



154 London Road, Purbrook,

Historic Environment Desk-Based Assessment



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Summary

Wessex Archaeology was commissioned by Foreman Homes Ltd to prepare a Historic Environment Desk-Based Assessment at 154 London Road, Purbrook, Waterlooville, Hampshire, centred on NGR 467678 108580. 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. The local archaeological resource has been well-investigated and indicates a good potential for late prehistoric (particularly Iron Age) and Romano-British archaeological remains to be encountered, likely associated with the previously recorded settlement evidence to the west. Any such remains are likely to have been truncated by subsequent impacts.

During the medieval period, the site is likely to have formed agricultural land associated with the medieval grange at Plant Farm and continued in agricultural use until the construction of Purbrook Windmill within the site in the early 19th century.

The site has been the location of J F Goodwillies timber merchants since 1882, and a sawmill since at least 1870. There is good potential to encounter sub-surface remains of earlier or adapted structures associated with the timber company within the site, particularly in the northern portion.

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. Given the extensive prehistoric and Romano-British activity in the vicinity of the site, the County Archaeologist for Hampshire Council may require additional archaeological investigation to be undertaken. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

The assessment has also established that the Proposed Development would not alter any elements of setting that contribute to the significance of any designated heritage assets. No harm has been identified to any Scheduled Monument, Listed Building or Conservation Area surrounding the site, on account of intervening development, vegetation, and topography, as well as a lack of associative relationships. This included the Scheduled Palmerston Forts of Portsdown Hill, and Grade II Listed Buildings within Waterlooville.

Acknowledgements

This project was commissioned by Foreman Homes Ltd, and Wessex Archaeology is grateful to Laura Cornborough in this regard. Wessex Archaeology would also like to thank Hampshire County and Winchester City Council for supplying the Historic Environment Record data and Alan Goodger, landowner, for his extensive local knowledge.



154 London Road, Purbrook

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Foreman Homes Ltd (the client), to prepare an Historic Environment Desk-Based Assessment of land at 154 London Road, Purbrook, Waterlooville, Hampshire (hereafter 'the Site', **Fig. 1**), centred on NGR 467678 108580.
- 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.

1.2 The Site

- 1.2.1 The Site comprises an irregular parcel of land of approximately 3.42 ha, recently in use as JF Goodwillie Ltd timberyard. The Site is laid mainly to hardstanding, with a range of buildings for the storage and processing of timber.

1.3 Development proposals

- 1.3.1 Development proposals indicate that the Proposed Development will comprise the construction of 111 residential units of up to three storeys, along with areas of public open space, and associated access, parking and SuDs (drainage).

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, MHCLG 2024): 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 potential impact of 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 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

- 2.2.2 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*

- 2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields). This duty was given to the Historic Buildings and Monuments Commission for England (then English Heritage, now Historic England) under the *National Heritage Act 1983*.

- 2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972*. England protects its World

Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.5 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 The *National Planning Policy Framework* (NPPF) was published in December 2024 and sets out the government's planning policies for England and how these are expected to be applied.

2.4.2 Section 16 of the NPPF, entitled *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.

2.4.3 The aim of NPPF Section 16 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.

2.4.4 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.

2.4.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.4.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

2.5 Local planning policy and guidance

- 2.5.1 The Site is situated within the administrative boundaries of Havant Borough Council (HBC). The adopted Local Plan is made up of the Core Strategy (2011) and the Site Allocations Plan (2014).
- 2.5.2 The Site is allocated for housing in the adopted local plan (ref: W63) and was also a draft allocation within the now withdrawn Havant Borough Local Plan 2036 (withdrawn in 2021). The Site is listed as a site (ref: WV1) where the Council accepts the principle of development within HBC's Housing Delivery Position Statement (March 2022).
- 2.5.3 In the emerging 'Building a Better Future Plan' the Site is allocated for housing. The Site is listed as Allocation 22: Goodwillies Timber Yard (SHELAA Ref: WA09), with an indicative yield of 96.
- 2.5.4 Local planning policies that 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 was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

3.2 Study Area

- 3.2.1 A Study Area was established within a 1 km 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. Designated Heritage Assets beyond 1km from the Site that are deemed to be potentially intervisible (see para. 4.3.4) have also been considered.

3.3 Sources

- 3.3.1 Several 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 and Winchester Historic Environment Records (HER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county/region;
 - relevant national, regional and thematic Research Frameworks (e.g., Hey & Hind 2014);
 - national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;

- historic manuscripts, surveyed maps, and Ordnance Survey maps available online, particularly at the National Library of Scotland, Old Hampshire Mapped and the Genealogist; and
- relevant primary and secondary sources held 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 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 4th July 2024. Weather conditions were dry and clear. 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 the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 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. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

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 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

- 3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

- 3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.

- 3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):

- a description of the asset;
- a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
- a description of its setting and how that contributes to the asset's significance.

3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).

3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

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 HERs 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 summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Landscape Context

4.2.1 The Site comprises a timberyard formed of hardstanding, a range of buildings for the storage and processing of timber, and an area of scrub in the southern portion. The buildings comprise a variety of types, shapes and sizes and include blockwork and steel portal framed structures clad in metal and wood. The largest range of structures are the steel framed buildings to the south-east of the Site (**Photos 1, 2 and 5**). Hardstanding areas provide open storage for the timber stock and access routes.

4.2.2 Access to the Site is gained from London Road (A3) to the north. Established residential development surrounds the site to the east, south and west, and public open space lies along the northern side of London Road. Boundaries are formed of garden fencing.

4.2.3 The Site is situated on a small hill, lying at an elevation of approximately 61 m aOD to the north and centre of the Site, and falling to c. 56 m aOD the south. Local topography falls gently away to the east, west and south, rising steeply again at the Portsdown Hill ridgeline.

- 4.2.4 The bedrock geology of the Site is mapped as the Wittering Formation - sand, silt and clay; a sedimentary bedrock formed between 56 and 41.2 million years ago during the Palaeogene period. No superficial deposits are recorded within the Site (British Geological Survey, Geology of Britain Viewer).



