4.5.13 It was in the early 19th century that East Leigh House was constructed to the north of the Site (**WA2**). The house had an associated farmyard and cottages to the west, although now only one of the barns remains (**WA5**). The 1820 map shows that the Site belonged to East Leigh house, which is also confirmed in the 1833 map and by the 1842 Tithe map and apportionments. The tithe apportionments note that the majority of the Site lay within Leigh Park with the southern part lying within two arable fields, the ten acres and the long fourteen. The house was set in its own gardens (**WA17**) which are on the Hampshire Register of Parks and Gardens and still partially survive. It is possible that the two clumps of trees that are present on the Site are associated with East Leigh House. The eastern group of trees appears to be on the site of a pond which is marked on historic maps. Similarly the adjacent gardens at Helmsley house are also on the register (**WA16**) but are of a later 19th century date. Neither of these parks has yet been studied in detail and the register contains very limited information on their extent, form or attributes.
- 4.5.14 To the east Southleigh Park House and outbuildings were built in the mid-19th century. The features that remain include the Grade II listed country house itself (**WA4**), lodge (**WA6**) and clock tower building (**WA3**) which was probably a stables. These were surrounded by a substantial estate, of which only 15 acres remain. The ornamental pond and some of the planting still remain however (**WA18**).
- 4.5.15 It was during this the mid-19th century that the railway was constructed to the west of the Site and Havant started to expand. However it wasn't until post WWII that the urban development of the borough began to approach the Site with the large suburban developments of Leigh Park and West Leigh to the west.
- 4.5.16 The HAHBR records an unlisted late 19th century animal shed in the middle of the Site (HAHBR no. 42598), the detailed listing indicates that it was part of Northney Farm and visible on OS 1st series mapping. However this study has not been able to find any evidence of this building or the farm, it is therefore probable that an incorrect grid reference was given to the record. It has therefore been scoped out of further consideration within this report.

- 4.5.17 South Leigh Farm, c.650m to the southeast, is a Victorian farmyard built in an estate style (**WA19**). The original use of the buildings is not known and the eastern range of the yard was demolished due to damage sustained in storms (**WA20**)
- 4.5.18 A pillbox dating from the Second World War is located to the west of Southleigh Park House approximate 450m from the Site (**WA21**). It is described as being of L-shaped plan and of poor design and construction. Given that it was unclassified by the Defence Line Survey (South) and its poor construction it is possibly of non-standard type this may have been built from a non-standard plan.

Undated

- 4.5.19 There are two records from the HAHBR which are undated. The first of these is an earthwork bank and ditch (**WA22**) which has been identified to the north near Barton's copse. No other details about this feature were available but it could be related to a ditch depicted on the 1st Edition Ordnance Survey possibly for drainage of the adjacent railway line.
- 4.5.20 Homefarm Barn c.400m to the east of the Site is recorded in the HAHBR as a barn of uncertain date which has been converted into a house. There are no further details and it is not on the Havant List of Buildings of Local Interest.

4.6 Historic Landscape Character

- 4.6.1 An assessment of the Historic Landscape Character (HLC) of the Site and the Study Area was undertaken for Hampshire County Council. The HLC records the Site as Type 1.10: Medium Parliamentary fields, comprising field patterns characterised by straight surveyed boundaries and usually regular shapes, likely to have their basis in post-medieval Parliamentary Enclosure Acts.
- 4.6.2 The historic map regression indicated that despite the presence of a number of boundaries shown on the 1820 estate plan, 1842 Tithe map and Ordnance Survey maps, the wider landscape has been subject to major reorganisation and boundary removal in the late 20th century and as such, the significance of the HLC within the Site is considered to be low. This was supported by the Site visit which confirmed that all of the internal divisions within the Site have been removed and the western boundary is the only one surviving from this period. However the two clumps of trees on the Site may be remnants of landscape tree planting as part of the designed parkland for East Leigh House.
- 4.6.3 As discussed above, the mature hedgerows at the edges of the Site may fulfil the criteria for being considered historically *Important* as defined under the *Hedgerows Regulations* 1997 (as amended in 2002), and could therefore be subject to statutory protection.

4.7 Assessment of survival and previous impacts

- 4.7.1 It is anticipated that, as the Site has not been previously developed, any disturbance to buried archaeological remains that may be present would be largely restricted to agricultural practises including truncation caused by ploughing and localised disturbance from the removal of field boundaries.

5 POTENTIAL DEVELOPMENT EFFECTS- PHYSICAL IMPACTS

5.1 Introduction

- 5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be

subject to physical impacts. The following predictions as to the potential effects of the proposed development are based upon draft concept plans. As a result, the statements presented below should be regarded as provisional.

