Southleigh Road, Havant

Historic Environment Desk-Based Assessment

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Bloor Homes

24 Nov. 25

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Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
1.0	Draft	HC	12.05.25	HS	12.05.25	LK	12.05.25
2.0	Final Draft	HC	21.11.25	LK	21.11.25	LK	21.11.25

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1 Introduction

1.1 Background

1.1.1 Stantec has been instructed by Bloor Homes (the 'Applicant') to provide heritage consultancy services with respect to the submission of an outline planning application for the following development:

"Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of some existing buildings; the change of use and conversion of some existing buildings to residential dwellings (C3), offices (E(g)(i)), research and development (E(g)(ii)), light industrial activities (E(g)(iii)) and financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)); the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities (E(d), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage infrastructure; utilities infrastructure; and all other associated and necessary infrastructure."

1.1.2 The application site (**Figure B1**) is located to the east of the town of Havant and forms the majority of land proposed for allocation in the emerging Local Plan, known as 'Building a Better Future'. The draft allocation is known as 'Allocation 1: Southleigh' and has an area of 146.32ha. It is proposed for residential development with an indicative yield (net) of 2,100 dwellings, 1,650 of which would be delivered in the plan period.

1.2 Purpose and Aims

1.2.1 The National Planning Policy Framework (NPPF) (December 2024) requires applicants to describe the importance of heritage assets potentially affected by development. This should be proportionate to their importance and no more than is necessary to understand the nature of the impacts (paragraph 207). This technical study fulfils this requirement.

1.2.2 In addition to the national policy and local validation requirements for heritage impact assessment, the proposals are subject to Environmental Impact Assessment (EIA) to evaluate the worst-case scenario impacts on environmental receptors. This report forms the Technical Appendix to the ES and sets out the baseline conditions in relation to Cultural Heritage, against which the development has been assessed.

2 Legislation, Policy and Methodology

2.1 Scope and Consultation

2.1.1 The assessment is in accordance with the requirements of the NPPF, Code of Conduct set out by the Chartered Institute for Archaeologists (CIfA) (2024), the standards specified by CIfA (2024) and Best Practice Guidance by Historic England (GPA1, 2015; HEAN3, 2015).

2.1.2 This Technical Appendix provides a baseline of known or potential above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the Site. These are identified as having a degree of importance meriting consideration in planning decisions and include designated heritage assets, and non-designated heritage assets identified by the local planning authority, such as local lists, and heritage assets and identified on the Historic Environment Record (HER).

2.1.3 In accordance with the EIA methodology, it is specifically seeking to identify those receptors (assets) with potential to experience a significant effect; these will then be assessed in full in the accompanying ES Chapter. Heritage assets (i.e. receptors) are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*

2.1.4 The scope of this assessment includes the following designated and non-designated heritage receptors:

- Designated heritage receptors:
  - » World Heritage Sites
  - » Scheduled Monuments
  - » Listed Buildings (listed as Grades I, II and II*)
  - » Registered Parks and Gardens
  - » Registered Historic Battlefields
  - » Protected Wrecks
  - » Conservation Areas
- Non-designated heritage receptors:
  - » Locally listed buildings, buildings of local merit
  - » Monuments listed in the HER

2.1.5 Professional expert opinion has been used to assess heritage importance, based on historic, archaeological, architectural, or artistic interest, taking account past works which may have compromised survival.

2.1.6 The aim of this report is to assess the impact of the development and to provide recommendations to mitigate any adverse effects, if required, as part of the planning application to develop the Site. The aim is achieved through the following objectives:

- Identify the presence of any known or potential heritage receptors that may be affected by the proposals.
- Describe the importance of such receptors, in accordance with the NPPF, considering factors which may have compromised receptor survival.

- Determine the contribution that setting makes to the importance of any sensitive (i.e., designated) heritage receptors.
- Assess the impacts upon the importance of the receptors arising from the proposals.
- Assess the impact of the development on how designated heritage receptors are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

2.1.7 Consideration of the importance of the archaeological record, including those below ground receptors present within the HER as well as the archaeological potential of the Site and its surroundings is also considered.

2.2 Data Sources

2.2.1 To determine the full archaeological potential of the Site, a broad range of documentary and cartographic sources, including fieldwork reports, were examined in order to determine the likely nature, extent, preservation, and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site.

2.2.2 The list below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

- National Heritage List for England[1]
- Phase 1 Ground Conditions Assessment
- British Geological Survey (BGS)
- Web-published local history; Archaeological Data Service (ADS)
- Many key documentary sources, such as the Victoria County History, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background.
- A full Ordnance Survey (OS) mapping package was obtained from Groundsure and historic maps from online sources.
- Aerial photography contributing to understanding of the historic development of the Site.
- Site visit. A walkover of the Site and environs were completed, to confirm the topography and existing land use, and identify any areas of previous disturbance.

2.2.3 Spatial data held by Hampshire Historic Environment Record was requested, assessed and analysed as part of this assessment. Whilst the HER provided data for a 1km radius surrounding the Site, due to the volume of data records and distance from the Site, it was concluded that the study area be reduced. All data within the 1km radius was reviewed and where relevant, data records outside the study area are referred to assess the overall historic environment potential of the Site and to gain a better understanding of the historic environment resource. All event and monument data are labelled by its HER reference which can be cross-referenced against the gazetteer provided in **Appendix A**. HER data not reproduced on the accompanying figures comprise:

- Duplicate data;

[1] National Heritage List for England available online at https://historicengland.org.uk/listing/the-list/

- Data records relating to historic routeways and watercourses - whilst these contribute to our understanding of the historic development of the area and previous disturbance within the study area, they do not contribute to understanding of the Site's archaeological resource.
- Data records relating to landscape studies (ancient enclosures) – whilst this informed understanding regarding former land use, this did not provide any further information in addition to understanding the potential archaeological resource in the Site. No such enclosures are recorded in the Site;
- Data records relating to the National Mapping Programme (NMP) – although not reproduced these are discussed where relevant in Section 3; and
- Data records relating to parish boundaries.

2.2.4 All distances quoted in this report with regard to data records are approximate (within 5m).

2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References (section 5) of this report.

2.3 Study Area

2.3.1 A study area of 1km from the boundary of the Site is considered appropriate. A desk top review of the National Heritage List for England identified that there are no designated or undesignated built heritage receptors on the Site. There are no designated heritage assets within the Site, however there are several listed buildings (designated heritage assets) identified within a 1km radius distance. Listed buildings and conservation areas are afforded statutory protection by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is reinforced in local and national planning policy.

2.4 Planning Policy and Legislation

2.4.1 The Government issued a revised version of the NPPF in December 2024 and supporting revised Planning Practice Guidance. The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social, and environmental objectives.

2.4.2 Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not.

2.5 National Planning Policy Framework

2.5.1 The Government issued a revised version of the National Planning Policy Framework (NPPF) in December 2024 (MHCLG 2024). Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

2.6 Local Planning Policy

2.6.1 Havant Borough Council is the local planning authority. The adopted local plan is made up of the following documents. The Core Strategy sets out the strategic direction and broad distribution of development for the Borough, including strategic sites and areas for development and protection. It also contains some Development Management policies. Much of the policy background relating to the historic environment is contained within PPS5 and Core Strategy Policies CS11 and CS16.

2.7 Best Practice Guidance

2.7.1 Historic England's Advice Note 1 'Conservation Area Appraisal, Designation and Management' (2019, Second Edition)[2] supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation, and management.

2.7.2 Historic England's Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019)[3] provides general guidance on assessing importance as part of a staged approach to decision-making.

2.7.3 Historic England's Advice Note 17 'Planning and Archaeology' (2022)[4] provides general guidance on how archaeology works in the English planning system with the aims of summarising key responsibilities, supporting the application of relevant legislation, planning policy and guidance, promoting the need to rigour at key stages of the process, and enthusing about the benefits arising from investigation.

2.7.4 BS7913:2013 – Guide to the conservation of historic buildings[5] sets out general information, advice, and guidance on the principles of the conservation of historic buildings and their settings.

2.7.5 The Good Practice Advice (GPA) notes published by Historic England provide advice to local planning authorities, planning and other consultants, owners, applicants, and other interested parties to support decision-making when managing change to the historic environment through the planning system.

2.7.6 GPA2 'Managing Significance in Decision Taking in the Historic Environment' (2015)[6] provides good practice principles to assist local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment policy in the NPPF and the PPG. In particular, the document sets out useful information on assessing the importance of heritage receptors, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

2.7.7 GPA3 'The Setting of Heritage Assets' (2017)[7] sets out guidance on managing change within the settings of heritage receptors, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the importance of heritage receptors and allow that importance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the importance of heritage receptors. The guidance has been written for local planning authorities and those proposing change to heritage receptors.

2.8 Assessment Methodology

2.8.1 There are no published guidelines outlining a general methodology for the preparation of the assessment of likely significant effects on built heritage under the EIA Regulations. There are however several published documents that guide methodology in the assessment and evaluation of development impacts, alongside the best practice guidance and advice notes published by Historic England.

- ICOMOS' Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011);[8]
- IEMA's Principles of Cultural Heritage Impact Assessment (2021);[9]
- Guidance and Toolkit for Impact Assessments in a World Heritage Context[10]

2.8.2 Guidance from these documents has evolved to inform best practice for EIA assessment methodology.

2.9 Significance of Effect Criteria

2.9.1 The thresholds for "significant effects" on built heritage receptors are determined by considering the sensitivity of heritage receptors alongside the magnitude of impact that will be experienced. Effects that are graded as being Major or Moderate are considered significant with respect to the EIA Regulations. Effects that are graded as Minor to Neutral constitute effects that are not considered significant.

2.9.2 The sensitivity of a built heritage receptor is determined by its designated status and desk-based research to inform a professional judgement in relation to its heritage interest, accounting for the likely nature, date, extent, survival, condition, rarity, and group value.

