

# Oakcroft Lane Stubbington Hampshire

## *Archaeological Desk-Based Assessment*



*Report prepared for:*  
Persimmon Homes (South Coast)

CA Project: 770821

CA Report: 18465

March 2019



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|             |  |
|-------------|--|
| prepared by | Kimberley Dowding, Assistant Heritage Consultant |
| date        | March 2019                                       |
| checked by  | Julia Sulikowska, Senior Heritage Consultant     |
| date        | March 2019                                       |
| approved by | Nathan Blick, Senior Heritage Consultant         |
| signed      |  |
| date        | March 2019                                       |
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|   |  |   |   |
|---|--|---|---|
| <p><b>Cirencester</b><br/>Building 11<br/>Kemble Enterprise Park<br/>Cirencester<br/>Gloucestershire<br/>GL7 6BQ</p> <p>t. 01285 771022<br/>f. 01285 771033</p> | <p><b>Milton Keynes</b><br/>Unit 8 – The IO Centre<br/>Fingle Drive, Stonebridge<br/>Milton Keynes<br/>Buckinghamshire<br/>MK13 0AT</p> <p>t. 01908 564660</p> | <p><b>Andover</b><br/>Stanley House<br/>Walworth Road<br/>Andover<br/>Hampshire<br/>SP10 5LH</p> <p>t. 01264 347630</p> | <p><b>Exeter</b><br/>No. 1 Clyst Units<br/>Cofton Road<br/>Marsh Barton<br/>Exeter<br/>EX2 8QW</p> <p>t. 01392 573970</p> |
| e. enquiries@cotswoldarchaeology.co.uk  |  |   |   |

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## SUMMARY

**Project Name:** Oakcroft Lane  
**Location:** Stubbington, Hampshire  
**NGR:** SU 55396 04467

Cotswold Archaeology was commissioned in September 2018 by Persimmon Homes (South Coast) to undertake an Archaeological Desk-Based Assessment to support a planning application for a residential development on land off Oakcroft Lane, Stubbington, Hampshire.

The Site has been recorded as agricultural land from at least the 18th century, and any potential archaeological remains most likely relate to the former field boundaries and its historic agricultural use. However, given the known prehistoric remains in the wider landscape and presence of river terrace deposits within the Site, there is some potential for surviving archaeological remains of prehistoric date to occur within the Site.

If currently unrecorded archaeological remains are present within the Site, the proposed development could disturb any such remains. It is considered that any such impacts can be appropriately addressed through a programme of works agreed with the archaeological advisor to the Local Planning Authority. Such works would be undertaken in accordance with local and national policies relating to the protection of the historic environment.

## 1. INTRODUCTION

- 1.1. In September 2018, Cotswold Archaeology (CA) was commissioned by Persimmon Homes (South Coast) to undertake an Archaeological Desk-Based Assessment in respect of land at Oakcroft Lane, Stubbington, Hampshire (hereafter referred to as ‘the Site’). Presently in use as pastoral land, the Site (c. 18ha in size), is located north of Stubbington and is bisected by Oakcroft Lane (NGR: 455396 104467; Fig. 1).
- 1.2. The proposal consists of a residential development within the land south of Oakcroft Lane and a public open space within the land to the north. The southern extent of the south plot would be public open space retaining the existing tree line and path with an attenuation basin immediately north.



**Photo 1** General view of the south part of the Site as seen from the southern border

### *Objectives and professional standards*

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets of archaeological interest, known or potentially located within the Site that may be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse



and/or beneficial) are then described. A discussion of potential impacts on assets within the wider landscape (a settings assessment) is beyond the scope of this report.