5.2 Summary of known and potential historic environment resource

5.2.1 The following table (**Table 2**) presents a summary of the known and potential elements of the historic environment resource within the Site and its vicinity, which could be physically affected by the development proposals, based on the information presented in **Section 4**.

5.2.2 Entries in the table are assigned a '*Potential*' rating, which represents a measure of probability. This has been determined via the application of professional judgement, informed by the evidence presented in the preceding sections of this assessment. '*Potential*' is expressed on a four point scale, assigned in accordance with the following criteria:

- **High** Situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity and which are likely to be well preserved.
- **Moderate** Includes cases where there are grounds for believing that heritage assets may be present, but for which conclusive evidence is not currently available. This category is also applied in situations in which heritage assets are likely to be present, but also where their state of preservation may have been compromised.
- **Low** Circumstances where the available information indicates that heritage assets are unlikely to be present, or that their state of preservation is liable to be severely compromised.
- **Unknown** Cases where currently available information does not provide sufficient evidence on which to provide an informed assessment with regard to the potential for heritage assets to be present.

5.2.3 The '*Significance*' of known and potential heritage assets included in **Table 2** has been determined in accordance with the criteria set out in **Section 3.5**.



Table 2: Summary of known and potential historic environment resource within the Site

Potential	Period and Description		Significance
High	Post-medieval and 19 th century	Historic mapping has shown that it is highly likely that remains of the post-medieval parliamentary enclosure field boundaries will be encountered within the Site. These would be of local significance. Also elements of historic parkland features may be found, which would also be of local significance.	Local
Moderate	Romano-British	Whilst there are no known features from the Romano-British period within the Site, the level of activity within the Study Area and wider landscape, including the road to the west, means that there is a moderate probability of encountering remains from this period. The significance of any such features is unknown.	Unknown
Low	Saxon	The place name evidence and documentary sources show that there was a settlement in the vicinity from at least the 10 th century. However as was probably underneath the present day Havant. The lack of evidence in the wider area means that any remains would be of local/regional significance.	Local/ regional
	Medieval	In this period the Site lay in the agricultural hinterland of Havant. There is the potential that finds or features relating to contemporary activity may be found within the Site.	Local
Unknown	Prehistoric	The baseline survey has established that there is evidence of activity throughout prehistory within the wider landscape. As the likely form of any remains is unknown any evidence uncovered would be of an unknown significance.	Unknown

5.3 Statement of potential impact

Designated heritage assets

- 5.3.1 The implementation of the development proposals would result in no physical impacts to any designated heritage assets. The potential for the development proposals to affect the settings of designated heritage assets is explored in **Section 6**.

Archaeological remains

- 5.3.2 The implementation of the Proposed Development is anticipated to entail the following sources of ground disturbance and excavations:

- *Preliminary site investigation works;*
- *Setting up a secure construction compound within the Site;*
- *Plant movement;*
- *Topsoil stripping;*
- *Piling and/or excavation of new foundation trenches;*
- *Installation of services, drainage and other infrastructure;*
- *Establishment of new car parking areas, estate roads and access points;*
- *Hard and soft landscaping works (levelling, remodelling); and*
- *Environmental enhancement works, including planting.*

- 5.3.3 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

- 5.3.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

- 5.3.5 The most destructive elements of the development proposals in terms of below ground archaeology, should any such remains be present within the Site, would be likely to be associated with the main construction areas.

- 5.3.6 Should substantial landscaping or levelling works be required in order to establish the new screening for the Site, these activities could also result in widespread truncation of any archaeological remains present within the working areas. However, it may be possible to preserve areas within the open area proposed on the concept plan *in situ*.

Historic Landscape Character

- 5.3.7 The change in land use from farmland to residential use will fundamentally change the current landscape character of the Site. However as has already been noted very little of the historic character of the land remains. The design proposals do not call for the removal of any of the existing mature hedgerows along the field boundaries. Instead they will be enhanced with new planting, although the hedge will have to be breached for the new access road to the north.

- 5.3.8 Mature trees within the Site which may be remnants of the designed parkland for East Leigh House are to be retained within the design proposals.

6 POTENTIAL DEVELOPMENT EFFECTS- SETTINGS OF HERITAGE ASSETS

6.1 Introduction

6.1.1 This section presents an assessment of the potential effects of the development proposals in relation to the settings of heritage assets, in accordance with the methodology set out in **Section 3.6**.

6.1.2 It should be noted that the assessment of the potential effects of the proposed development presented in this section are based upon concept design proposals. Consequently, the following statements should be regarded as provisional.

6.2 Scoping exercise

6.2.1 The viewshed analysis determined that, outside of the limit of the 1km Study Area, visibility beyond the Site is, theoretically, somewhat restricted to the north, while generally good intervisibility exists with land within a 5km radius to the south. The ZTV encompasses a large proportion of the geographical expanse contained within a 5km radius to the east and west.