2.9.3 The sensitivity criteria ("significance" in the context of NPPF terminology) are based upon the value of the receptor. Significance defined in Annex 2 of the NPPF 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."*

2.9.4 The PPG (2014, with updates) provides the following interpretation of archaeological, architectural, artistic, or historic interest (Paragraph: 006 Reference ID: 18a-006-20190723):

- *"**Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage receptor 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 receptor 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.*
- ***Historic interest:** An interest in past lives and events (including pre-historic). Heritage receptors can illustrate or be associated with them. Heritage receptors 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."*

[2] Historic England: Advice Note 1 Conservation Area Appraisal, Designation and Management (2019)
[3] Historic England: Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
[4] Historic England: Advice Note 17: Planning and Archaeology (2022)
[5] BS7913:2013 – Guide to the conservation of historic buildings (2013)
[6] Historic England: GPA2 Managing Significance in Decision Taking in the Historic Environment (2015)
[7] Historic England: GPA3 The Setting of Heritage Assets (2017)
[8] ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties
[9] IEMA (2021) Principles of Cultural Heritage
[10] Guidance and Toolkit for Impact Assessments in a World Heritage Context

2.9.5 Setting is defined in Annex 2 of the NPPF as: *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

2.9.6 The methodology for appraising sensitivity is an exercise of professional judgement informed by evidence base comprising desk-top research of primary and secondary source material together with a visit to the Site and the surrounding area. Source material consulted as part of this exercise include historic Ordnance Survey plans, archival records, and interrogation of historic photographs on online sources including 'Britain from Above'.[11]

2.9.7 The assessment of setting has been undertaken with reference to the assessment steps set out in Historic England's guidance document GPAP3 'The Setting of Heritage Assets'. This sets out a staged approach to taking decisions on setting as follows.

- **Step 1**: Identifying the heritage receptors affected and their settings;
- **Step 2**: Assessing whether, how and to what degree these settings make a contribution to the importance of the heritage receptor(s);
- **Step 3:** Assessing the effect of the Proposed Development on the importance of the receptor(s);
- **Step 4:** Maximising enhancement and minimising harm; and
- **Step 5:** Making and documenting the decision and monitoring outcomes.

2.9.8 Steps 1 and 2 are relevant to establishing the baseline condition; steps 3, 4 and 5 deal with assessing the impact of the change and measures for mitigating any identified impact and will be considered as part of the ES Chapter.

2.9.9 Each heritage receptor, or 'receptor,' is ascribed a value in accordance with a five-point scale as shown in **Table 1** below.

2.9.10 An impact can be characterised in terms of timing, scale, duration, and reversibility. These can be described as short, medium, or long-term, permanent, or temporary and can be positive or negative. A direct impact on a heritage receptor is likely to result from changes to the physical fabric of the receptor. An indirect impact is likely to result from changes to the receptor's setting.

2.9.11 In considering the potential magnitude of an impact, a professional judgement has been made about the receptor's susceptibility to change as a result of the Development. **Table 2** below sets out criteria that has been used to determine the magnitude of an impact, which can vary from 'Major to 'No change'.

2.9.12 The assessment to determine the importance of the effect uses a matrix that considers the sensitivity of the receptor against the magnitude of impact from the Development. The importance of effect is determined by the interaction of the receptor's sensitivity to change and the magnitude of impact (change) (**Table 3**). Effects that are graded as **Major** or **Moderate** are considered '**significant'** with respect to the EIA regulations. Effects can be adverse, beneficial, or neutral.

[11] Britain from Above available online at https://britainfromabove.org.uk/

Table 1: Criteria for Establishing Sensitivity of Heritage Assets (adapted from ICOMOS)

Sensitivity (value)	Asset Categories
High	Remains of inscribed international importance, such as World Heritage Sites; Grade I and Grade II* Listed Buildings; Grade I and Grade II* Registered Parks and Gardens; Scheduled Monuments; Registered Battlefields; Conservation Areas containing important buildings; and Undesignated archaeological receptors of clear national or international importance.
Medium	Grade II listed Buildings; Conservation Areas; Grade II Registered Parks and Gardens; Undesignated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the designation criteria; and Designated or undesignated archaeological remains or sites that have regional interest.
Low	Locally Listed Buildings as recorded on a local authority list; Undesignated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the local listing criteria; and Archaeological remains of limited value but with a potential to have interest at a local level.
Not significant	Buildings, monuments, sites, or landscapes identified as being of negligible or no historic, evidential, aesthetic, or communal interest; and Archaeological resources that have little or no surviving archaeological interest.

Table 2: Criteria for Establishing Magnitude of Impact

Magnitude of Impact	Criteria for Assessing Impact
Major	Change such that the importance of the receptor is totally altered or destroyed; Comprehensive change to setting
Moderate	Change to the receptor, such that it is significantly modified; Change to the setting such that it is significantly modified.
Minor	Change to the receptor, such that the receptor is slightly different; Change to the setting.
Negligible	Little change to the fabric or setting that would materially harm importance, approximating to a 'no change' situation.
No Change	No change to fabric or setting that would harm importance.

Table 3: Significance of Effects Matrix

		Magnitude of Impact				
		No change	Negligible	Minor	Moderate	Major
Sensitivity	High	Neutral	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial	Major Adverse/ Beneficial	Major Adverse/ Beneficial
	Medium	Neutral	Minor Adverse/ Beneficial	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial	Major Adverse/ Beneficial
	Low	Neutral	Negligible	Minor Adverse/ Beneficial Negligible	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial
	Not significant	Neutral	Negligible	Negligible	Negligible	Minor Adverse/ Beneficial

2.10 EIA "Significant Effects" Versus NPPF "Harm"

2.10.1 The degree of impact on a heritage receptor within the NPPF falls into three categories: substantial harm, less than substantial harm, and no harm. There are more categories of impact used in the EIA assessment methodology than that used for the NPPF. In this sense, the EIA is more nuanced and would result in a greater range of outcomes in terms of the degree of impact.

2.10.2 EIA grades impact as neutral, negligible, minor adverse/beneficial, moderate adverse/beneficial, and major adverse/beneficial. For the purposes of this assessment, impact that is assessed as beneficial is disregarded, as a positive effect would not be considered harmful (in NPPF terms). The 'less than substantial harm' test under the NPPF applies to a much broader range of impact, which could be at the lower or upper ends of 'less than substantial harm'. A much greater pool of receptors are likely to fall within this category of impact.

2.10.3 Under the EIA assessment process, the sensitivity of the asset needs to be considered in addition to the magnitude of change (impact). An asset could therefore be subject to 'less than substantial harm' under the NPPF and fall within 'significant effect' by the EIA assessment matrix. For example, an asset that falls within 'less than substantial harm' under the NPPF and is of medium or low sensitivity could fall within significant effects if the magnitude of impact is moderate or major.

2.10.4 As outlined above, there is no published methodology or prescriptive criteria that enables a pre-judgement to be made as to whether a heritage asset (or receptor) that is subject to 'less than substantial harm' would also fall within the category of 'significant effect.' The application of the EIA methodology relies on professional judgement to establish the sensitivity of a receptor and the magnitude of impact. Professional judgement is also required to understand whether development that causes less than substantial harm to heritage would also result in significant effects on the heritage receptor. An assessment of 'less than substantial harm' therefore does not always equate to no 'significant effect.' There is the potential for the pool of assets/receptors that experience 'less than substantial harm' to overlap with those that fall within the EIA category of 'significant effects'.

2.10.5 Where application (regarding NPPF guidance) a graded level of harm has been given in Table 6 (the 'Built Heritage Effects' summary)

2.11 Site visit

2.11.1 The assessment included a site visit undertaken in 2022 and 2025 in order to determine the topography of the Site and existing land use, the nature of the existing buildings, identify any visible heritage receptors (e.g. structures and earthworks), and assess factors which may have affected the survival or condition of any known or potential receptors. The site visit also extended beyond the Site for the purposes of scoping designated heritage receptors and their intervisibility with the proposed development, as required by Historic England guidance, and for the settings assessment itself.

2.12 Consultation

2.12.1 In developing the design options for the scheme consultation was undertaken with the LPA, design options where discussed during a site visit on the 22nd January 2025, in particular in relation to Southleigh Park and the Grade II Listed Southleigh Park House and associated buildings.

2.12.2 This consultation resulted in the character and historic associations of the parkland with the assets being recognised and preserved within the masterplan.

2.13 Assumptions and Limitations

2.13.1 The following assumptions and limitations apply to this assessment:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
- The baseline assessment relies on the accuracy of secondary source data. There is always some degree of uncertainty in relation to these sources;
- During the visit to the Site and surrounding area, weather conditions, the time of day and seasonal factors influenced the visual assessment and photographic record of the environment; and
- Access to private properties has not been obtained.

3 Historic Environment Baseline

3.1 Introduction

3.1.1 Understanding the history and context of the relevant heritage receptors is important to establishing their setting and the contribution that their setting makes to their importance. Historic England guidance on the setting of heritage receptors advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to importance.

3.1.2 Change, including development, can sustain, enhance, or better reveal the importance of a receptor, as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage receptor may play an important part in determining its impact. The contribution of setting to the historic importance of a receptor can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment, and use of materials.

3.1.3 Designated and non-designated receptors are identified outside the redline boundary, the setting of which may be impacted by the Development. These considerations are discussed in this section. Regarding heritage receptors, the **Figure B2** in Appendix B shows those built desiagnted heritage receptors within the Study Area within 1km of the Site boundary, with **Figure B3** showing the location of other heritage receptors and HER evidence.

3.1.4 The Site is situated to the west of the settlement edge of Havant and to the east of the settlement of New Brighton and comprises arable land and former parkland associated with Southleigh Park House (**Figure B1**). The A27 forms part of the southern boundary and Bartons Road demarcates the northernmost extent of the Site. The Site is formed of three land parcels. These are open fields in the northwest and south parcels. The landscaped parkland of Southleigh House makes up most of the northeast parcel, extending from the north boundary with Southleigh House to Southleigh Road to the south.