Photo 1: View east along southern edge of the Site



Photo 2: Within large timber storage sheds in the south-east of the Site



Photo 3: Air raid shelter at the northern boundary of the Site



Photo 4: Former kiln building in central part of the Site



Photo 5: View north between timber sheds at the southern part of the Site, illustrating slope

4.3 Designated heritage assets

Site

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

Study Area

- 4.3.2 Designated heritage assets located within the Study Area are depicted in **Figure 2** and discussed in further detail in **Section 6**.
- 4.3.3 Seven Grade II Listed Buildings lie within the Study Area. Two are located within St John's Conservation Area, 490 m south-west of the Site.
- 4.3.4 Whilst there are no Scheduled Monuments within the Study Area, a number of Monuments lie under 3 km south of the Site. These include Fort Widley (1001862) c. 2.5 km south-west, Fort Purbrook (1001842) c.1.8 km to the south, 'Bevis's Grave long barrow and early medieval cemetery, 100 m west of Belmont Castle' (1012831) and 'Roman villa and section of Roman road south-west of Littlepark Wood' (1001859) lie between c. 1.8-2.5 km south-east of the Site.
- 4.3.5 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.4 Previous studies

Site

- 4.4.1 No records of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

Study Area

- 4.4.2 Within the surrounding Study Area, a number of archaeological investigations have been carried out, primarily to the west of the Site, illustrated in **Figure 3**. Where relevant, the results of these investigations are discussed in further detail in **Section 4.6**.
- 4.4.3 A geophysical survey of c. 217.5 ha was undertaken by Wessex Archaeology in 2005, extending immediately west of the Site, on the northern side of London Road (EWC12055). As a result, several phases of archaeological evaluation and strip, map and record, were undertaken across the surveyed site, which recorded remains ranging from the early Mesolithic to post-medieval periods. The majority of the evidence dated to the Middle/Late Iron Age and Romano-British periods (WA 2008, 2009). Details of the archaeological features recorded during the investigations (in closest proximity to the Site) are illustrated in **Figure 5**.

4.5 Archaeological and historical context

- 4.5.1 The following section summarises 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, HERs and other sources are listed in **Appendix 3** and illustrated in **Figure 4 and 5²**.

Palaeolithic and Mesolithic (970,000–4000 BC)

- 4.5.3 Human activity throughout the Palaeolithic and Mesolithic periods was characterised by small bands of hunter-gatherers moving through the landscape and exploiting resources. Coastal and riverside regions would have been particularly favourable to the hunter-gatherer communities of these periods, due to the abundance of natural resources.
- 4.5.4 Within the Study Area, a single findspot of a Palaeolithic hand axe (23257) is recorded c. 930 m south of the Site. An assemblage of Early Mesolithic flints were recovered from the fill of a tree throw (72617) c.600m north-west of the Site.
- 4.5.5 The Site lies beyond the superficial deposits most commonly associated with early prehistoric artefacts (Wymer 1999) and as such, there is no expectation for deep stratigraphic deposits with a Palaeolithic or Mesolithic potential to be present.

Neolithic and Bronze Age (4000–700 BC)

- 4.5.6 The Neolithic period saw gradually more sedentary lifestyles, associated with the arrival of arable cultivation and the domestication of animals. In Hampshire, the Neolithic is characterised by the appearance of ceremonial and ritual monuments in the landscape, and the movement of activity upland onto the chalk downs of the county (HCC 2015).
- 4.5.7 The Bronze Age is defined by the advent of metallurgy technology in the archaeological record. In Hampshire, evidence of Bronze Age occupation is more often found on the chalk,

² Note that where a record is listed by both Hampshire and Winchester HERs, one of these references will appear on Figures 4 and 5, but both will appear in the text

in the river valleys and on the coastal plain, whilst the distribution of burial mounds is much wider (HCC 2015).

- 4.5.8 Approximately c. 300 m west of the Site, a doubled ditched monument was excavated (67120). The fills contained a mix of Neolithic and Bronze Age pottery and an assortment of flint work, and both ditches demonstrated evidence of being recut which suggested continued use and maintenance of the (likely funerary) monument. Beyond this, c. 660 m west of the Site, a Late Neolithic or Early Bronze Age pit containing worked flint and pottery was also recorded (62696/ MWC7632).
- 4.5.9 A prehistoric field system located c. 640 m to the north of the Site is believed to be of Bronze Age date (57129), and beyond the Study Area to the north-west, Later Bronze Age activity included a ditched trackway, an urned cremation burial and residual pottery (WA 2009).

Iron Age (700 BC–AD 43)

- 4.5.10 Large, nucleated settlements and mixed-use sites appear more frequently in the Iron Age, along with a greater number of smaller farmsteads. Hilltop defended settlements (hillforts) were constructed across the county during the Iron Age, each thought to be local centres of power, and most housing a large population.
- 4.5.11 Iron Age activity is well-documented within the Study Area, particularly to the west of the Site, thanks to the large-scale previous archaeological investigations (EWC12055). A Middle to Late Iron Age settlement, comprising evidence of roundhouses, enclosures, pits and boundary ditches was recorded c. 680 m to the south-west (MWC7637), and a similar square settlement enclosure and roundhouses was recorded 780 m west of the Site (69721).
- 4.5.12 Extensive remains of a Late Iron Age / Romano-British settlement and activity were recorded in closer proximity to the Site, c. 310 m to the north-west (MWC7638/ 58103). Large ditches, some forming enclosures, shallow pits and hearths, and domestic refuse indicate a farmstead. Ditches and pits of Iron Age date were also recorded closer to the Site, approximately 130 m north (62628); likely forming part of the wider agricultural hinterland of the settlement.

Romano-British (AD 43–410)

- 4.5.13 The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads which enhanced trade and communication. The route of one such road, connecting the Roman settlements at Chichester and Winchester to the east and west, passed c. 740 m south of the Site (BLK11).
- 4.5.14 Roman villa sites are recorded along the Roman road, positioned on the margins of the down and forest heath belt that lies above the coastal plain (HCC 2015). One such villa lies just beyond the Study Area c. 1.8-2.5 km south-east of the Site. The Scheduled 'Roman villa and section of Roman road south-west of Littlepark Wood' (NHLE: 1001859, **Figure 2**) comprises a villa estate with associated buildings, enclosures and trackway, as well as a portion of the road.
- 4.5.15 Previous investigations to the west of the Site (EWC12055) recorded a large rural hinterland settlement belonging to the Romano-British period (1st to 3rd century AD) characterised by a series of enclosures, and focussed on a sub-circular enclosure (MWC7642) some 80 m in diameter, defined by a number of enclosure ditches, c. 70 m to the west of the Site. This settlement had been extended and modified over time and was set within an interconnected

and evolving landscape of fields and tracks. Notable features within and around the enclosures included a timber roundhouse, wells, pits and a keyhole-shaped kiln. There is also evidence for domestic occupation, for on-site metal-working and for the import of salt containers and non-local quernstones (WA 2009).

- 4.5.16 Romano-British pottery has also been found in the garden of 168 London Road, c. 60 m north-east of the Site (63683), and situated further away from the Site, c. 830 m to the south-west (62697), additional agricultural features of this period have also been excavated.
- 4.5.17 Situated a short distance from the road, and from the excavated settlement evidence, the Site may have been in agricultural use during this period.