6.2.2 The following designated heritage assets were identified within the ZTV:

- *Seven Scheduled Monuments;*
- *Three Grade I Listed Buildings*
- *Four Grade II* Listed Buildings;*
- *Six Grade II Listed Buildings; and*
- *Two Registered Parks and Gardens*

6.2.3 No World Heritage Sites or Registered Battlefields were identified within the ZTV.

6.2.4 Designated heritage assets identified within the ZTV are illustrated in **Figure 3** and listed in **Appendix 5**.

6.2.5 The increased traffic flow along Bartons Road which will result from the proposed development potentially could impact upon the setting of the two Grade II listed buildings located immediately to the north of the Site (**WA2 and 5**). However as these assets are set back from the road and the traffic is already substantial this would only be a minor increase it is anticipated that these non-visual effects arising from the proposed development would result in only a limited adverse impact to the settings of these assets. Given the distance of all the other assets from the Site is anticipated that they would be unaffected by any non-visual effects.

6.2.6 The Site is bounded by recent residential development and mature hedgerows to the west. The presence of these buildings, which are predominantly of at least two storeys, effectively blocks any views beyond the immediate surroundings of the Site (**Plate 3**). Therefore assets such as Fort Purbrook [NHLE no. 1001842] identified on the ZTV are not visible.

6.2.7 Views from the Site to the north are also restricted due to the intervening presence of several houses and the hedgerows forming the boundary combined with the topography (**Plate 1**). Meaning that neither of the two Grade II Registered Parks and Gardens can be seen.

- 6.2.8 The close views to the south are unrestricted as it is open farmland (**Plates 2 and 4**). This means that the Grade II Listed Number 1 and 2 Eastleigh Road (**WA1**) are visible. However the topography, woodland and existing development mean that the long distance views are restricted and no intervisibility with other designated heritage assets could be established. To the east again the near views are unrestricted but the listed buildings of Southleigh Park are screened by woodland and the trees from the locally registered park surrounding them (**Plate 5**).
- 6.2.9 Due to the aforementioned screening effect of intervening development, topography and woodland, the Site does not share intervisibility with any of the remaining designated heritage assets identified within the ZTV. Therefore, the Site is not considered to constitute, or contribute to the settings of these heritage assets and, as such, the visual effects associated with the development proposals would not result in any adverse impacts to them. As the development proposals are considered to entail no risk of affecting the settings of these heritage assets, no further assessment has been undertaken in relation to them.
- 6.2.10 The results of the Scoping Exercise are summarised in **Appendix 5**.

6.3 Numbers 1 and 2 Eastleigh Road

The asset and its setting

- 6.3.1 The Grade II listed building is a thatched 16th century timber framed house with 19th century extensions (**WA1**). It lies approximately 225m to the southeast of the Site near the junction of Eastleigh and Southleigh road just beyond the hedgerow boundary of the field containing the Site (**Plate 4**).

Contribution of the setting to the significance of the asset

- 6.3.2 As a Grade II Listed Building it has a significance of at least regional importance. It is likely that the building gains the majority of its significance from its evidential value as an example of rural vernacular architecture. As a primary setting this is derived from the farm buildings nearby, however most of these have been converted to houses. As a farm building the nearby agricultural land forms a modest part of its historic significance in understanding the area's development over time.

Potential effects of the proposed development

- 6.3.3 The proposed development would reduce the agricultural land buffer between the building and the suburban development to the west. However the screening proposed and the gap between the development and the building which will remain as agricultural land limits this impact. The gap is protected by the core strategy policy AL2 which protects undeveloped sites between settlements, meaning that the remaining farmland cannot be developed unless the specific criteria are met. Considering that the areas to the west of the Site has already been developed, although the boundary would be closer the setting would not be significantly different from as it stands today.

6.4 Barn to the west of Eastleigh Farmhouse

The asset and its setting

- 6.4.1 The Grade II Listed Barn 50m north of the Site (**WA5**) comprises a late 18th or early 19th century eight bay timber frame barn. The rest of the farm complex has been demolished and the building is now detached. The barn is situated in a car park, just to the south of Bartons Road, and close to a modern garden centre, which lies to the south (**Plate 6**).

Contribution of the setting to the significance of the asset

- 6.4.2 The building probably derives its major significance, which is of at least regional importance, from its evidential value as an example of agricultural building architecture. The primary setting of the building does not contribute to this significance as the accompanying agricultural buildings and cottages apparent on historic mapping have already been removed and replaced with modern car parking for the nearby garden centre.
- 6.4.3 Further significance is also derived from the broader landscape context. The Site was part of the farmland that the barn was originally built to utilise. However the views to and from the building are severely restricted by modern development and landscaping, reducing its setting.