3.1.5 The northwest parcel comprises open fields bordered by Bartons Road to the north, 20th and 21st century residential development accessed by Normandy Way to the west, and the residential properties with frontage to Eastleigh Road to the east.

3.1.6 The northeast parcel located to the east of Eastleigh Road comprises the gently sloping parkland of Southleigh House and a level triangular open field to the southwest. Southleigh House lies to the north with Southleigh Road and Horndean Road bordering the parcel to the south and east respectively.

3.1.7 The southern parcel extends from Southleigh Road in the north to the A27 in the south. Open fields border the parcel to the southwest and southeast, with the residential development of Denvilles to the west and New Brighton to the east. The parcel includes the Southleigh farm buildings but excludes Southleigh farmhouse and gardens and the access road from Southleigh Road.

3.1.8 The Site is largely surrounded by residential development to the east, west and south of the A27 with the Hollybank Woods nature reserve to the northeast and open space areas in recreational/crematorium use to the north. The surrounding area can therefore be characterised as suburban residential, recreational and woodland in nature.

3.1.9 The prevailing building heights in the surrounding area are low rise and domestic in scale. Residential dwellings are predominantly detached with some terraced development, and one or two storeys in height. Those located on the outskirts of the existing settlements and the periphery of the Site are more recent, late 20th – early 21st century residential development, predominantly constructed of red brick, some with hung tiles, and with tile roofs.

3.2 Topography and Geology

3.2.1 The geological publications indicate that the Site is immediately underlain by London Clay formed from the Palaeogene period. Within the southern part of the Site superficial deposits were identified as River Terrace Deposits dating from the Quaternary Period. Bands of Head (clay silt and gravel) dating from the Quaternary period were also identified in the vicinity of the watercourse within the southern part of the Site and extending from east to west in the northern part. Within a band extending from east to west in the north part of the Site no drift deposits were identified on the map publications. Site levels gently fall away from the north of the Site to the south and becomes level just to the north of Southleigh Road.

3.3 Archaeological and Historical Background

3.3.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources listed in the previous section and in the references section with due acknowledgment.

3.4 Prehistoric Period (800,000 BC–AD 43)

3.4.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum (after approx. 13,000 BC), further warming of the climate took place and the environment altered from steppe-tundra to birch and pine woodland. It was probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces however and finds are typically residual.

3.4.2 The Mesolithic hunter-gatherer communities of the post-glacial period (c. 10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured due to predictable sources of food and water, as well as due to transport and communication. Evidence of activity in this period is characterised by flint tools rather than structural remains.

3.4.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as times of technological change, with settled communities and the construction of communal monuments. Farming was established and therefore forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.

3.4.4 Havant has been inhabited since the prehistoric period. Neolithic and Mesolithic remains were discovered near St Faith's Church in Havant. On the outskirts of the present day settlement of Denvilles near the southwest corner of the Site, an late Bronze Age to Early Iron Age enclosure and occupation site has been identified, represented by post holes and ditches (Monument ID 65643). To the northwest of the Site in proximity to Normandy Way, circular and non-circular features relating to ditches, pits and pottery dating to the later Iron Age have been identified together with a small pit containing late Bronze Age pottery (Monument ID 70010). An iron-age coin hoard has been discovered further to the south west in proximity to the present day Japonica Way (Monument ID 70394). Further to the south east of the Site to the west of Horndean Road (Monument ID 70182) a gully with fill containing sherds of late Bronxe Age pottery has been identified.

3.4.5 The South Hampshire coast was colonised in the 5th century by the Jutes (a powerful Germanic tribe): "From the Jutes are descended the people of Kent, and of the Isle of Wight, and those also in the province of the West Saxons who are to this day called Jutes, seated opposite to the Isle of Wight".[12]

3.5 Iron Age into Romano-British (AD 43–410)

3.5.1 During the Romano-British period (AD 43 to AD 410) there was a change towards a pastoral economy, with evidence of more livestock centred management practices. Evidence of Roman buildings have been found near St Faith's and a Roman Villa was discovered to the south of Havant. It is likely that the settlement emerged after 43 AD when a road from Chichester to Wickham was built. In the 20th century a Roman Villa was discovered to the south of Havant. At land to the west of Horndean Road and south of Southleigh Road, evidence of a domestic round house, ditches, pits and an enclosure has been found (Monument ID 69743) together with Roman pottery and other relics including a brooch, cup, Roman tiles and coins. Linear features and pits dating to the early Roman period have been identified to the northwest of the Site in proximity to Normandy Way (Monument ID 70010).

3.6 Early Medieval (Saxon) (Ad 410–1066) and Later Medieval Period (Ad 1066–1540)

3.6.1 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church. The economy of Medieval and Early Modern Havant was based on its agricultural and water-based resources, the springs of Havant making it an ideal location to create high-quality parchment paper. By the 17th century the local economy was mostly based on tanning and glove making. These local industries would remain until the mid-20th century. In 1760 the town of Havant was devastated by a fire and almost the entire existing building stock was lost.

3.7 Post-Medieval and Modern (AD 1540–Present)

3.7.1 Havant was recorded as having 1,670 inhabitants in the 1801 census. The area experienced agricultural strife during the 1830's and was witness to the 'Swing Riots'; a nationwide violent protest against the mechanisation of agricultural practices (especially thresher machines) by dispossessed agricultural workers. The threshing machines were destroyed near Emsworth; the protesting agricultural workers possibly worked on or near the Site.

3.7.2 Southleigh Park was pastureland in use as a dairy farm previously known as the 'Woodlands' before it was purchased by Charles Short in the 1820's. Short converted the house into the current form of Southleigh Park House Short and established gardens that included two kitchen gardens, greenhouses, ornamental woods and planting which still survive round the estate for screening, a park and a pond in front of the house in the 1820s – 30s. In 1839 the estate had grown to 160 acres (65 ha) and by 1889 embellished with more ornamental planting. By 1903, The Southleigh Park Estate covered 360 acres to encompass farms and cottages and was owned by the White Family. Ownership would pass to the Plessey Company in 1968 for use as a centre for military research, and Snell & Wilcox in 1994.

3.7.3 The earliest map of the Site is from the late 18th century and shows an agricultural landscape that has continued to exist until the 21st century. The area appears not to have not yet undergone mass enclosure or is in the process of enclosure, as seen in the irregular field shapes/sizes and the existence of two commons to the north (Emsworth Common and Stour Common).

3.7.4 The OS Map of 1870 shows a more developed, yet still highly agricultural landscape. Two new train lines cuts a straight path to the south and west of the Site. The commons have disappeared and Emsworth Common is now a large wood to the northeast of the Site. Southleigh Park and house have also been constructed, with the parkland extending as far south as Southleigh Road, clearly delineated in a darker shade.

3.7.5 By 1898, the grounds of Southleigh House have expanded and a new lake has been formed to the south of the house. A lodge has been built at the northeast corner of the estate and a carriageway to the east wing established. Woodlands Farm has been moved to the southwest, near Eastleigh Road and the previous field boundaries shown within the parkland have disappeared. There is some residential development along the west side of Horndean Road, and 'Denvilles' to the northeast of Havant.

3.7.6 The OS map from 1933 shows further minor residential expansion in the agricultural landscape. Small residential neighbourhoods have emerged to the east of the Site. Further construction of inter-war housing has spread along the east side of Eastleigh Road. Helmsey Hall has also been built to the west of Southleigh House.

3.7.7 The OS Map from 1963 shows large amounts of suburban expansion in the post-war period. New neighbourhoods have been built in the area north of Havant and west of the railway (west of the Site). There has also been some minor residential infilling to the east. On Site, little has changed other than a new race grid sits at the southeast corner of the Site.

3.7.8 When the estate was sold in 1968 to the Plessey Company, a new entrance to Southleigh House further to the north on Eastleigh Road was created, together with a carpark and modern office block to the north of the house[13].

[12] Bede, Ecclesiastical History of the English People, 1910, 1.15,
[13] Hampshire Gardens Trust: Southleigh Park House | Hampshire Garden Trust Research (hgt.org.uk)

Figure 1: 1797 Map of South Hampshire

Figure 2: OS Map of the Area, Hampshire & Isle of Wight LXXVI, Surveyed 1866, Published 1870.

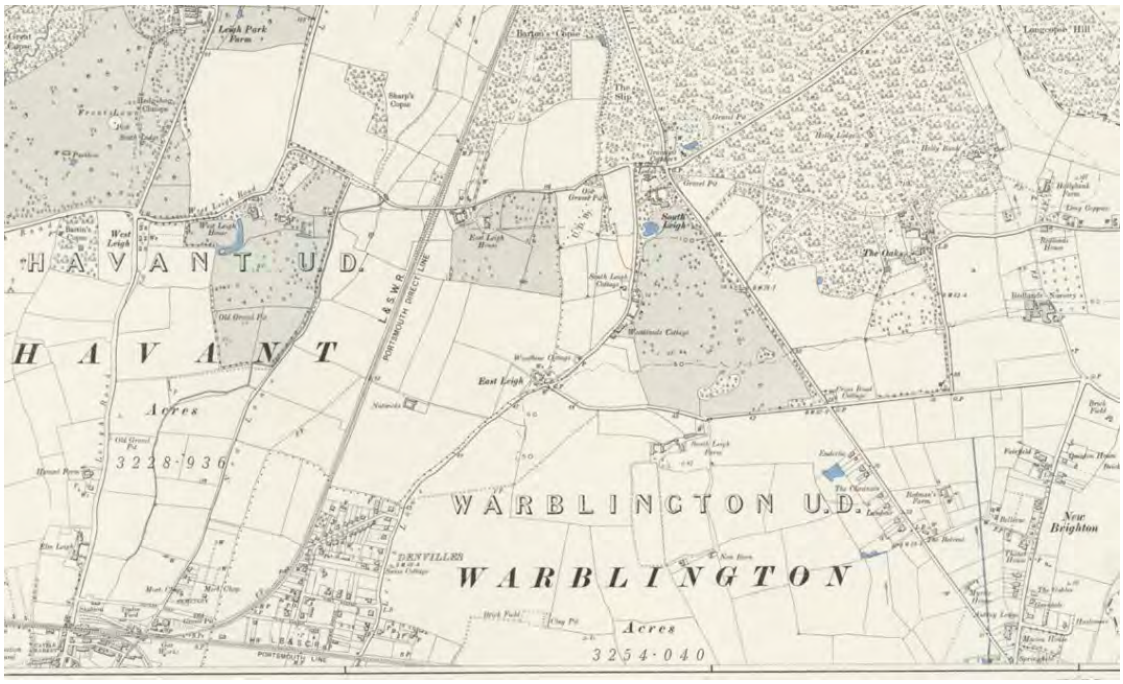

Figure 3: OS Map of the Area, Hampshire & Isle of Wight Sheet LXXVI.NE, Surveyed 1895, Published 1898.