**Photo 2** General view of the north part of the Site as seen from the south east corner

- 1.4. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by the Chartered Institute (2014).
- 1.5. This approach is consistent with the Chartered Institute's 'Standard and Guidance for Heritage Desk-Based Assessment', which provides that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:  
  
*'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2014, 4).*
- 1.6. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

### **Statute, policy and guidance context**

1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

| <b>Statute</b>  | <b>Description</b>   |
|---|--|
| <b>Ancient Monuments and Archaeological Areas Act (1979)</b>  | Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.  |
| <b>National Heritage Act 1983 (amended 2002)</b>  | One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.  |
| <b>Conservation Principles (Historic England 2008)</b>  | Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .  |
| <b>National Planning Policy Framework (2019)</b>  | Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).   |
| <b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b> | Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.   |
| <b>Fareham Core Strategy (2011) and Development Sites &amp; Policies (2015)</b>   | Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019). |
| <b>The Hedgerows Regulations (1997)</b>   | Provides protection for ‘important’ hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.   |

**Table 1.1** Key statute, policy and guidance



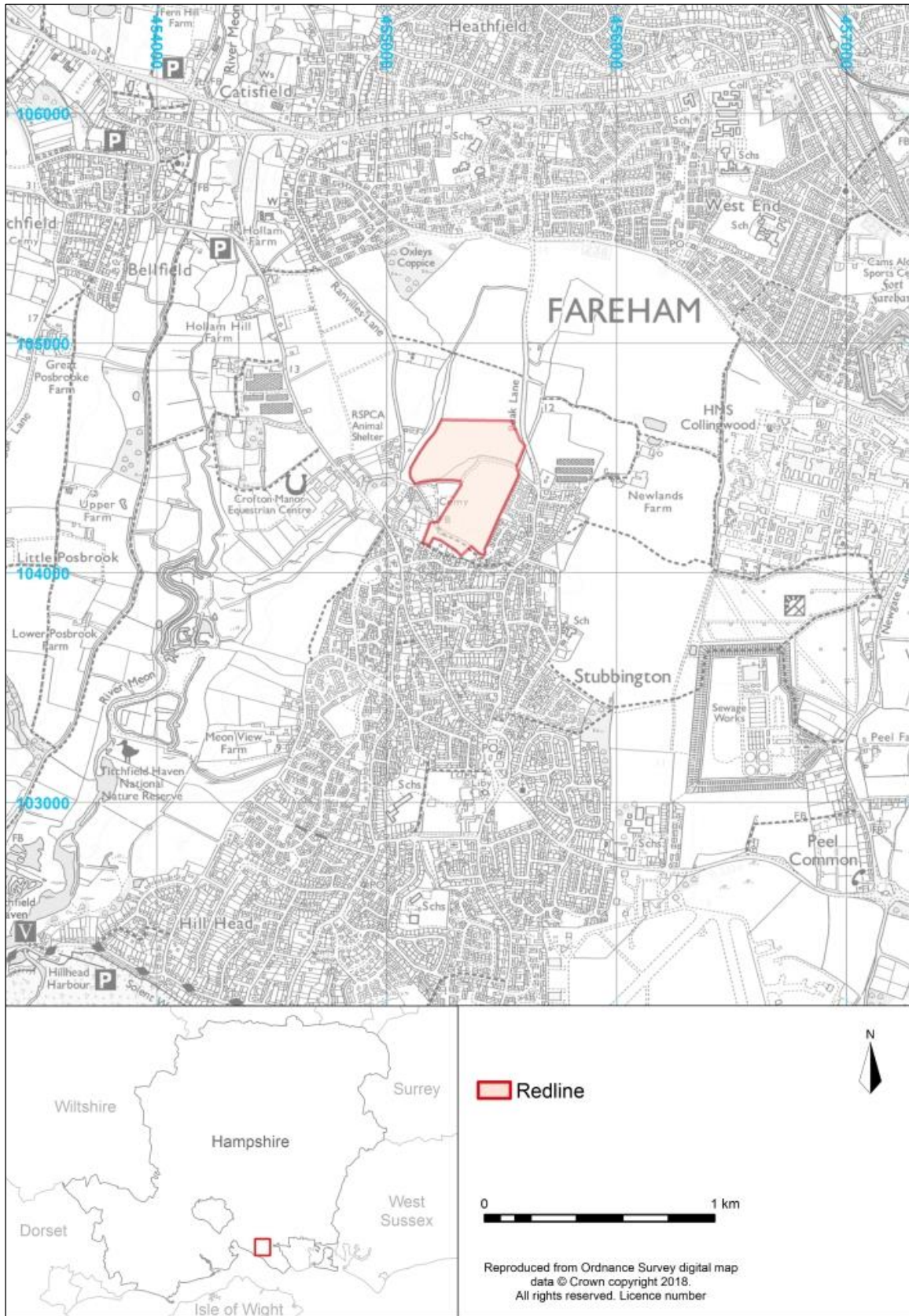


Fig. 1 Site location plan

## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2014). The data has been collected from a wide variety of sources, summarised in Table 2.1.

| Source   | Data  |
|--|---|
| <b>National Heritage List for England (NHLE)</b>   | Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.   |
| <b>Hampshire Historic Environment Record (HER)</b>   | Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy. |
| <b>Historic England Archives (EHA)</b>   | Additional sites and events records, supplied in digital and hardcopy formats.  |
| <b>Hampshire Archives</b>  | Historic mapping, historic documentation, and relevant published and grey literature.   |
| <b>Hampshire Local Studies Library</b>   | Additional publications, grey literature and other materials specific to the locality.  |
| <b>Old-Maps, Genealogist, National Library of Scotland &amp; other cartographic websites</b> | Historic (Ordnance Survey and Tithe) mapping in digital format.   |
| <b>British Geological Survey (BGS) website</b>   | UK geological mapping (bedrock & superficial deposits) & borehole data.   |
| <b>Cranfield University's LandIS Soil Portal</b>   | UK soil mapping.  |

**Table 2.1** Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis was based on maps, aerial photography and knowledge of the area. On this basis a 1km study area, centred on the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was

requested. All of the records returned have been considered and have been listed in a cross-reference gazetteer, which is provided at the end of this report (Appendix 2). The records were analysed and further refined in order to narrow the research focus to data of relevance to the present assessment. *Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant.*

- 2.3. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