Potential effects of the proposed development

- 6.4.4 The barn is situated in close proximity to the Site, however the landscaping and existing hedgerow mean that there is limited visibility to the Site. The considerable existing development that already surrounds the building and the demolition of associated farm buildings has already greatly diminished the primary rural setting of it.
- 6.4.5 The proposed development would be partially visible in views south from the barn, although car park landscaping and hedgerows, which separates the barn from the Site, would break or obscure these views.
- 6.4.6 The development would not be situated in any key views essential to the understanding, interpretation or appreciation of the monument. Accordingly, it is considered that the development proposals would result in no discernible alteration of the building's setting.

6.5 East Leigh House

The asset and its setting

- 6.5.1 Grade II Listed East Leigh House (**WA2**), is a two storey building constructed of yellow brick with a slate roof. It was mainly built around 1820 with a northwest wing of older date.
- 6.5.2 The house lies adjacent to the northern boundary of the Site. It is set amongst its own gardens with Helmsley House and garden to the east, the above-mentioned Grade II listed barn to the west and Bartons Road to the north. To the south lies the agricultural field that contains the Site. Historic maps show that the northern part of the Site was parkland associated with the house, and the main aspect of the building is facing the Site. However it appears from the historic mapping that the principal approach to the house was not from this direction.
- 6.5.3 It appears that there are some fragmentary elements of this parkland associated with East Leigh House remaining within the Site. It is probable that the mature trees on the Site are elements from this parkland. The clump of trees on the east of the Site (**Plate 2**) appears from historic maps to be on the site of a pond or waterhole which spanned the boundary of two fields of pasture listed on the 1842 tithe (**Figure 3**). The pond is depicted on recent maps although it may have substantially silted up. It appears that the land stopped being parkland during the interwar years, with the land to the north being developed for Helmsley House and garden with the part lying within the Site divided into fields. Currently a mature hedgerow with some gaps partially screens the house from the Site although the first storey is visible (**Plate 7**). An estate map from 1820 indicates a boundary is this approximate position dividing the gardens from the wider parkland.

Contribution of the setting to the significance of the asset

- 6.5.4 East Leigh House is considered to be of at least regional significance, in accordance with its Grade II Listed status.
- 6.5.5 Much of the significance of East Leigh House derives from its evidential and aesthetic value of its physical fabric, as it provides a good example of 19th century architecture and contemporary building techniques. Further low significance is derived from the historic value with regard to its importance as the centre of the small country estate.
- 6.5.6 The building's significance is enhanced as a result of its setting both within its garden and, less importantly, the wider agricultural landscape. Historic maps, however, indicate that the house was originally situated within a small area of open parkland. The setting of the house offers opportunities for understanding and appreciating its past function, and its position in the organisation of the landscape during the 19th century.
- 6.5.7 The current arable character of the Site does not reflect the house's original immediate setting, which was open parkland. Changes have also occurred to the wider setting due to the modern spread and development of Havant.

Potential effects of the proposed development

- 6.5.8 Although the Site in its present form is considered to contribute only in a minor way to the significance of the heritage asset; any changes to the wider agricultural and rural landscape setting of the house may potentially result in an adverse impact upon its setting.
- 6.5.9 Views from East Leigh House toward the Site, which lies approximately 25m to the south, are partially screened by the extant hedge and trees that form the property's southern boundary (**Plate 7**). Nevertheless, the proposed development would be visible from the first floor of the house and would be facing the principal aspect of the building. The only shared views of the Site and the building are from the field containing the Site and along Eastleigh road.
- 6.5.10 While the provision of supplementary planting along the northern edge of the Site could minimise any potential intervisibility with the house, this would further obscure the principal aspect of the house. A boundary at this location is however indicated by the 1820 estate plan, dividing the gardens from the wider parkland and so enhancement of the hedgerow without any higher planting may well be appropriate. The proposed provision of an area of open space immediately adjacent to this boundary, has the potential to enhance the setting of the house by evoking something of its former parkland setting.
- 6.5.11 Mature trees within the Site, which are also thought to relate to the former parkland, are to be retained within the proposed design.

7 CONCLUSIONS

7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Archaeological remains

- 7.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to the Romano-British and post-medieval periods. However, due to a lack of previous archaeological investigation within the Site, the potential for and significance of any such remains could not be accurately confirmed on the basis of the available evidence.
- 7.1.3 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

Historic Landscape Character

- 7.1.4 This assessment has established that the HLC of parliamentary enclosed fields has already been removed. Although the rural nature of the Site will be fundamentally changed the historic element of the landscape has been lost in the 20th century and would not constitute an appreciable loss to the wider historic environment resource.
- 7.1.5 Mature trees within the Site which may be remnants of the designed parkland for East Leigh House are to be retained within the design proposals.