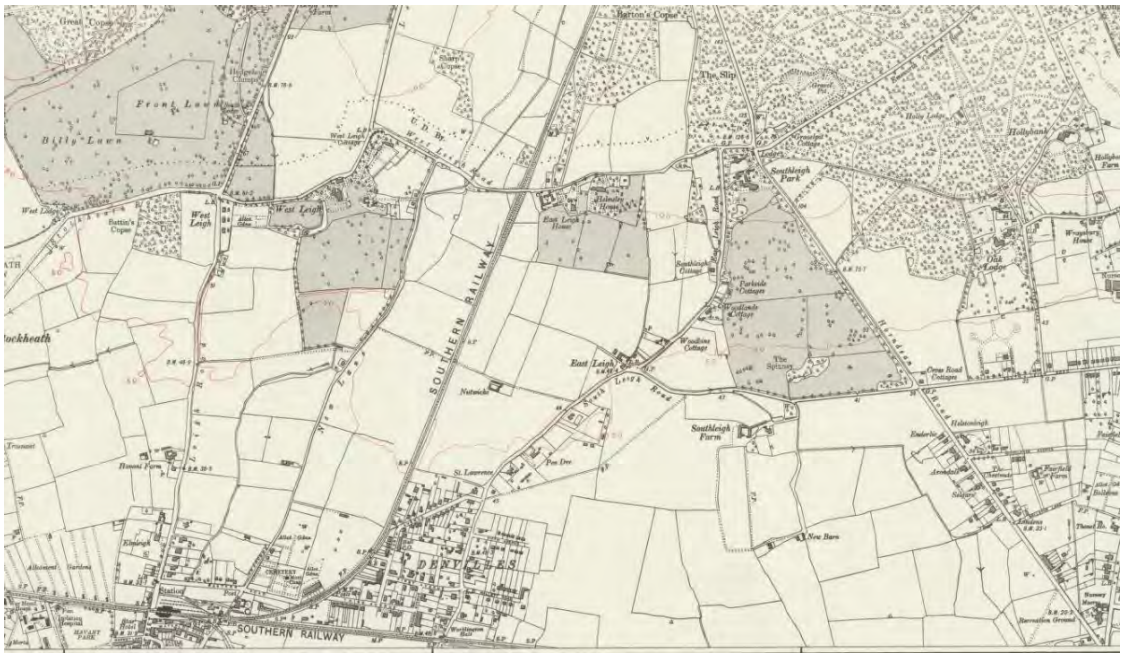

Figure 4: OS Map of the Area, Hampshire & Isle of Wight Sheet LXXVI.NE, Surveyed 1932, Published 1933.

Figure 5: OS Map of the Area, Hampshire & Isle of Wight Sheet LXXVI.NE, Surveyed 1938, Published 1946.

Figure 6: OS Map of the Area, Sheet SU70NW- A, Surveyed 1962, Published 1963.

4 Archaeological Potential and Sensitivity

4.1 Introduction

4.1.1 The assessment utilised modern and historic mapping, aerial photography, Google Earth, National Heritage List, and the local Historic Environment Record, to identify which receptors within the 1km study area may experience an impact from the Development.

4.1.2 Following a review of the local HER data the archaeological potential and importance of any possible archaeological receptors has been considered in the following section which includes professional opinion on the heritage importance of such receptors, where there is low to moderate, or higher, potential for them to be present. Whilst it is possible to make a judgement, based on available evidence, on the likelihood of currently unknown archaeological receptors to be present (i.e. archaeological potential), it is not possible to predict the importance of any such receptors with a high degree of certainty, and they could range from low to very high. It is acknowledged that further information during the archaeological mitigation may change the understanding of the archaeological resource.

4.2 Palaeolithic (250,000-10,000 BC)

4.2.1 The Site has low potential to contain Palaeolithic receptors. There is a lack of HER records of Palaeolithic material both within the Site and the wider Study Area. There is therefore low potential for Palaeolithic receptors within the Site tied with the low potential of survival of any remains as a result of process such as erosion, ploughing and industrial activities. It is considered that any surviving Palaeolithic receptors would be considered local importance depending on nature and extent.

4.3 Mesolithic (10,000-4000 BC)

4.3.1 The Site has low potential to contain Mesolithic receptors. Within the Site and the wider study area, there is low potential for the recovery of Mesolithic receptors. It is considered that any evidence of Mesolithic activity is very ephemeral which means that it has the potential to be missed, a cause of the lack of HER Mesolithic evidence. It is therefore considered that any Mesolithic material recovered at the Site would be of local importance.

4.4 Neolithic (4,000-2000 BC)

4.4.1 The Site has low potential to contain Neolithic receptors. The Site has low potential to contain Neolithic receptors. As previously mentioned, the Neolithic period saw the earliest evidence for human activity surrounding the Site. There is the potential for the retrieval of Neolithic receptors however, much like the Mesolithic period, Neolithic receptors can be ephemeral and may have been damaged or removed form situ as a result of the later agricultural use and wide scale mining of the Site. It is however considered that any surviving Neolithic receptors would be of local importance, depending on nature, preservation, and extent, derived from their archaeological and historical interest. This assessment has also considered the potential for yet to be discovered archaeological receptors.

4.5 Bronze Age (2000-600 BC)

4.5.1 The Site has low to moderate potential to contain Bronze Age receptors. There is a generally paucity of Bronze Age evidence within the HER in the study area. This suggests that there was limited Bronze Age settlement and presence within the surrounding landscape. It is therefore considered that there is a potential for the survival and recovery of Bronze Age receptors at the Site which would likely be of local importance.

4.6 Iron Age (600 BC-43 AD) and Romano-British (AD 43–410)

4.6.1 The Site has low to moderate potential to contain Bronze Age receptors. Sherds of Roman pottery were found within the study area (as shown on the HER). They suggest occupation from this period. It is therefore considered that there is the potential for the Site to contain Iron Age and Romano-British receptors.

4.7 Early and later Medieval (AD 410—1540)

4.7.1 It is considered that the Site has moderate to high potential to contain Medieval receptors. The Site contains limited identified cropmarks. However, it is evident that the Site fell within the open fields outside the areas of historic settlement in this Medieval period. The HER also suggests that Medieval industry was occurring within the area, however its is considered that any Medieval remains discovered within the Site would be of local importance.

4.8 Post-Medieval and Modern (AD 1540–present)

4.8.1 The Site has moderate to high potential to contain Post-Medieval and Modern receptors. Primary deriving from the agricultural activities which occurred at the Site during the 19th and 20th centuries. If present, receptors dating to the Post-Medieval period would be of low local importance, depending on nature, preservation, and extent, derived from their archaeological and historical interest.

5 Sensitivity of Built Heritage Receptors

5.1 Introduction

5.1.1 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

5.1.2 The assessment of significance follows the heritage interest-led approach set out in the NPPF. It is informed by Historic England's 'Good Practice Advice in Planning (GPA) Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) AND 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice eon assessing significance to ensure heritage statements meet the requirements of the NPPF.

5.1.3 Historic England's 'Planning Note:3 The Setting of Heritage Assets' (2nd ed, 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of an asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance: the physical surroundings of the asset, including its relationship with other assets; and the way in which the asset is experienced.

5.1.4 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "…heritage assets are an irreplaceable resource…" (NPPF paragraph 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.5 Setting is the surroundings in which an asset is experienced: all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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. Although views of or from an asset will play an important part to its setting, other environmental factors such as noise, dust, vibration, as well as spatial associations, and the understanding of the historic relationship between places.

5.1.6 Change, including development, can sustain, enhance, or better reveal the significance of an asset, as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment, and use of materials.

5.2 Scoping

5.2.1 In accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3), built heritage assets, both designated and non-designated, within the wider environs of the Site have been through a scoping exercise. This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the nature, extent and scale of intervening-built form, vegetation and topography between asset and the Site.

5.2.2 The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated and non-designated above ground heritage assets identified within the Study Area which may include the proposed development area as part of their setting.

5.2.3 Buildings and structures included on the Local List are considered to be 'non-designated heritage assets' as defined in the PPG. Havant Council has a List of Buildings of Local Interest that includes non-designated heritage assets located within 1km of the Site. An online search of the Hampshire Historic Environment Record (HER) also identified several entries within 1000m of the Site. Above ground entries with the potential to be impacted have been identified for assessment.

5.2.4 Following the site walkover, the built heritage assets in Table x, have been scoped out of this report due to the existing vegetation and built form which surrounds the Site, including residential areas. In addition, no historical or functional connections have been identified between the Site and such assets. As such, it is considered that the land which constitutes the Site does not meaningfully contribute to the setting of these assets and therefore does not contribute to their heritage significance.