Saxon and Medieval (AD 410–1500)

- 4.5.18 In the centuries following the end of Roman rule, Britain fragmented into a number of small kingdoms, and between the retreat of the Roman legions and the arrival of the Normans, very little historical information survives.
- 4.5.19 The Site lay within the Hundred of Portsdown, and at the time of the 1086 Domesday Survey, was located some distance from the nearest recorded settlements to the south at Bedhampton and Wymering (Open Domesday). However, a ditch and pit of Anglo-Norman date, recorded c. 280 m south of the Site (63546) are an indication that the Purbrook area was (sparsely) inhabited during this period.
- 4.5.20 Reference to the settlement of Purbrook (39329) as Pokebroc first appears in the 13th century, with the placename deriving from the Old English for “Ghost/Spirit/Goblin Brook”
- 4.5.21 During the Saxon and medieval periods, the wider landscape comprised a scattered settlement pattern of manors and farmsteads, reflecting a rural, agricultural-based society. During the medieval period, the Site lay at the south-eastern fringes of the Royal Forest of Bere, which was established by the late 12th or early 13th century as a hunting ground for the Bishops of Winchester (Pile 1989). Medieval forests typically comprised varied landscapes, incorporating areas of managed woodland, heathland, agricultural land and settlement. By the later part of the medieval period, an increasing demand for timber, along with a decline in the forest’s value for hunting, led to the gradual assarting of the forest and the creation of a patchwork of irregular fields and tracts of surviving woodland.
- 4.5.22 The site of a former medieval grange (monastic farm) is recorded c. 370 m north-west of the Site (31448, MWC4376). Records indicate the presence of Plant Farm, serving the priory of Portchester, later Southwick, from at least 1189 AD. Historical sources indicate that Plant Farm was located in an agricultural landscape since at least the medieval period and may have specialised in dairy farming (ASE 2014). An adjacent chapel also served the farmstead, between 1234 AD and 1534 AD (31449), and an associated pond is also recorded (31447).
- 4.5.23 Lying a short distance away from the medieval grange at Plant Farm, it is likely that the Site formed associated agricultural land during this period.

Post-medieval to Modern (AD 1500–present)

- 4.5.24 The pattern of settlement in the study area established in the medieval period largely continued through the post-medieval period, and the area surrounding the Site remained rural and agricultural in nature, interspersed with isolated farmsteads. As in the earlier periods, agriculture continued to form a key element of local industry.

- 4.5.25 The gradual assarting of the Forest of Bere continued into the post-medieval period through a process of piecemeal enclosure and, subsequently, in a more formal manner under the 18th and 19th-century Enclosure Acts. Despite the loss of woodland and resultant formation of a more regular field pattern, copses survive within the existing landscape as remnants of the former medieval forest. Traces of ancient woodland (continuous since at least 1600) survive in the study area (**Figure 4**).
- 4.5.26 Mapping of the mid-18th century³ illustrates the Site lying within open heathland, with no distinguishing features. However, by the end of the century⁴ a tree-lined avenue is recorded in the vicinity of the Site, associated with Purbrook Park to the south.
- 4.5.27 Buildings within the Site are first illustrated in detail on the Farlington Parish Tithe Map of 1838 (**Figure 6**). The accompanying apportionment describes the plot (no.131) as 'High Field'; an arable plot owned by James Carter and occupied by George Thompson. A separate plot and apportionment is not listed for the small building and enclosure at the top of the field, though subsequent mapping indicates that this was a cottage. Whilst the mapping suggests that the avenue lay within the Site, later mapping suggests that this may be due to inaccuracy/warping, and that the avenue formed the western boundary of the field.
- 4.5.28 In the wider region, the Palmerston Forts were an extensive series of coastal defence works authorised by a Royal Commission of 1859. Fort Purbrook (NHLE: 1001842) and Fort Widley (1001862) lie c. 1.8 km to the south and c. 2.5 km to south-west of the Site, respectively. Prompted by public concern about the growing military and naval power of the French Empire, the forts were designed to defend key naval dockyards, in this instance at Portsmouth, whilst appearing inconspicuous in the landscape. Despite their enormous cost, most of the forts never fired a shot in anger. They have since become known as 'Palmerston's follies' after their principal advocate Lord Palmerston (Prime Minister, 1855-65). Many of the Palmerston Forts survive well as Scheduled Monuments and are recognised as nationally important (Phimister 2018; Plymouth.gov.uk).
- 4.5.29 By the first edition of the Ordnance Survey in 1870 (**Figure 7a**), the cottage and garden are labelled as Mill Cottage, and a short track leads south to Purbrook Windmill, which occupies a high point in the landscape. A saw pit is also labelled, which appears to lie close to the road, beyond the Site boundary.
- 4.5.30 J.F Goodwillie are the oldest timber importer and merchant in Waterlooville, established in 1882, and by the 1909 edition of the Ordnance survey (not illustrated), the Site is labelled as a Saw Mills.
- 4.5.31 The village later known as Waterloo gradually appears after 1810 following an act authorising the lands deforestation and sale. Throughout the early 20th century, a number of buildings were added to the saw mills complex, and Purbrook and Waterlooville gradually developed around the Site. The 1946 Ordnance Survey (**Figure 7b**) illustrates six buildings within the Site, still including Mill Cottage. The windmill building has been either extended or replaced by this period, and the northern boundary already broadly reflects that of today. However, the southern half of the Site continued to be a separate (presumably agricultural)

³ <https://www.oldhampshiremapped.org.uk/hantsmap/taylor4/TY63F.htm>

⁴ <https://www.oldhampshiremapped.org.uk/hantsmap/milne1/MLN63F.htm>

plot by this time, and the north-eastern portion lay across parts of several small plots, including gardens and possibly paddocks.

- 4.5.32 During the Second World War, an air raid shelter was built against the northern boundary of the Site (**Photo 3**). Nearby Portsmouth was heavily bombed in the war, and one bomb landed within the central part of the Site, thankfully detonating into the sawdust pile and resulting in no casualties.⁵
- 4.5.33 The timberyard continued to expand in the 1950s and 60s, and by the 1965 OS (not illustrated) many of the current structures were in place. The majority of the extant structures within the Site date to the latter half of the 20th century.

4.6 Historic Landscape Character

- 4.6.1 The Historic Landscape Character of the Site, along with the surrounding suburbs, is defined as a general '*Recent settlement – post-1810 settlement*' (Ref: 9.6, HCC 1999). This accords with the assessment above.