Settings of heritage assets

- 7.1.6 The settings assessment has determined that of the three Listed Buildings within close proximity of the Site, two would not be significantly affected. However, the development would have a potential impact upon the setting of East Leigh House, and hence a part of the significance of the asset.
- 7.1.7 Historic map regression has indicated that the house was originally situated within an area of parkland that encompassed the northern part of the Site. The current hedgerow between the Site and the property approximately corresponds to a division between the gardens and parkland depicted on an 1820 estate plan. While some enhancement of this boundary may be appropriate adverse impacts to the principal aspect of the house should be avoided. The embedded mitigation strategy proposed in the landscape design plan is to provide an area of landscaped open space adjacent to the boundary with East Leigh House. This would be more in keeping with the original setting of the house and therefore may potentially enhance its immediate setting, although some of its wider views will be restricted.

7.2 Recommendations

Archaeological remains

- 7.2.1 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. As a result additional investigations may be required, an approach which has been confirmed through consultation with the County Archaeologist.
- 7.2.2 In the first instance this should comprise geophysical survey to help establish the likely presence and extent of archaeological remains within the Site. The results from this survey could then be confirmed by archaeological trial trench evaluation which would help establish the extent, character and significance of any archaeological remains. The results of these investigations would inform any future mitigation strategy.

- 7.2.3 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

Settings of heritage assets

- 7.2.4 Embedded mitigation strategies within the landscape design plan have the potential to enhance some aspects of the setting of Grade II listed East Leigh House. The finalised landscape proposals should continue to be developed in consultation with the Conservation Consultant at Havant Borough Council.

8 REFERENCES

8.1 Bibliography

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8.2 Historic Environment Records

Hampshire Archaeology and Historic Building Record (HAHBR)
Hampshire Archives and Local Studies Centre

8.3 Cartographic and Documentary Sources

1820 Plan of East Leigh (HAHBR ref. 11M64/E/P2)1
1833 Map of Warblington, Havant and Bedhampton (HAHBR ref. 11M64/E/P2)
Undated First Edition Ordnance Survey 25" Map (1:2,500) Sheet 76.7
1897 Edition Ordnance Survey 25" Map (1:2,500) Sheet 76.7

1909 Edition Ordnance Survey 25" Map (1:2,500) Sheet 76.7

1938 Provisional Edition Ordnance Survey 6" Map (1:10,560) Sheet 76 NE

8.4 Online resources

<http://ads.ahds.ac.uk>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://oasis.ac.uk/england/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://planningguidance.planningportal.gov.uk/>

All URLs Accessed on 15/05/2015

9 APPENDICES

9.1 Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may 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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
Heritage asset	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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	900,000 – 9500 BC	Romano-British	AD 43 - 410
Early Post-glacial	9500 – 8500 BC	Saxon	AD 410 – 1066
Mesolithic	8500 – 4000 BC	Medieval	AD 1066 – 1500
Neolithic	4000 – 2400 BC	Post-medieval	AD 1500 – 1800
Bronze Age	2400 – 700 BC	19th Century	AD 1800 – 1899
Iron Age	700 BC – AD 43	Modern	1900 – present day

9.2 Appendix 2: Legislative and planning framework

Designated Heritage Assets:

Designation	Associated Legislation	Overview
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by English Heritage/Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. English Heritage/Historic England are a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to English Heritage/Historic England. Conservation Area Consent is required for certain works affecting Conservation Areas.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. English Heritage/Historic England and the Garden History Society are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF):

NPPF Section 12: Conserving and enhancing the historic environment Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2 (Accessed on 08/05/2015)	
Para. 128	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.129	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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 132	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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para. 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly 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. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Local Planning Policy:

Havant Borough Local Plan Part 1 - Core Strategy (March 2011) Available at http://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%20.pdf (Accessed on 12/05/2015)		
Policy ref.	Title	Scope
CS11	Protecting and Enhancing the	Planning permission will be granted for development that: 4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing

Havant Borough Local Plan Part 1 - Core Strategy (March 2011)		
Available at http://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%20.pdf (Accessed on 12/05/2015)		
Policy ref.	Title	Scope
	Special Environment and Heritage of Havant Borough	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.
CS16	High Quality Design	Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: 1. Responds to, draws inspiration from and respects local context and: a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