Table 4: Designated Built Heritage Receptors Scoped into Assessment

Built Heritage Asset	ID	Grade	Distance to Site	HEDBA reference
Warblington Lodge	1091614	Grade II	555m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
East Leigh House	1091643	Grade II	230m	Intervening landscaping and built form.
Barn (10 yards west of East Leigh farmhouse),	1340184	Grade II	335m	Intervening landscaping and built form.
Warblington lodge cottage with associated service buildings and enclosures,	1091615	Grade II	500m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
10 Southleigh Road	1092107	Grade II	470m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
Denvilles House	1340214	Grade II	780m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
Warblington Secondary School	1459138	Grade II	420m	The Site holds no associative or functional relationship with the asset. Intervening landscaping and built form.
Hollybank House	1249577	Grade II	920m	The early 19th century house is enclosed by Hollybank Woods to the north and west. This dense

Built Heritage Asset	ID	Grade	Distance to Site	HEDBA reference
				woodland negates any intervisibility between the Site and the asset. There is no associative or functional relationship between the asset and the Site.
The Creamery in Grounds of Hollybank House	1092125	Grade II	960m	This garden building has group value with Hollybank House. Both assets are enclosed by Hollybank Woods to the north and west. This dense woodland negates any intervisibility between the Site and the asset. There is no associative or functional relationship between the asset and the Site.
501 Southleigh Road	List of Buildings of Local Interest	Non-designated heritage asset	30m	Flint 19th century cottages addressing the junction with Horndean Road. The Site holds no associative or functional relationship with the asset. Dense intervening landscaping.
503 Southleigh Road	List of Buildings of Local Interest	Non-designated heritage asset	40m	Flint 19th century cottages addressing the junction with Horndean Road. The Site holds no associative or functional relationship with the asset. Dense intervening landscaping.

5.2.5 The proposed development will not involve any direct impacts upon these receptors, though it has the theoretical potential to impact on their setting and therefore importance.

5.2.6 As a result of this sifting process, there are several heritage assets whose significance could potentially be adversely impacted by development. The heritage assets listed below have been identified through desk-top research as having the potential to be affected by the proposed development. Details of the designation entries are provided in full at Appendix 1.

5.2.7 For completeness, the scoping assessment and Site visit also included assessment of the listed buildings and other heritage assets inside and outside of the Study Area to ensure long distance views of the Site where not adversely impacted. It is judged that the setting of these assets will not be adverse impacted by the scheme via a change in setting, due to intervening vegetation, separation distance, and landform.

5.2.8 The Site visit demonstrated that while there is a degree of intervisibility between the Site and these assets (see site photographs in Appendix 2) there would only be glimpsed views of the development due to existing vegetation and land topography.

Table 5: Heritage Assets scoped in

Receptor	ID	Grade	Distance to Site
Nos. 1 and 2 Eastleigh Road,	1091617	Grade II (medium sensitivity)	10m
Southleigh Park Lodge Clock Tower Building	1263632 1303673 1340202	Grade II (medium sensitivity)	100m (approx.)

Receptor	ID	Grade	Distance to Site
Southleigh Park House (excluding attached 1983 corridor and office building),			
Woodbine Cottage East Leigh Road	List of Buildings of Local Interest	Non-designated heritage asset (low sensitivity)	Shares a boundary with the Site.
Home Farm Barn	HER ref: 50632	Non-designated heritage asset (low sensitivity)	10m
Agricultural buildings Southleigh Farmstead	HER ref: 42601 HER ref: 42600 HER ref: 42598 HER ref: 42602	Non-designated heritage asset (low sensitivity)	On Site

5.3 Nos. 1 and 2 Eastleigh Road

5.3.1 Nos. 1 and 2 Eastleigh Road is a Grade II Listed 16th century timber-framed cottage with later 19th century extensions. Formerly two cottages, the asset has a thatched hipped roof with ridge decorations. The buildings significance is derived from its traditional materials and construction and vernacular appearance. The asset has historic value as one of the earliest buildings in the area, representing the sparse and dispersed pattern of settlement inland from the coast.

Figure 7: Nos. 1 and 2 Eastleigh Road viewed from the west.

5.3.2 The immediate setting of the asset is the hamlet of East Leigh, comprising predominantly detached dwellings nestled amongst mature landscaping, that range in style and date. Set back from the junction of Southleigh Road and Eastleigh Road, the asset is enclosed by gardens, mature planting, and smaller outbuildings. The mature planting provides a verdant, picturesque setting to the asset, whilst also screening it in views from the junction. Only the upper element of the cottage is visible in wider views across the open fields to the west and north which form part of the Site.

5.3.3 The hamlet of East Leigh is encircled by fields which are part of the Site. The undeveloped, open nature of the Site, including the designed landscape of Southleigh Park further east, makes a minor contribution to the setting of the asset by reinforcing its rural origins and enabling an appreciation of the significance of the asset within the historic rural landscape. The Site and the assets are unlikely to have any associative or functional relationship.

Figure 8: View across the northwest parcel looking towards the hamlet of East Leigh. Nos. 1 and 2 Eastleigh Road can just be seen in the centre of the photograph.

5.4 Southleigh Park (and associated assets)

5.4.1 These Grade II Listed assets have been grouped together as a cohesive group forming Southleigh Park. They comprise a 19th century mansion and surrounding outbuildings including the separately listed Clock Tower building and Lodge. The assets are intrinsically linked to one another as part of the 19th century Southleigh Park. They derive their heritage significance primarily from their historic and architectural merit, as a well-preserved mansion complex and parkland.

5.4.2 Southleigh Park House is a 19th century mansion with a unique architectural form, with Gothic inspired features applied to a classically formed building. The house has historic value as a well-preserved 19th century mansion, representing a period of change in the area with the introduction of larger gentry houses following enclosure. The transition of the farmhouse to a high-status country house within a designed landscape also contributes to its historic value.

5.4.3 The Clock Tower Building dates to the 19th century and was possibly a former stables block associated with the House. The building's architectural value can be derived from its quality detailing, materials, and symmetrical composition.

5.4.4 The Lodge also dates to the 19th century and is constructed from knapped flint in the Gothic architectural style. The lodge has significance as a strong example of a 19th century gate house and for its group value with the house and clock tower building.

5.4.5 The group of assets, contemporary in construction, hold strong group value. Forming part of a composed group, the main house and lodge are similar in their Gothic form, details, and materiality whereas the service buildings depart slightly with different flint treatment and brick dressings. The group composition remains legible with the original layout largely intact, despite the modern office buildings positioned to the north.

5.4.6 The immediate setting of the assets is the group of buildings forming Southleigh Park House and the landscaped parkland to the south, now used as grazing for Southleigh Farm (see HER record 52013). To the north of the House the dense perimeter planting creates a verdant, enclosed landscaped setting in which to appreciate the assets. Positioned between the perimeter planting and the outbuildings associated with Southleigh House, is a large 1980s office building with extensive parking. This adversely affects the setting of the listed building group as it diminishes the ability to experience the buildings and their significance.

5.4.7 The landscaped parkland and agricultural fields of the Site contribute to the significance of the asset. There is an intrinsic historic and architectural association with Southleigh House and the landscaped park, which was designed to provide views from the elevated position of the house, across the formal lawns and parkland towards the sea to the south. The principle southern façade of the asset is highly visible through the park and can be glimpsed in wintertime through the trees aligning Southfield Road.

5.4.8 Beyond the grounds of Southleigh House, the open fields to the south provide a rural setting to the parkland character of Southleigh House and grounds. It is possible that the wider fields of the Site to have an associative and functional relationship with Southleigh House through former ownership. The urban settlements to the east and west illustrate the 20th century expansion of Havant and Emsworth and do not contribute to the significance of the assets.

Figure 9: The south elevation of Southleigh House.

Figure 10: View from the south of Southleigh House looking south towards Southleigh Road. The more distant belt of trees aligning the A27 form the horizon.

5.5 Woodbine Cottage East Leigh Road

5.5.1 Woodbine Cottage is a two-storey cottage in brick with a rendered front elevation and a shallow hipped slate roof. The building is described as “a much-altered 19th century house” within the Havant Borough Council List of Local Buildings of Merit. The date 1833 inscribed is inscribed on the building on its gable end indicating that the building has historic interest as one of the early houses dispersed along Eastleigh Road. Despite the extensions to the west end, the building retains its overall form and traditional character, from which its architectural value is derived.

Figure 11: North elevation of Woodbine Cottage, viewed from Eastleigh Road.

5.5.2 Woodbine Cottage lies at the northeast extent of the hamlet of East Leigh. Whilst the cottage retains some of its traditional character, its modern boundary treatment visually separates the asset from its rural surroundings. The enclosed nature of the plot restricts intervisibility between the Site and the asset from the north and west, although it is visible from the fields opposite to the east. The undeveloped, open nature of the Site, including the designed landscape of Southleigh Park further east, reinforces the rural origins of the asset and makes a very minor contribution to its significance. The Site does not hold any associative or functional relationship with the asset.

5.6 Home Farm Barn, Eastleigh Road

5.6.1 Home Farm Barn is noted of the local HER and comprises a single storey, former farm building, in brick and flint with weather board cladding and a clay tile roof. Its significance lies in its origins as part of the Woodlands Farm group.

Figure 12: West elevation of Home Farm Barn.

5.6.2 The immediate setting of the barn has been much altered and is now predominantly residential in character. The Site forms the open fields to the west of Eastleigh Road with the Southleigh House parkland adjoining the asset to the west. Having previously served Southleigh House as part of Woodlands Farm, there is a functional relationship between the asset, Southleigh House and adjoining parkland. This relationship is much diminished as the former agricultural character of the setting of the asset is now predominantly domestic. Whilst the open space of the parkland contributes to the setting of the asset by way of reinforcing the bucolic character and origins of the asset, it does not contribute to its significance.