5 ASSESSMENT OF ARCHAEOLOGICAL SURVIVAL, POTENTIAL AND SIGNIFICANCE

5.1 Previous Impacts and Survival

- 5.1.1 The areas beneath and immediately surrounding extant and demolished buildings are anticipated to have experienced high levels of impact. Whilst the depth of the foundations remains uncertain, the majority appear to be formed of concrete pads. Any form of foundation is likely to have truncated or removed any archaeological features present within their footprints, though pockets of land between the areas excavated for foundation trenches may contain less disturbed features. Similarly, services associated with both standing and demolished buildings are very likely to have destroyed any potential archaeological remains within the footprint of their trenches.
- 5.1.2 The Site is reputed to have at least three industrial wells/boreholes⁶ of uncertain date, located beneath extant buildings. No archaeological remains will survive within their footprint. The extent of the impact of the WWII bomb within the Site is not currently known.
- 5.1.3 Where records indicate previous agricultural use the Site, impacts from this earlier activity on any earlier underlying archaeological remains (from ploughing, fencing, land drainage etc) are anticipated to have been fairly limited.
- 5.1.4 Areas within the Site currently beneath tarmac/hard standing (access, yard spaces, footpaths etc) are considered less likely to have suffered substantial sub-surface impact to potential archaeology. It is anticipated that a certain amount of levelling of the ground surface will have been undertaken ahead of yard construction, but that this would have affected only the uppermost soil horizons. Such impacts are unlikely to have destroyed potential archaeology completely.
- 5.1.5 Therefore, within the Site, there are pockets of land that have not been subject to some form of previous impact, and these are focused to the south of the Site, in the areas now

⁵ pers.comms. Alan Goodger on 4th July 2024

⁶ pers.comms. Alan Goodger on 4th July 2024

comprising scrub. Where undisturbed by previous development, archaeological survival is anticipated.

5.2 Archaeological Potential and Significance

- 5.2.1 There is no current indication that any potential features within the Site would be of highest significance (i.e. equivalent to Scheduled Monuments). Any archaeological features present are likely to have suffered from the past impacts described above, which would have reduced their significance.
- 5.2.2 A small amount of evidence for early prehistoric activity, in the form of unstratified flintwork, has been identified within the surrounding study area and just beyond, and indicates some level of potential for further such remains to be present within the Site. However, the Site lies beyond the recorded extent of superficial deposits most commonly associated with early prehistoric artefacts, and as such the potential of encountering any isolated findspots within the Site is considered low.
- 5.2.3 Later prehistoric activity, particularly dating to the Iron Age, is well-documented within the Study Area, and illustrates that the region was well settled. Lying in close proximity to recorded remains of Neolithic to Iron Age date, and positioned on high ground, there is considered to be good potential for further remains of this date to be encountered within the Site. These could comprise field systems and agricultural remains, or potentially further settlement evidence such as the farmstead enclosures seen in the surrounding landscape. The significance of any prehistoric remains would be associated with their archaeological interest, based on their ability to contribute to understanding of prehistoric activity in the area (as per research aims of the Solent-Thames Research Framework; Hey & Hind 2014) and levels of survival.
- 5.2.4 Lying a short distance from recorded Romano-British settlement activity, and from the Roman road and villa complex further to the south, the Site is likely to have been utilised during this period, perhaps as agricultural land associated with the nearby enclosure (MWC76642). Features of this date within the Site could comprise agricultural remains such as field boundaries or trackways, as well as residual artefacts. Remains of this nature may be of only limited archaeological significance, but may contribute to understanding the form, function and distribution of rural settlement types in the region during this period (Hey & Hind 2014). More extensive remains, should they have survived subsequent impact within the Site, would be of greater archaeological interest.
- 5.2.5 The Site is likely to have comprised heath, pasture and/or agricultural land in the medieval and post-medieval periods, and it is therefore unlikely that any settlement remains would be encountered during the proposed development. Any buried remains would most likely reflect medieval or later agricultural practices, possibly associated with nearby medieval grange at Plant Farm, and given their likely truncation, would be of negligible archaeological significance.
- 5.2.6 Buildings are recorded within the Site from at least the early-19th century, initially grouped at the northern part of the Site. Any remains of the original windmill and saw pit would be of limited, local significance, due to their ability to increase understanding of local development. However, buildings of a late-19th or 20th-century date, extant or otherwise, would be of no archaeological significance. Whilst the air raid shelter has some local 'social history' interest, this would not require preservation.

6 SETTING OF HERITAGE ASSETS

6.1 Introduction

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

6.2 Scoping exercise

- 6.2.1 The scoping process was undertaken primarily by means of a GIS analysis combined with observations made during the Site visit. It has considered the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight. This allowed for a consideration of the significance of potentially affected assets and an appraisal of the degree of change likely to arise from the development proposals.
- 6.2.2 Within the Study Area, there are seven Grade II Listed Buildings, four of which lie within, or in the vicinity of, the St John's Conservation Area, at the historic centre of Purbrook. The remaining three lie, individually, within the wider suburbs.

Listed Buildings

- 6.2.3 The Site visit and study area walkover identified that there would be no impact upon the significance of any Listed Buildings within the Study Area. Their residential setting would not be altered, due to lack of inter-visibility between the Site and these assets, as a result of intervening built form, vegetation and topography. There are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, the proposals will not result in any harm to the significance of these assets, and they have not been assessed in any further detail.

St John's Conservation Area (Photos 6-7)

- 6.2.4 St John's Conservation Area is centred on the early 19th-century Parish Church of St John the Baptist and its immediate setting on London Road, Purbrook. The Conservation Area is small, with a short frontage onto London Road and an area of backland containing the former Edwardian Vicarage (now part of a small, modern residential development). An area of historic woodland forms the southern boundary. The setting of the Conservation Area is an active, mixed commercial and residential neighbourhood centred upon the London Road (HBC 2008).
- 6.2.5 The Site is not a key element of the setting of any Listed Building that contributes to the Conservation Area's special architectural and historic interest. Nor is the Site a key element of the setting of the Conservation Area that contributes to its character and appearance, i.e. an element of the immediately surrounding built-form or open space. It is separated physically and visually by built form and topography. As such, St John's Conservation Area's setting is not sensitive to change within the Site and there would be no harm as a result of the proposed development.

Scheduled Palmerston Forts (Photos 9-11)

- 6.2.6 Given their potential intervisibility with the Site, the Scheduled Forts to the south have been considered in more detail for the scoping exercise.