9.3 Appendix 3: Gazetteer of heritage assets within the Study Area

WA No.	NHLE No.	HAHBR No.	Name	Designation	Description	Period	Easting	Northing
1	1091617	6836	1 & 2 Eastleigh Road	Grade II Listed Building	A timber framed and thatched 16 th century house with 19 th century extensions.	Post-medieval	473369	107414
2	1091643	6811	East Leigh House	Grade II Listed Building	Mainly c. 1820 with and older north-west wing.	19 th century	473169	107884
3	1263632	14222	Southleigh Park, Clock Tower Building	Grade II Listed Building	A mid-19 th century outbuilding, possibly a former stable with a clocktower, containing a clock dating from 1840.	19 th century	473718	107977
4	1303673	6897	Southleigh Park, House (Excluding attached 1983 corridor and office building)	Grade II Listed Building	Mid-19 th century country house	19 th century	473731	107949
5	1340184	6812	Barn (10 Yards West Of East Leigh Farmhouse)	Grade II Listed Building	Late 18 th or early 19 th century timber framed barn.	19 th century	473068	107904
6	1340202	6896	Southleigh Park, Lodge	Grade II Listed Building	Mid-19 th century country house with 20 th century alterations	19 th century	473737	108059
7		23370	Findspot	-	Palaeolithic flint handaxe	Palaeolithic	473080	108760
8		65643	LBA/EIA occupation site (Evaluation and Excavation Areas 1-3)	-	Excavation at Manor farm uncovered an enclosure and several post-built structures of LBA/EIA date STRUCTURE	Bronze Age	473111	106650



WA No.	NHLE No.	HAHBR No.	Name	Designation	Description	Period	Easting	Northing
9		23365	Findspot	-	Concentration of 2 nd and 3 rd century roman pottery	Romano-British	472900	108100
10		23473	Findspot	-	Scatter of Romano-British pottery including cooking pots and storage jars	Romano-British	473200	108550
11		23421	Findspot	-	A small bronze roman casting of a human face probably an ornament for a riding whip	Romano-British	472700	108700
12		23422 23423	Findspot	-	Sherds of roman pottery and flint 'pot boilers' found during pipeline laying	Romano-British	473100	108400
13			Roman road	-	Roman road running form Rowlands Castle to Havant	Romano-British	472147	107254
14		23401	Playing fields, Oak Park School	-	Beam slots of three small timber buildings along with late medieval pottery	Medieval	472200	107300
15		52018	West Leigh	-	Post medieval Landscape park, now developed.	Post-medieval	472296	108082
16		52312	Helmsley House	-	Garden, no description	Post-medieval	473296	107934
17		52311	East Leigh	-	Post 1810 park	19th century	473194	107916
18		52013	South Leigh Park	-	Southleigh, originally Woodlands dairy farm, became a gentleman's estate in the early C19. Later it was enlarged to 356 acres, to encompass farms and cottages. The gardens included kitchen gardens, greenhouses, ornamental planting, such as monkey puzzle and laurel, which still survive, round the estate for screening, a park, and a pond in front of the house. During the early part of the C20 it was maintained as a family residence, until it was sold to the Plessey Company in 1968 and then to Snell and Wilcox in 1995. Much of the estate has been sold, leaving 15 acres. The house, clock tower and lodge all listed, are being restored. Little of the gardens survive, except the pond and some planting but the impressive house still stands overlooking the former park.	19th century	473722	107915
19		42602	Barn Range	-	Unlisted Agricultural Buildings at Southleigh Farm.	19th	473708	107188



WA No.	NHLE No.	HAHBR No.	Name	Designation	Description	Period	Easting	Northing
		42601 42600 42598	(West) at Southleigh Farm Agricultural Building Range (North) at Southleigh Farm		Victorian, but certainly there by 1880 (OS First Series mapping). Built in an 'estate style', this formed a small yard here. Original use for the buildings are not known	century		
20		42597	Southleigh Farm	-	Site of a destroyed Victorian barn. Severely damaged in storms prior to the SUIAG survey visit (13-Feb-1992). At that time, only a part of the north gable end framing remained standing, the remaining debris having been removed and stacked nearby. Subsequently, the remains were completely demolished. Barn formed the east side of the farmyard, and was attached at the north end, to the low range of farm buildings running away to the northeast. Timber-framed, not aisled, of thin scantling and with notched-jowl main posts: weatherboarded, on a low brick plinth. There was also a weatherboarded lean-to, on a concrete sleeper wall, attached to the west (yard) side of the barn, at the north end at least.	Modern	473735	107173
21		24381	Pillbox	-	Unclassified, L-shape. Of poor design and construction	Modern	473800	108000
22		32463	Bank (Earthwork)	-	Bank and ditch observed. Not a wood bank.	Undated	473300	108700
23		50632	Home Farm Barn	-	Unlisted barn, now converted into a house	Undated	473636	107593