5.7 Southleigh Farm

5.7.1 Southleigh Farm is a historic farm complex, noted of the local HER that has local historic and architectural value as a representation of a traditional farmstead and agricultural practices taking place within the coastal plains in the 19th century. The buildings consist of a long, single storey 19th century brick range with a clay tile roof to the northeast range with parts used as stables, cattle shed, bull pen and cart shed; and a two-storey north and west range that forms the corner of the yard. Architecturally, the buildings have value due to their large scale in terms of height and length, traditional construction, and the use of local materials, such as flint. There are a few 20th century buildings in corrugated iron to the south and west, however the traditional farmstead loose courtyard layout is still legible, albeit the east range has been removed.

Figure 13: The south elevation of the northeast range.

Figure 14: The north and west ranges of Southleigh Farm arranged around the farmyard.

5.7.2 The immediate setting of the buildings is the Southleigh farmyard and buildings, with the farmhouse and gardens to the east at the entrance to the yard. The north elevations of the assets are visible from Southleigh Road and form a coherent group that retains its agricultural character (Figure 10). The area used for grazing between the assets and Southleigh Road positively contributes to the setting, enabling the significance of the assets to be appreciated within its agricultural setting.

5.7.3 The wider surrounding open fields of the Site also positively contribute to the setting due to the agricultural function of the land associated with the farmstead. The open agricultural character of the Site contributes to the ability to appreciate the significance of the assets in their farmstead location.

Figure 15: View of the north elevations of Southleigh Farm buildings as seen from Southleigh Road.

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6 Significance of Effects

6.1 Introduction

6.1.1 This section is intended to inform the potential for significant effects to heritage receptors that may arise because of the development, through either direct or indirect effects. Where significant effects are identified, their assessment will be carried forward to the Environmental Statement for the purpose of EIA. This assessment therefore appraises the worst-case scenario. Where an effect is identified, unless where stated as beneficial this should be considered an adverse impact.

6.1.2 It is accepted that the Development would result in a degree of change to the wider settings of the heritage receptors identified. The submitted plans and illustrative Masterplan demonstrate how the development can be built out to minimise any impact on the identified heritage receptors.

6.1.3 There is potential for these impacts to be reduced through mitigation measures secured at the reserved matters stage and for the scheme to deliver high-quality development that responds positively to the local character of the surrounding area.

6.2 Archaeological Receptors

6.2.1 As stated in section 3, it is considered that there is low to high archaeological potential across the Site (dependant on various periods) as evidence in the HER data (see Figure B5 in Appendix 5). All effects upon surviving buried archaeological receptors will take place within the construction phase and comprises any intrusive groundworks associated with the development.

6.2.2 Experience of similar schemes provides an understanding of the effects of various types of development work, such as housebuilding, drainage, road building etc. The assessment is based on the Parameter Plans for the development and considers all areas which may be affected by the development, including landscaping proposals.

6.2.3 All parts of the development where new housing or infrastructure are proposed will require further archaeological assessment once the construction details of each part are fully understood. At this stage, it is only possible to assess the effects of the development in broad terms. Any element of the development must be considered to remove or disturb the entirety of any receptors of archaeological interest within its footprint. As a result, this assessment presents a 'worst case scenario' regarding the likely importance of the effects. Works proposed at the northeastern extent of the Site (that would impact within the polygon mapped for Saxo-Norman activity off-site to the north) appear to be within or adjacent to the existing A511 and are therefore unlikely to have significant impacts on any archaeological deposits.

6.2.4 The development (without mitigation) will result in a **major adverse** significance of effect to the archaeological resource as the development is likely to remove all receptors of archaeological interest within its footprint. However, this may depend on the nature and sensitivity of the receptor, in this case, the importance of any affected non-designated below ground heritage receptors.

6.2.5 This assessment of the impact of construction effects is based on the knowledge regarding the Site's receptors of archaeological interest and assumed construction impacts, as set out above. Based on those assumed construction impacts the following impacts are considered likely:

Table 5: Assessment of Impacts

Construction Activity	Assessed Magnitude of Impact
Site set-up works, including contractors compound set-up and associated temporary services, levelling work and other preparatory groundworks	Minor
Construction, including foundation excavation, service installation, road construction	Major
Landscaping, including ground reduction or levelling and creation of ponds	Moderate
Compression of buried remains from vehicle movement, construction of spoil tips, bunds or raised landscape areas	Minor

6.2.6 It is considered the effects of the construction activities will be adverse in nature given the ground disturbance to any potential receptors. These effects will be limited to within the Site boundary and will be permanent and irreversible.

6.2.7 Using the approach set out above in the Assessment Methodology the following range of effects can be assessed:

- Major impacts on receptors of Low importance are considered to have a Moderate Adverse importance of environmental effect before mitigation takes place.
- Moderate impacts on receptors of Low importance are considered to have a Minor adverse importance of environmental effect before mitigation takes place.
- Minor impacts on receptors of Low importance are considered to have a Minor adverse importance of environmental effect before mitigation takes place.

6.2.8 Prior to mitigation, the construction of the development is therefore assessed as likely having a permanent moderate to minor adverse significance of effect, for remains of Medieval, Post Medieval and Modern date.

6.3 Archaeological Mitigation Measures

6.3.1 The development does not incorporate any mitigation by design regarding below ground heritage receptors of archaeological interest. A programme of archaeological mitigation comprising evaluation, excavation, and recording (preservation by record) would be carried out prior to the commencement of and during construction activities. The location and extent of required archaeological fieldwork will be discussed and agreed with the LPA Archaeological Advisor and would be secured by a planning condition attached to the granting of outline planning consent. The scope and methodology of this will be subject to further method statements/Written Schemes of Investigation (WSI).

6.3.2 A programme of staged archaeological fieldwork will be required prior to development taking place within any given part of the Site. The scope and extent of this staged fieldwork will be agreed in discussions with the LPA Archaeological Advisor and set out in a WSI for each phased development area. The fieldwork will comprise a staged approach, initially involving an intrusive evaluation of the archaeological resource in relation to the below ground impacts of the development provided at the reserved matters stage. This evaluation will involve a programme of intrusive trial trenching but may also include non-intrusive techniques such as geophysical survey (if deemed necessary). Any intrusive evaluation will identify the nature and extent of archaeological material within the development area to provide sufficient detail to inform the scope and extent of the second stage of archaeological fieldwork.

6.3.3 Following intrusive evaluation further fieldwork is likely to be required, usually comprising targeted detailed excavation, recording and removal of archaeological material affected. The details of any further fieldwork will be set out in a supplementary WSI and agreed in advance with the Archaeological Advisor. Archaeological fieldwork will be monitored and agreed with the Archaeological Advisor to ensure that the works comply with the agreed WSI.

6.3.4 Once construction is completed, there would be no intrusive ground works undertaken as part of the normal operation of the completed development. The development, once completed, will not have any effect on receptors of archaeological interest as it has been assumed that the construction phase will have disturbed any remains because of excavation, earthworks, and other below ground construction activities. No additional physical effects will occur to below ground receptors of archaeological interest during the operation phase and therefore no operational mitigation is required.

6.3.5 Residual effects are defined as those that are predicted to remain after implementation of the mitigation measures described above. It is important to demonstrate that any measures included as part of the mitigation package to respond to adverse effects can be delivered in practice, the measures correspond with planning policy and therefore there is confidence that they will be implemented.

6.3.6 It is considered that the residual effect produced after the implementation of the proposed mitigation measures may vary from **minor beneficial to moderate beneficial**, dependent upon the results of the work and the input of the results of the works into relevant research strategies and objectives. This is due to the fact that the importance of these receptors will be better revealed following the programme of mitigation which would increase the understanding and public dissemination of the archaeological data.

6.3.7 There will be no operational effects on archaeology as all remains will have been recorded though the staged programme of mitigation during the construction phase.

6.4 Built Heritage Receptors

6.4.1 The assessment in Table 5 below identifies the likely impact arising from the development on the identified built heritage receptors.

Table 6: Built Heritage Effects

Heritage Receptor	Sensitivity	Construction Phase			Operational Phase		
		Description	**Magnitude of impact**	**Significance of Effect**	**Description**	**Magnitude of impact**	**Significance of Effect**
Nos. 1 and 2 Eastleigh Road **Grade II Listed**	Medium	The receptor is to be retained. There is Negligible potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting.	Moderate	**Moderate (adverse) (Less than substantial harm in NPPF terms)**	The receptor will be retained, and any impact will arise through a change to its setting. The Site makes a limited contribution to the interest of the receptor as part of the Site, simply forming part of the wider landscape setting of the receptor.	Moderate	**Moderate (adverse) (Less than substantial harm in NPPF terms)**
Southleigh Park House, Lodge and Clock Tower **Grade II Listed**	Medium	The receptor is to be retained. There is Negligible potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting.	Negligible	Negligible (adverse) **(Less than substantial harm in NPPF terms)**	The receptor will be retained, and any impact will arise through a change to its setting. The operational impacts of the Development will arise from the presence of new access, landscaping and management to the open historic parkland setting to the South which will bring about a positive change that will affect the setting of the receptor.	Major	**Major (beneficial)** **(no harm in NPPF terms)**
Woodbine Cottage East Leigh Road **Locally Listed**	Low	The receptor is to be retained. There is Negligible potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting.	Moderate	Minor (adverse)	The receptor is to be retained and any impacts will through a change in character within its wider landscape setting. The operational impacts of the Development will arise from the presence of the new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the heritage receptor.	Moderate	Minor (adverse)

					The development of 605 dwellings immediately north of Nottingham Road (to the South of the Site) already has planning permission and a Master Plan and Design Code for that area (5/00512/OUTM). Taking this into account it is judged that this new built form will result in a distinct separation and visual change between the receptor and the Site.		
Home Farm Barn **HER Evidence**	Low	The receptor is to be retained. It is considered that this minor alteration to the setting of the non-designated receptor will not affect its overall character, which relates to the built form of the town centre, which will remain intact.	Minor	Negligible (adverse)	The receptor is to be retained and any impacts will through a change in character within its wider landscape setting. The Site does not share any associative or functional relationships with the building, the heritage importance of which is primarily derived from their architectural and historic interest. The operational impacts of the Development will arise from the presence of the new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the heritage receptor.	Negligible	Minor (adverse)
Southleigh Farmstead **HER Evidence**	Low	The receptor is to be retained. It is considered that this minor alteration to the setting of the non-designated receptor will not affect its overall character, which relates to the built form of the town centre, which will remain intact.	Moderate	Negligible (adverse)	The receptor is to be retained and any impacts will through a change in character within its wider landscape setting. The operational impacts of the Development will arise from the presence of the new built form, access, infrastructure, and landscaping, which will bring about a change that will affect the setting of the heritage receptor.	Negligible	**Moderate (beneficial)**

7 References

7.1 Documentary sources

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England, 2019. Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.