Photo 6: St John's Church, from within the churchyard, looking north



Photo 7: View north along London Road (towards the Site) from within the Conservation Area, adjacent to Purbrook First School (NHLE: 1554969)



Photo 8: Fort Widley eastern entrance, looking west



Photo 9: View south across Portsmouth Harbour from Fort Widley



Photo 10: Viewpoint on public footpath adjacent to Fort Widley, looking north-east towards Purbrook/Waterlooville



Photo 11: View north towards Purbrook/ Waterlooville from within Fort Purbrook

- 6.2.7 Fort Purbrook (NHLE: 1001842) and Fort Widley (1001862) lie c. 1.8 km to the south and c. 2.5 km to south-west of the Site, respectively, on a narrow east-west ridgeline stretching from Bedhampton to Junction 11 of the M27. At 131 m aOD, the ridge is the highest point in the region by some margin and provides commanding views over Portsmouth Harbour. Whilst there have been considerable changes to the surrounding landscape since the construction of the Forts, the subsequent development does not limit these views, although vegetation does hamper this in places, particularly during the summer months. Both Forts are privately occupied by Peter Ashley Activity Centres and are not open to the public.
- 6.2.8 The purpose of the forts was landward defence, and the setting of the forts on the Portsdown Ridge is key to their significance. The inter-relationship between the forts is also a key element of their significance, despite the Forts themselves not being clearly discernible within the surrounding landscape. Expansion of settlements both north and south of the ridge have altered the original view from the Forts, but the spectator's ability to understand the importance of the ridge and how that contributes to the significance of the Forts is unimpeded. The degree to which the Site forms part of the modern development within the mid- to long- view northwards from the ridge is negligible.
- 6.2.9 It has been established that the Site does not form a key element of the setting of the Scheduled Palmerston Forts and as such, these assets have been scoped out of further assessment.

Other Scheduled Monuments

- 6.2.10 'Bevis's Grave long barrow and early medieval cemetery, 100 m west of Belmont Castle' (NHLE: 1012831) and 'Roman villa and section of Roman road south-west of Littlepark Wood' (1001859) lie between c. 1.8-2.5 km south-east of the Site. These assets have been scoped out, as there are no discernible historical or landscape associations between any of these prehistoric, Romano-British and Anglo-Saxon assets and the Site. Neither of the Scheduled Monuments have inter-visibility with the Site.

6.3 Summary

- 6.3.1 The scoping exercise has determined that no designated heritage asset within the surrounding landscape would be sensitive to development within the Site, as a result to change within their setting. Consequently, no assets have been scoped in for a full settings assessment (Step 2 and 3 of GPA3).

7 POTENTIAL DEVELOPMENT EFFECTS

7.1 Introduction

- 7.1.1 This section provides an assessment of the potential effects of the proposed development in relation the historic environment resource.

7.2 Statement of potential impact

Designated heritage assets

- 7.2.1 There would be no physical impact on any designated heritage asset, and none of the designated heritage assets in the Study Area, or beyond, are deemed sensitive to development within the Site with regards to their setting.

Archaeological remains

- 7.2.2 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- Demolition/grubbing out of current structures and yard surfaces;
- preliminary site investigation works such as geotechnical pits;
- construction activities such as setting up a secure compound within the Site, temporary access tracks and 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, roads and access points; and
- hard landscaping (levelling, remodelling) and soft landscaping (environmental enhancement works, planting).

7.2.3 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 associated with ground level reductions, excavation of foundation and service trenches, creation of a large drainage feature (SuDs), and any substantial landscaping. Such activities 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. Any adverse impact to buried archaeological features would be permanent and irreversible in nature.

7.2.4 Any potential adverse effect on buried archaeological remains could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

Historic Landscape Character

7.2.5 The proposed development would not result in changes to the HLC, and this therefore does not merit mitigation.

Extant buildings

7.2.6 The removal of extant buildings within the Site would not constitute a heritage impact.

8 CONCLUSIONS

8.1 General

8.1.1 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 heritage constraints which are likely to prohibit development.

Archaeological remains

8.1.2 This assessment has established that there is an archaeological interest within the Site. The local archaeological resource has been well-investigated and indicates a good potential for late prehistoric (particularly Iron Age) and Romano-British archaeological remains to be encountered within the Site, likely associated with the previously recorded settlement evidence to the west. The significance of any such remains would depend on their extent and condition, and would be associated with their archaeological interest.



- 8.1.3 During the medieval period, the Site is likely to have formed agricultural land associated with the medieval grange at Plant Farm and continued in agricultural use until the construction of Purbrook Windmill within the Site in the early 19th century. Any associated remains would be limited, local archaeological interest.
- 8.1.4 The Site has been the location of J F Goodwillies timber merchants since 1882, and a sawmill since at least 1870. There is good potential to encounter sub-surface remains of earlier or adapted structures associated with the timber company within the Site, particularly in the northern portion. However, these would be of little to no archaeological interest.

Designated heritage assets

- 8.1.5 The assessment has established that the Proposed Development would not alter any elements of setting that contribute to the significance of any designated heritage assets. No harm has been identified to any Scheduled Monument, Listed Building or Conservation Area surrounding the Site, on account of intervening development, vegetation, and topography, as well as a lack of associative relationships.

8.2 Recommendations

Archaeological remains

- 8.2.1 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.
- 8.2.2 Given the extensive prehistoric and Romano-British activity in the vicinity of the Site, the County Archaeologist for Hampshire Council may require additional archaeological investigation to be undertaken. In the first instance, further works may comprise geophysical survey of suitable areas within the Site. This could be used to gauge further mitigation strategies.
- 8.2.3 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

- 8.2.4 No harm has been identified to any Scheduled Monument, Listed Building or Conservation Area surrounding the Site, therefore there are no current recommendations in relation to the settings of heritage assets.

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All URLs Accessed on 24/06/2024

APPENDICES

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 holds, evidence of past human activity worthy of expert investigation at some point.
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 asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area 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. It includes 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. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

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

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
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 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. Historic England is 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 Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <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. Historic England and The Garden's Trust (formerly known as 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 16: Conserving and enhancing the historic environment	
Para. 207	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. 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 210	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 212	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷⁵ . ⁷⁵ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 215	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 216	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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 218	<p>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷⁶. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p> <p>⁷⁶Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.</p>
Para. 219	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 the asset (or which better reveal its significance) should be treated favourably.
Para. 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Havant Borough Council Core Strategy (March 2011)		
Policy ref.	Title	Scope
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough	<p>Planning permission will be granted for development that:</p> <ol style="list-style-type: none">1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):<ol style="list-style-type: none">(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].(iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].4. 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.5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research <p>Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that statutory and non-statutory designations should be used to manage development affecting scheduled ancient monuments and archaeological sites. Within the borough there are a number of sites of archaeological importance including scheduled ancient monuments at Fort Purbrook and Warblington Church. Important sites which are not scheduled ancient monuments include the Wadeway which connects Langstone to Hayling Island and the Roman villa at Warblington. Where damage to the archaeology can be avoided by modifications to the layout of development, preservation of the remains in situ is preferred. The council will seek to ensure satisfactory preservation, protection and, where appropriate, interpretation of</p>



Havant Borough Council Core Strategy (March 2011)		
Policy ref.	Title	Scope
		the remains. Where the loss of archaeological remains is justified and agreed, detailed information is required before the remains are lost. Although every effort should be taken to preserve features of archaeological interest it will not always be practical, necessary or desirable to retain all of these in situ on development sites. Thorough recording is therefore essential and this should be based on advice from professional archaeologists. Developers are expected to take the initiative in obtaining advice at an early stage once it is clear that preservation is not justified for archaeological reasons.