9.4 Appendix 4: Viewshed analysis methodology

- 9.4.1 Viewshed analysis is a type of visibility analysis, a commonly applied GIS technique where the output produces a mathematical model of the area which theoretically shares intervisibility with a target point. This model is referred to as a Zone of Theoretical Visibility (ZTV).
- 9.4.2 This method provides a means of modelling where in the landscape a proposed development is likely to be visible from, thereby helping to identify those heritage assets which could be affected by the proposals.
- 9.4.3 A viewshed analysis was carried out within a 5km radius of the Site for the purposes of this assessment. The ZTV was calculated using:
- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama;*
 - *An array of target points located within the Site boundary and set to correspond with the approximate height of the proposed development, as indicated by the draft proposals. The maximum height of the target points was set at 10m;*
 - *Observer heights were set to 1.6m representing the eye height of an average person.*
- 9.4.4 Designated heritage assets of the highest significance (comprising World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens and Registered Battlefields) which lay within the 5km limit of the ZTV were identified. All Conservation Areas, Grade II Listed Buildings, and Grade II Registered Parks and Gardens located within the 1km Study Area were also included in the viewshed analysis.
- 9.4.5 It should be noted that, in itself, the inclusion of a heritage asset within the ZTV does not indicate that the Site constitutes part of its setting, or that the development proposals would necessarily affect the asset.
- 9.4.6 The viewshed analysis is based on a 'bare-earth' model, which takes no account of surface forms and features including trees, vegetation, buildings and other structures. Therefore, the inclusion of a heritage asset within the ZTV should not be conflated with 'real-world' intervisibility.



9.5 Appendix 5: Designated heritage assets within the ZTV

WA No.	NHLE No.	Name	Designation	Easting	Northing	Distance from Site (km)	Direction from Site	Scoped in to detailed assessment Y/N	Rationale
1	1091617	1 & 2 Eastleigh Road	Grade II Listed Building	473369	107414	0.225	SE	Y	The asset is visible from the Site across open farmland but partially screened by the extant hedge.
2	1091643	East Leigh House	Grade II Listed Building	473169	107884	0.025	N	Y	The assets are partially visible through the extant hedgerows and fences.
5	1340184	Barn (10 Yards West Of East Leigh Farmhouse)	Grade II Listed Building	473068	107904	0.05	N	Y	
3	1263632	Southleigh Park, Clock Tower Building	Grade II Listed Building	473718	107977	0.38	E	N	The assets are entirely screened from the site by intervening woodland.
4	1303673	Southleigh Park, House (Excluding attached 1983 corridor and office building)	Grade II Listed Building	473731	107949	0.38	E	N	
6	1340202	Southleigh Park, Lodge	Grade II Listed Building	473737	108059	0.43	E	N	
-	1000112	Leigh Park (Staunton Country Park)	Grade II Registered Park and Garden	471977	109102	1.1	NW	N	The asset are entirely screened from the site by intervening development, vegetation and topography
-	1000327	Stansted Park	Grade II Registered Park and Garden	475626	110932	2.6	N	N	
-	1019110	Ringwork and bailey at Motleys Copse	Scheduled Monument	472481	112183	4.4	N	N	
-	1019111	Motte castle at Motley's Copse	Scheduled Monument	472292	112062	4.4	N	N	
-	1092120	Church of St Faith	Grade II* Listed Building	471764	106238	1.95	SW	N	The assets are entirely screened from the site by the intervening development of Havant, existing vegetation
-	1154443	Church of St Thomas-a-Beckett	Grade I Listed Building	472900	105418	2.2	S	N	