Historic England, 2017. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2nd Ed.

Historic England, 2019. Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, 2nd Ed.

MHCLG 2024 [Ministry of Housing, Communities and Local Government], National Planning Policy Framework

MHCLG 2024 [Ministry of Housing, Communities and Local Government] Conserving and Enhancing the Historic Environment: Planning Practice Guide

7.2 Cartographic sources

Ordnance Survey Mapping

7.3 Online sources

Hampshire HER

https://www.british-history.ac.uk

https://historicengland.org.uk

https://www.pastscape.org.uk/

https://maps.nls.uk

Appendix A – Gazetteer of HER Evidence and Receptors

Monument Data

The table below represents a gazetteer of monuments within the 500m radius. Each entry has HER reference number. The HER data contained within this gazetteer is the copyright of the HER.

ID	Name	Type	Period
24381	Pillbox - unclassified. 'L' shaped. Of poor design and construction	Pillbox	Modern (1939 onwards)
65643	Late Bronze Age to Early Iron Age occupation site represented by post holes and ditches.	Occupation Site (enclosure, Post Holes, Pits, Post Built Structure, dicthes)	Late Bronze Age to Early Iron Age
70394	Coin hoard A dispersed Iron Age coin hoard consisting of two gold coins of the Southern British Iron Age (associated with the tribes known as the Atrebates, Regini and Belgae): a gold stater and a gold quarter stater, found c.200m apart.	Coin hoard	Iron Age

Event data

The table below represents a gazetteer of events within the 500m radius. Each entry has a HER reference number. The HER data contained within this gazetteer is the copyright of the HER.

ID	Name	Date	Type
69743	Land At Southleigh Road Archaeological Evaluation undertaken prior to housing development. Excavation undertaken by Cotswold archaeology across an area located at the eastern sideof the larger development area, targeted on features identified during the previous evaluation of the site.	Iron Age / Romano-British onwards	Eval
70010	Land south of Barton Road Archaeological evaluation undertaken prior to development.	late Bronze Age	Eval
71590	Land off Bartons Road Geophysical survey undertaken by Allen Archaeology.	Unknown	Geophysical survey
71802	Land at Horndean Road Evaluation by TVAS.	Unknown	Eval

Built Heritage

The table below represents a gazetteer of Built Heritage receptors. Each entry has a Historic Environment Record reference number.

Name of Receptor	Type	HER ID	Sensitivity	Scoped In/Out
Southleigh Farm	Historic Farmstead	42597 42598 42600 42602 42601	Low	Scoped In
East Leigh	Post 1810 park.	52311	Low	Scoped Out
Helmsley House	Garden	52312	Low	Scoped Out
Home Farm Barn	Unlisted barn converted to domestic use.	50632	Low	Scoped In

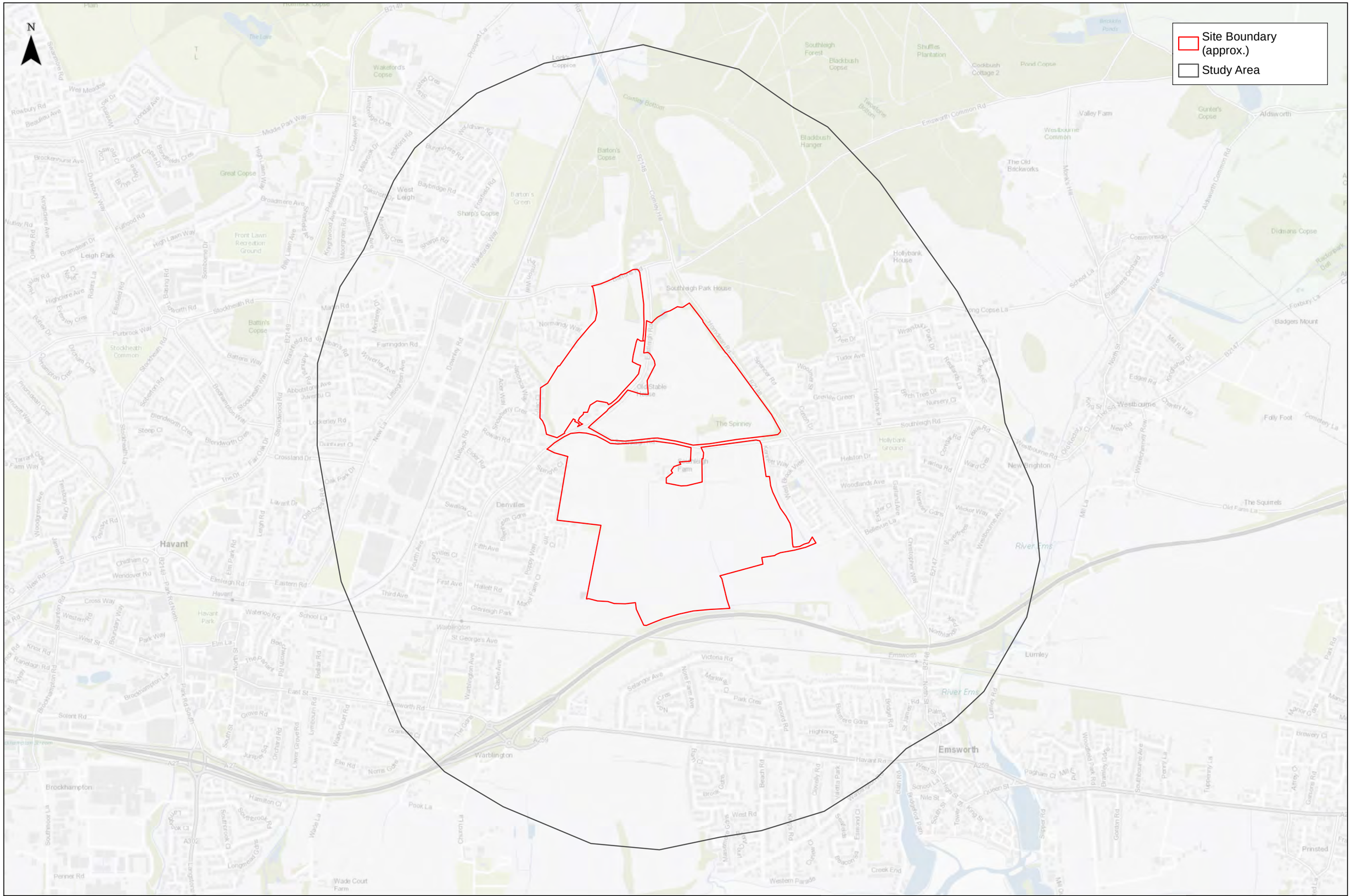
Appendix B – Supporting Figures

B1 - Site Location and Study Area

B2 - Designated Receptors

B3 - HER Evidence

B4 - Past Archaeological Fieldwork



Stantec	BLOOR HOMES	**SOUTHLEIGH ROAD, HAVANT** B1 - Site Location and Study Area	0 50100 200 300 400 500 Meters Contains OS data © Crown Copyright and database right 2020	1:15,000 @ A3 / Date: 13/05/2025 Drawn: initials / Checked: initials Figure B1 / Rev A

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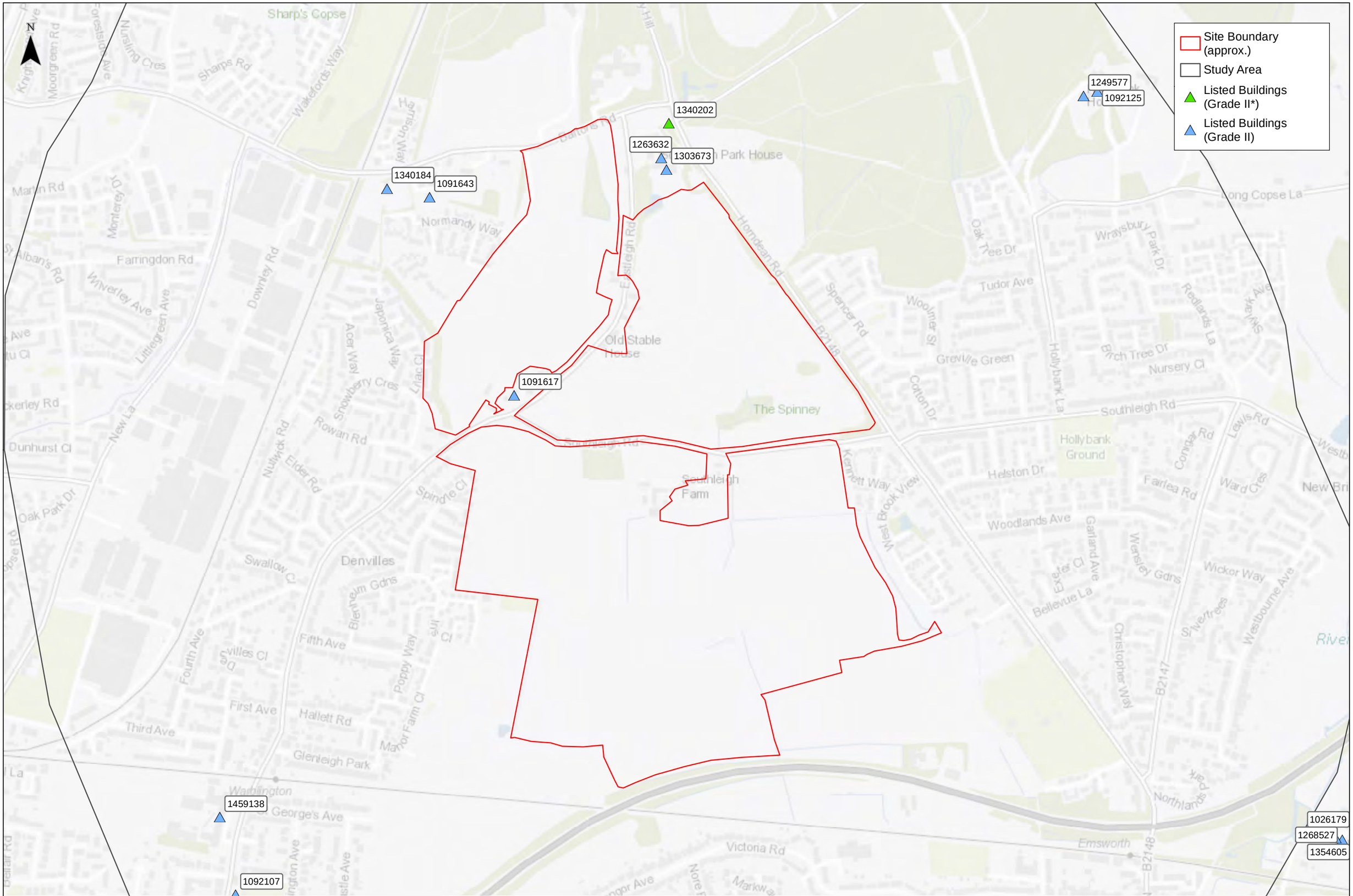