Appendix 3: Gazetteer

Archaeological remains

HER No.	Name	Period	Easting	Northing
23257	Palaeolithic Axe From Havant	Palaeolithic	467900	107500
62696	Land To The West Of Waterloooville	Neolithic	467007	108347
67120	Neolithic Double Ditched Enclosure		467338	108337
MWC7632	Late Neolithic or Early Bronze Age pit 460m north-west of Purbrook church		466966	108337
57128	Prehistoric Oval Enclosure		466666	108535
58103	Excavation Area 3 Land West Of Waterloooville	Iron Age	467280	108998
62648	Area J Land To The West Of Waterloooville, Hampshire		467597	108855
62695	Area K Land To The West Of Waterloooville		467310	108510
69721	Square Enclosure		466824	108610
69516	Land To The West Of Waterloooville		467265	108548
MWC7637	Middle - Late Iron Age settlement activity and field boundary, north-east of The Rowans Hospice, Purbrook		467035	108136
MWC7638	Late Iron Age/Roman rectangular enclosure and associated settlement features, west and south-west of Plant Farm		467209	108926
MWC7634	Prehistoric(?) ditch terminus, 345m NNW of Plant Farm	Prehistoric	467632	109320
MWC7635	Late prehistoric pit or ditch terminal, 170m west of Purbrook Gardens		467086	108220
62697	Land To The West Of Waterloooville	Romano-British	466866	108167
63683	Finds Of Roman And Medieval Pottery		467730	108778
MWC7642	Romano-British sub-circular enclosure and related features, south east of Plant Farm		467464	108746
BLK11	Roman Road		463486	109079
41362	Plant Farm	Medieval	467400	109000
39330	Stakes		468600	108500
31447	Sub-Rectangular Pond, Possibly Associated With Medieval Grange		467473	109033
31448	Former Grange Of Southwick Priory At Plant Farm		467426	109028
39329	Purbrook		467300	108000
31449	Site Of Medieval Chapel, Plant Farm		467432	109028
57130	Medieval Rectilinear Enclosure West Of Plant Farm		467356	108981
MWC4376	Documented site of a medieval Grange at Plant Farm, nr Waterloooville		467400	109000



HER No.	Name	Period	Easting	Northing
MWC5852	Plant Farmhouse and Farmstead, Milk Lane, nr Waterloooville (site of)	Post-medieval	467385	108999
71353	Air raid shelter	Modern	467830	108110
31441	Purbrook Park	Undated	467500	107800
57131	Undated Enclosures		467330	108570

Previous archaeological events

HER No.	Name	Easting	Northing
EWC11956	Plant Farm, Waterloooville; Historic Buildings Recording 2007	467388	109022
EWC4376	Plant	467400	109000
EWC12054	West of Waterloooville MDA - desk based archaeological assessment, 2004	467004	109188
EWC12055	West of Waterloooville MDA - geophysical survey 2005	467148	109178
65701	Evaluation At Stakes Road	468404	107804
71160	Berewood Land to the west of Waterloooville.	466805	109125
72617	Land West of Waterloooville Phase 5	467100	108980

Designated heritage assets

NHLE No.	Name	Designation	Easting	Northing
1091606	Purbrook First School	Grade II Listed Building	467302	107986
1092124	The Old Rectory		467187	107547
1154969	Church Of St John		467301	108021
1154983	Purbrook House		467323	108163
1155570	Stakeshill Cottage		468790	108566
1339954	Dairy Farmhouse		468194	107676
1340207	25 To 27, London Road		467337	108080
1001859	Roman villa and section of Roman road south-west of Littlepark Wood	Scheduled Monument	469179	107182
1012831	Bevis's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle		469239	106423
1001842	Fort Purbrook, including covered-way to east		467943	106461
1001862	Fort Widley		465680	106524