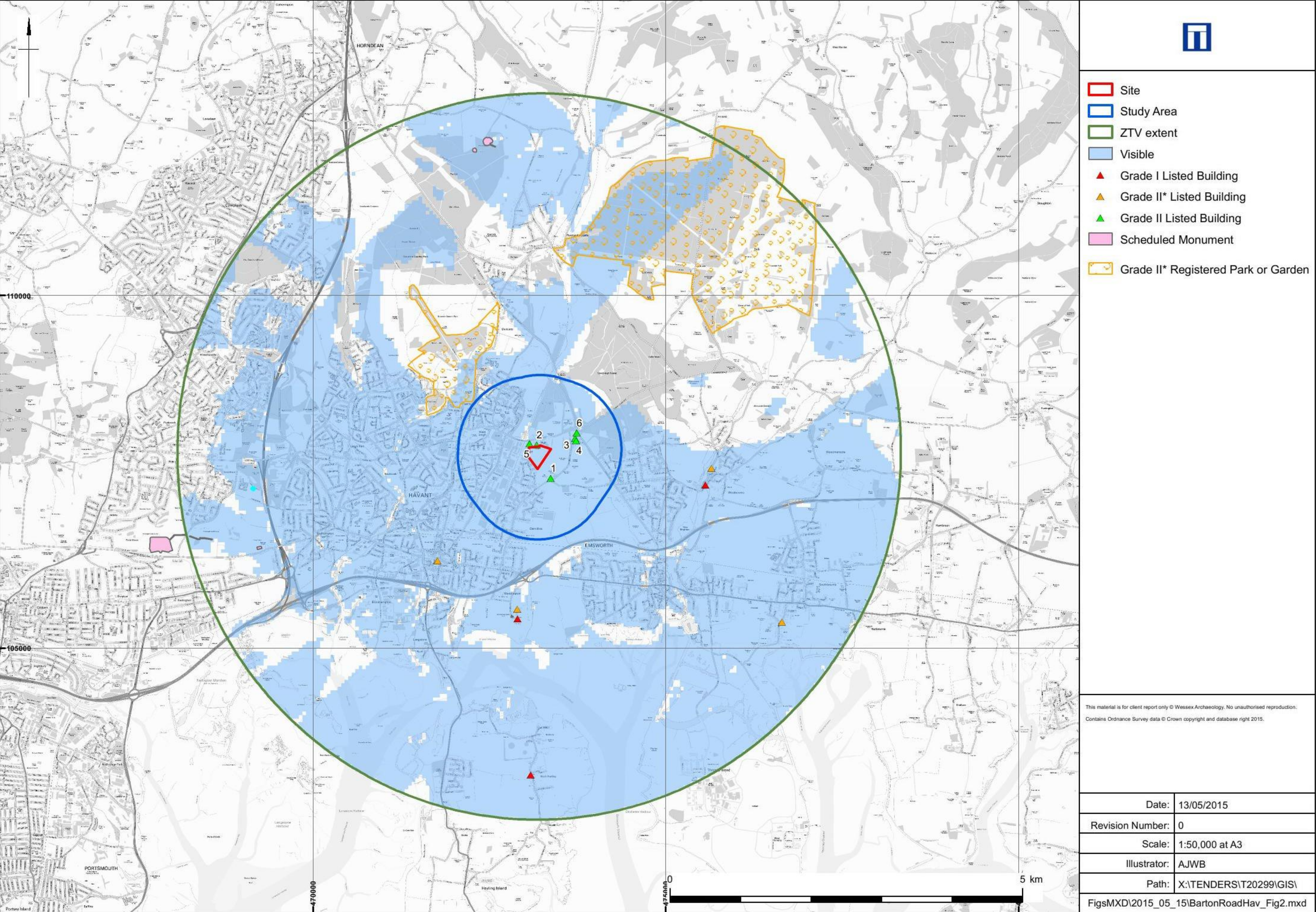


WA No.	NHLE No.	Name	Designation	Easting	Northing	Distance from Site (km)	Direction from Site	Scoped in to detailed assessment Y/N	Rationale
-	1154484	Warblington Castle	Grade II* Listed Building	472895	105550	2	S	N	and topography.
-	1155352	Church of St Peter	Grade I Listed Building	473087	103201	4.35	S	N	
-	1012831	Bevis's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle	Scheduled Monument	469239	106423	4	W	N	
-	1001800	Black Barn, Warblington	Scheduled Monument	472821	105448	2.1	S	N	
-	1001842	Fort Purbrook, including covered-way to east	Scheduled Monument	467874	106475	4.6	W	N	
-	1001859	Roman site SW of Littlepark Wood	Scheduled Monument	469151	107264	3.9	W	N	
-	1001913	Warblington Castle	Scheduled Monument	472893	105557	2.1	S	N	
-	1221938	The Old House	Grade II* Listed Building	476643	105370	4.1	SE	N	The asset are entirely screened from the site by intervening development, vegetation and topography
-	1026167	Church of St John the Baptist	Grade I Listed Building	475559	107313	2.25	E	N	
-	1354623	Westbourne House	Grade II* Listed Building	475645	107549	2.3	E	N	



Site location, designated heritage assets and archaeological records within the Study Area (based on HAHBR)

Figure 1



Designated heritage assets within the Zone of Theoretical Visibility (ZTV)

Figure 2



A. East Leigh Estate Map (1820)



B. Havant Tithe Map (1842)



C. 1st Edition Ordnance Survey Map "25 (undated c. 1860)



D. 3rd Edition Ordnance Survey Map "25 (1909)

 Site (approx.)



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Plate 1: View to the north from the southern edge of the Site



Plate 2: View southwest along the eastern Site boundary from the northern edge of the Site

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Plate 3: View to the southwest from the north-eastern edge of the Site



Plate 4: View to the southeast from the southern edge of the Site

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Plate 5: View to the east from the north-eastern edge of the Site



Plate 6: Immediate setting of Listed Building WA5

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Plate 7: View to the north from the centre of the Site

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