Stantec

BLOOR HOMES

SOUTHLEIGH ROAD, HAVANT

B2 - Designated Receptors

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Figure B1	Rev A

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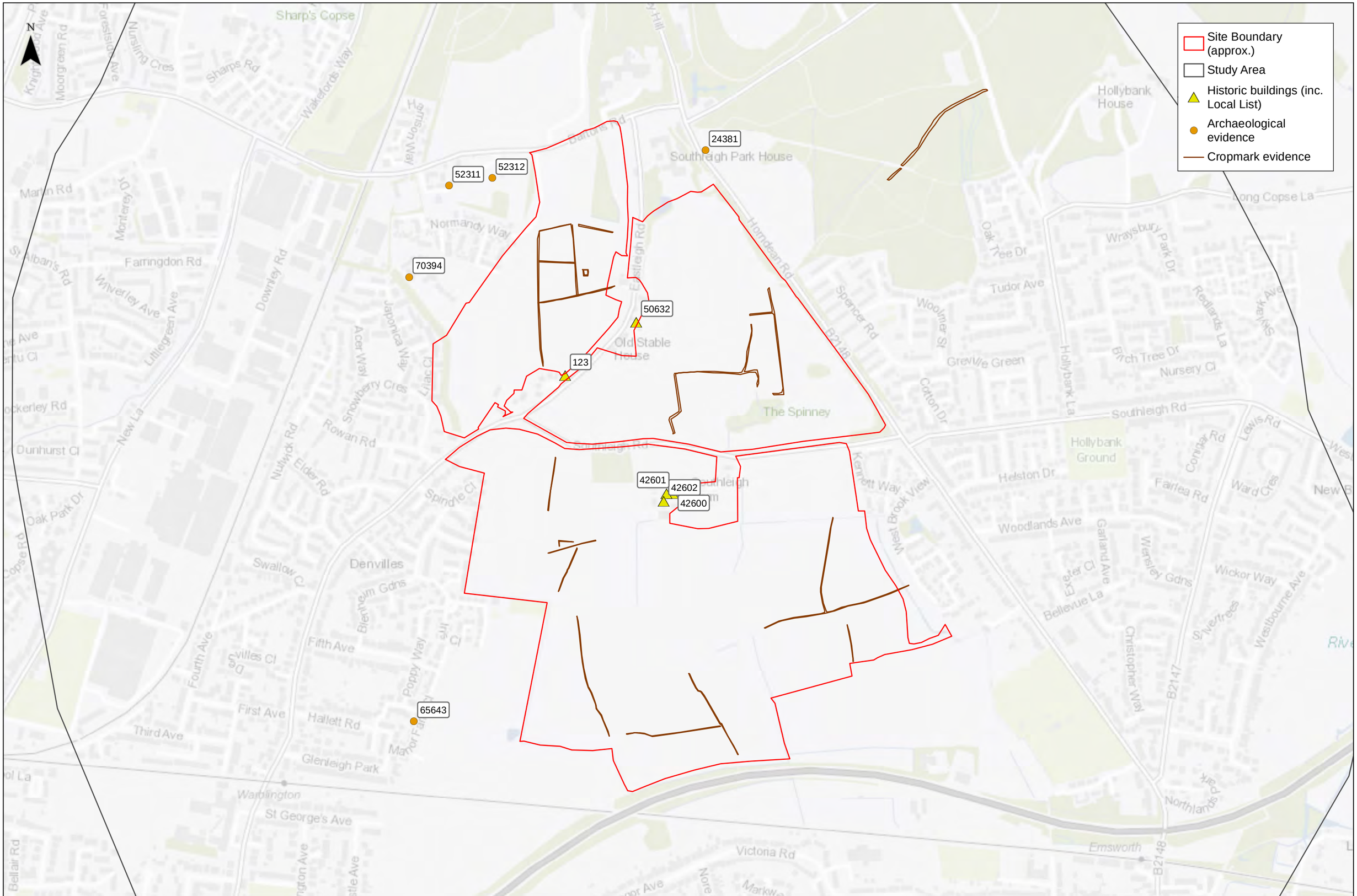

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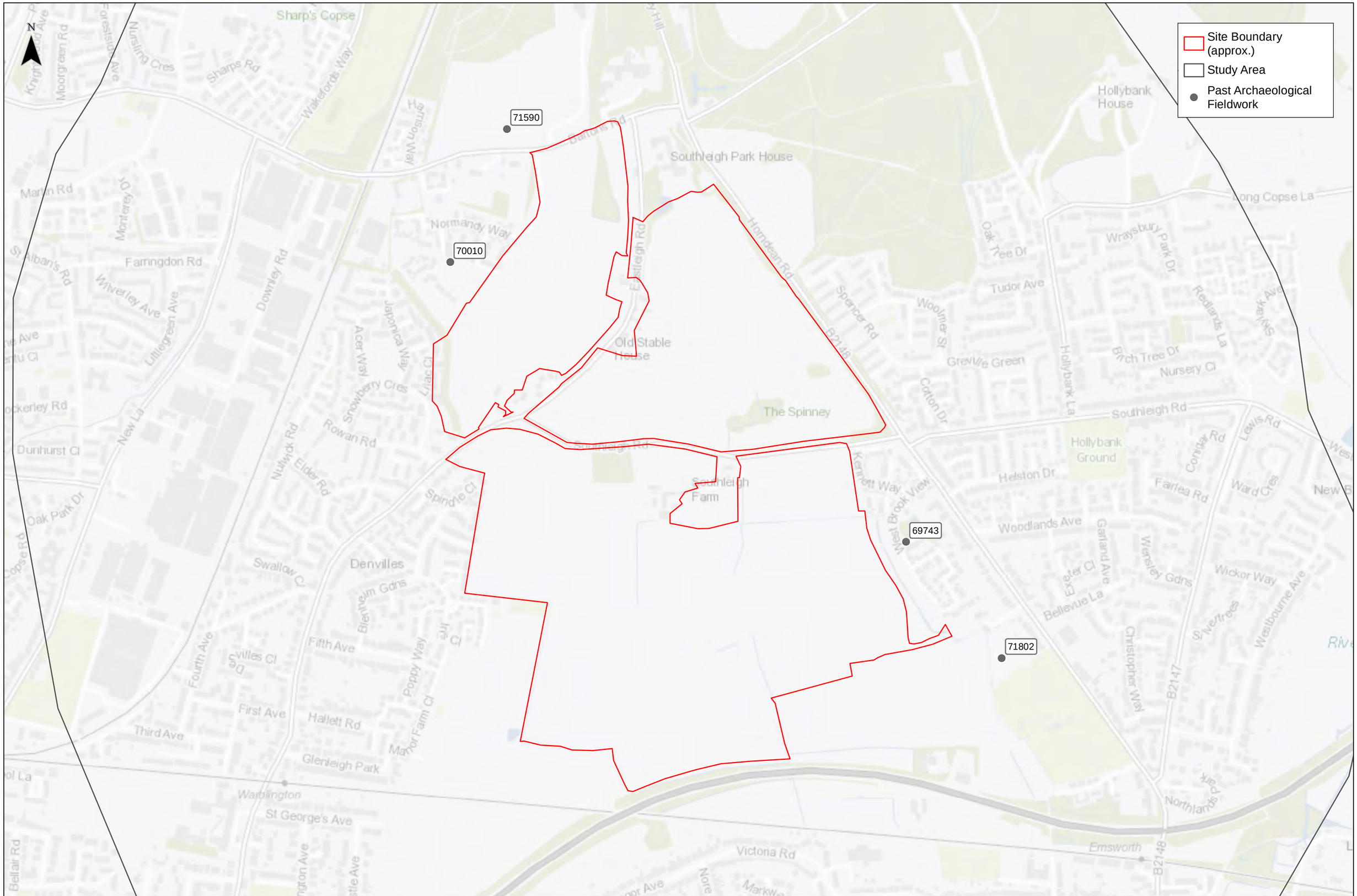

SOUTHLEIGH ROAD, HAVANT

B4 - Past Archaeological Fieldwork

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Contains OS data © Crown Copyright and database right 2020

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Figure B1	Rev A

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