Appendix 4: Proposed Development Plan





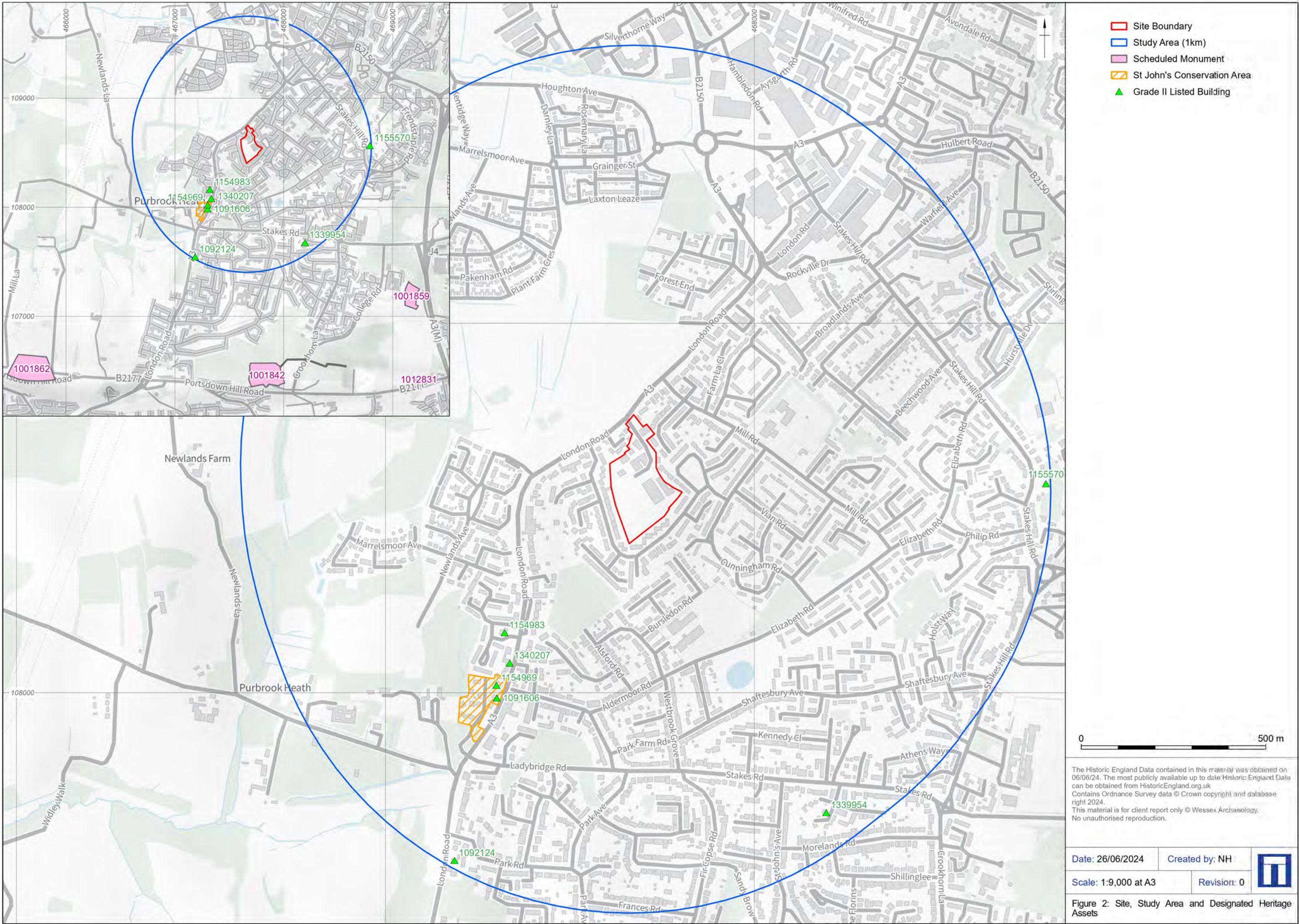
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Date: 19/06/2024	Created by: NH	Revision: 0	Scale: 1:2,500 at A4
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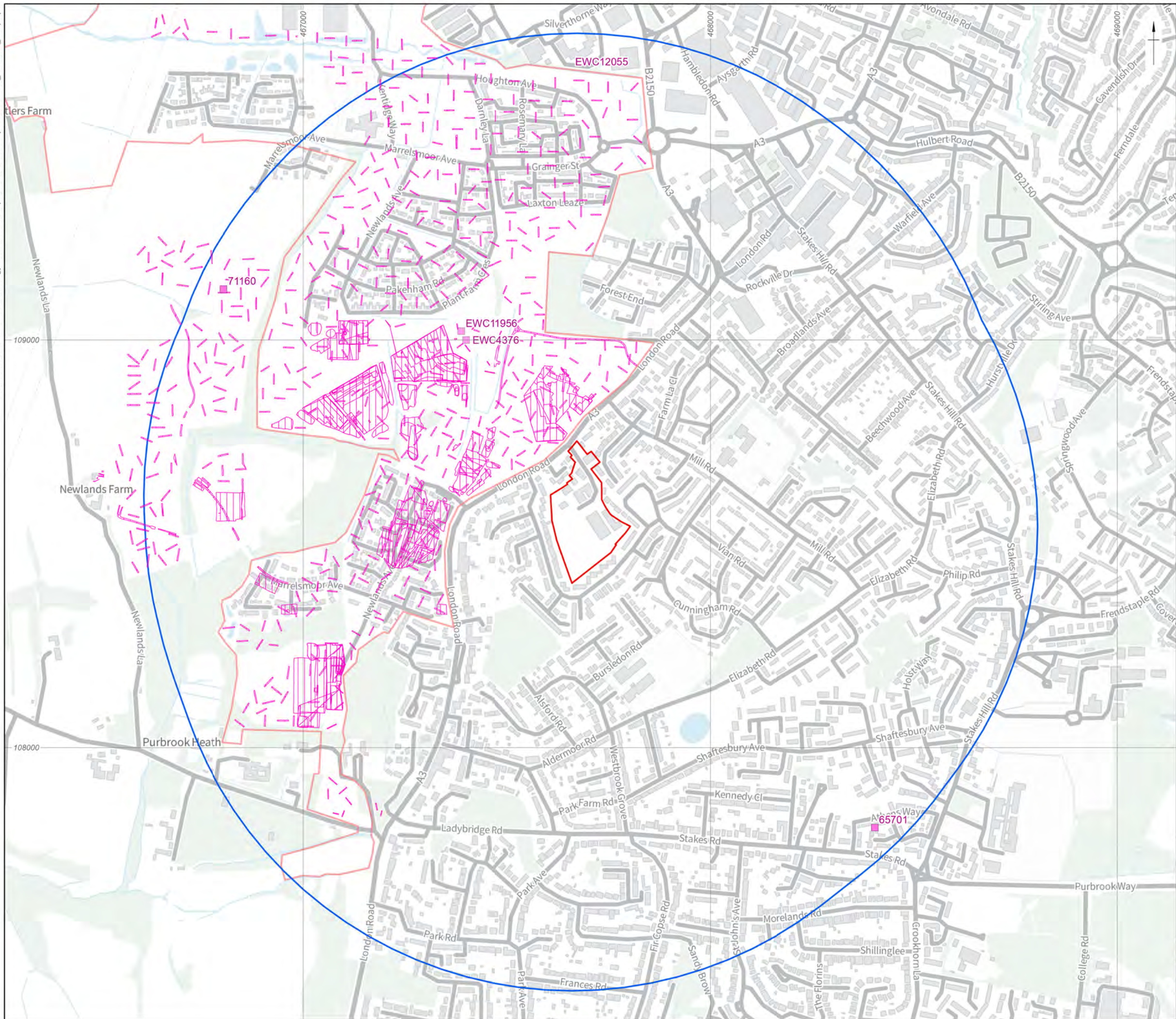
Figure 1: Site Location Plan



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C:\Users\N Hunt\Wessex Archaeology\GIS Shore To Ship - 295730\GIS\Setup\APRX\295730_Purbrook_setup.aprx



- Site Boundary
- Study Area (1km)
- Geophysical Survey
- Excavated Trench/Area (Wessex Archaeology)
- Previous Investigation

0 500 m

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Figure 3: Site, Study Area and Previous Archaeological Investigations



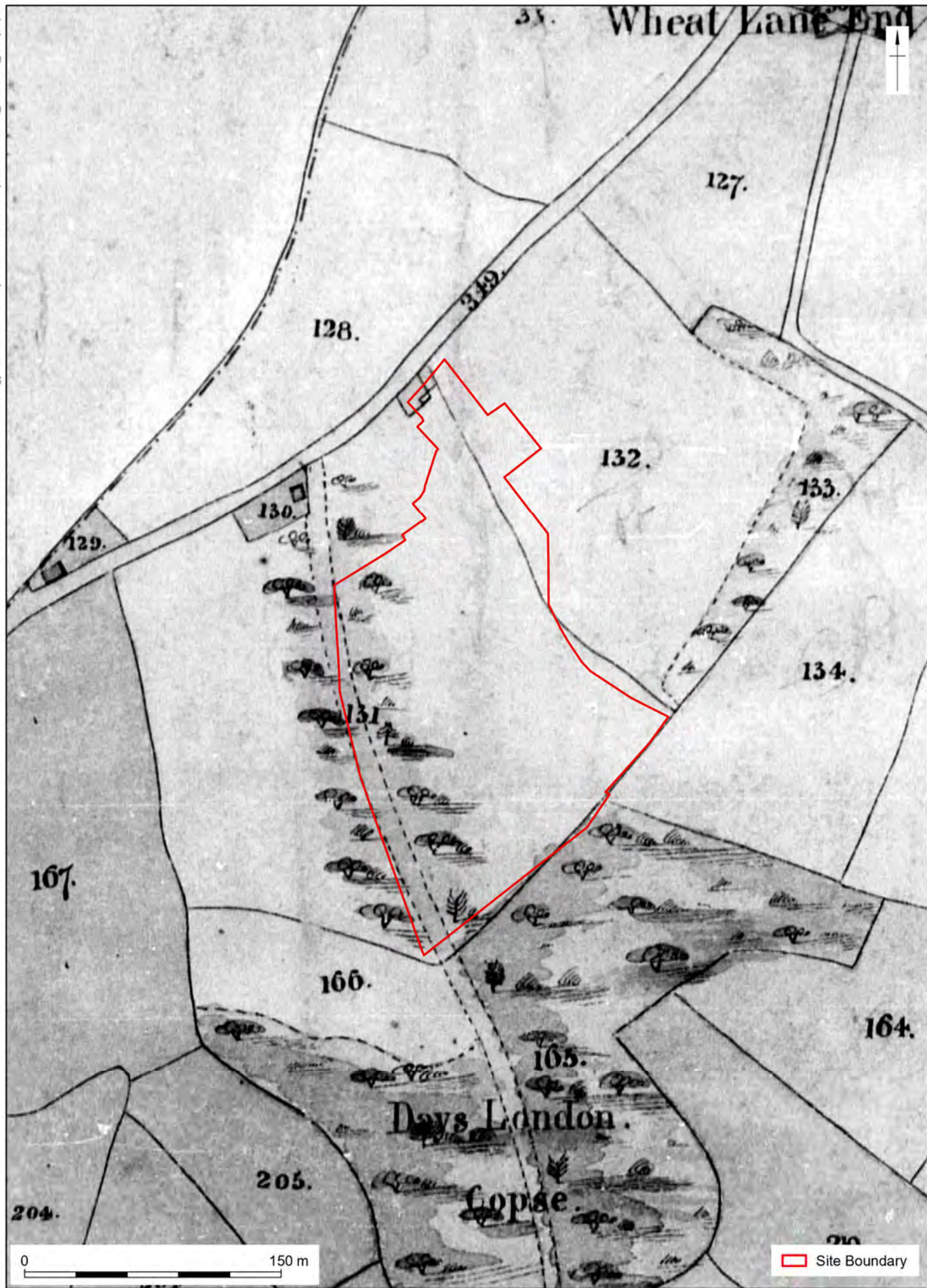
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Figure 4: Site, Study Area and Recorded Archaeological Remains





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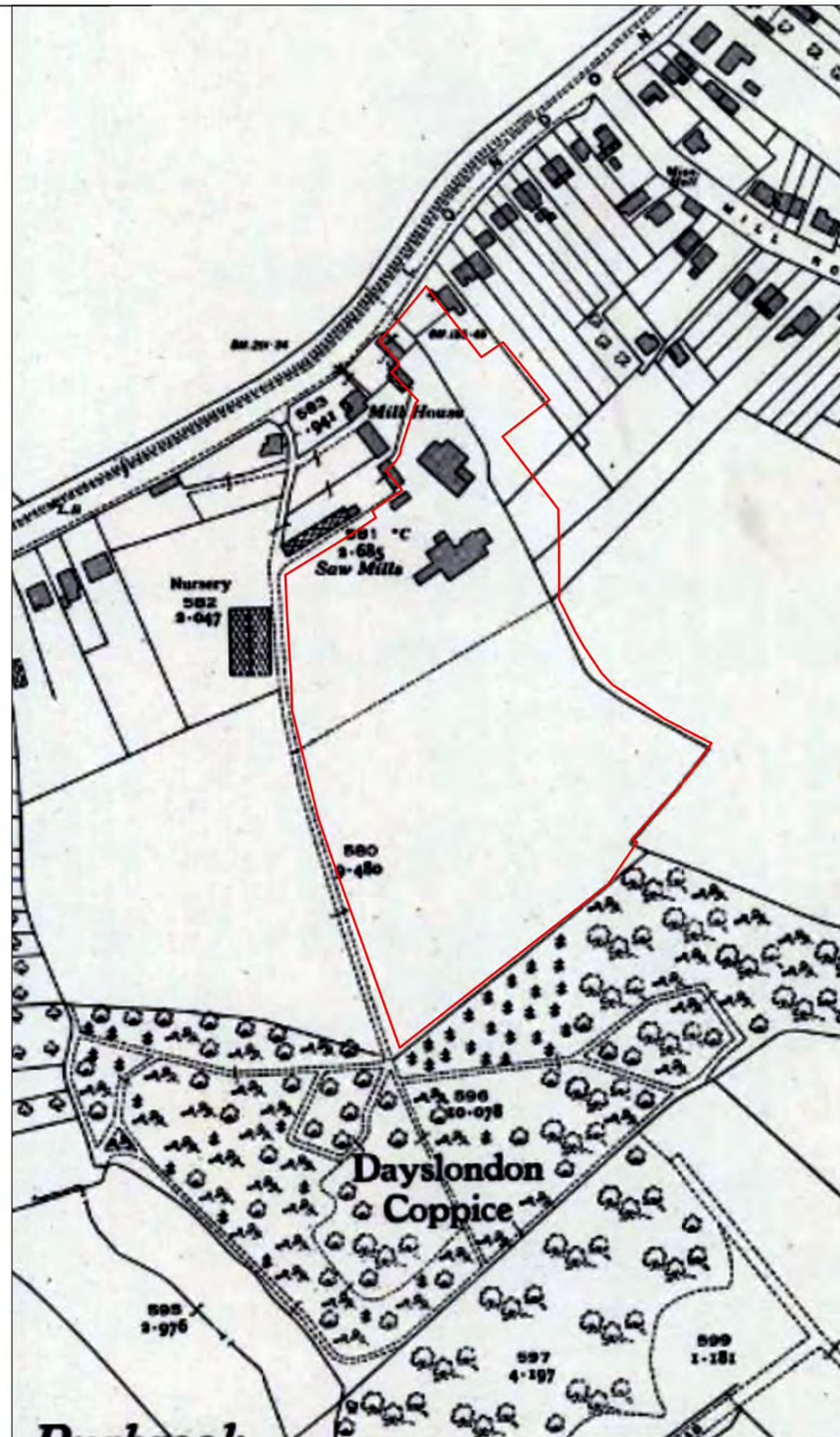
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Figure 6: Extract from the 1838 Farlington Parish Tithe Map





A) Extract from the First Edition of the Ordnance Survey (1870)



B) Extract from the 1946 Edition of the Ordnance Survey

Site Boundary

0 125 m

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Figure 7: Historic Ordnance Survey Mapping



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