#### ***Previous archaeological investigations***

- 2.4. There is a limited amount of previous archaeological investigations recorded within the study area. These investigations comprise:
- A watching brief at Crofton Old Church, c. 70m west of the Site;
  - An evaluation at Elmthorpe Convent, c. 550m west of the Site; and
  - An excavation at Portland Street, c. 400m north-west of the Site.

- 2.5. Additional investigations are recorded in the wider landscape. Limited archaeological remains have been recorded as part of these investigations, primarily relating to post-medieval and modern activity. This is illustrated on Fig. 2 and the results are discussed in Section 4 below, as appropriate.

#### ***Assessment of heritage significance***

- 2.6. The significance of known and potential heritage assets within the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2014) and 'Historic Environment Good Practice Advice in Planning Note 2' (Historic England 2015). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within 'Conservation Principles' (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal

amongst which are: **i)** evidential (archaeological) value, **ii)** historic (illustrative and associative) value, **iii)** aesthetic value, **iv)** communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

### ***Assessment of potential development effects (benefit and harm)***

- 2.7. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Physical effects, resulting from the direct truncation of archaeological remains have been assessed.
- 2.8. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.9. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.10. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

*‘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** [our emphasis].’*

- 2.11. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

| Level of effect                               | Description  | Applicable statute & policy  |
|---|--|--|
| <b>Heritage benefit</b>                       | The proposals would better enhance or reveal the heritage significance of the heritage asset.  | Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.   |
| <b>No harm</b>                                | The proposals would preserve the significance of the heritage asset.   | Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.  |
| <b>Less than substantial harm (lower end)</b> | The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved. | In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019).<br><br>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> |
| <b>Less than substantial harm (upper end)</b> | The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.                         | With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.  |
| <b>Substantial harm</b>                       | The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.  | Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.<br><br>In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.   |

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

### **Limitations of the assessment**

- 2.12. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA 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 these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.13. A walkover survey was conducted within the Site on 20 September 2018, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation.



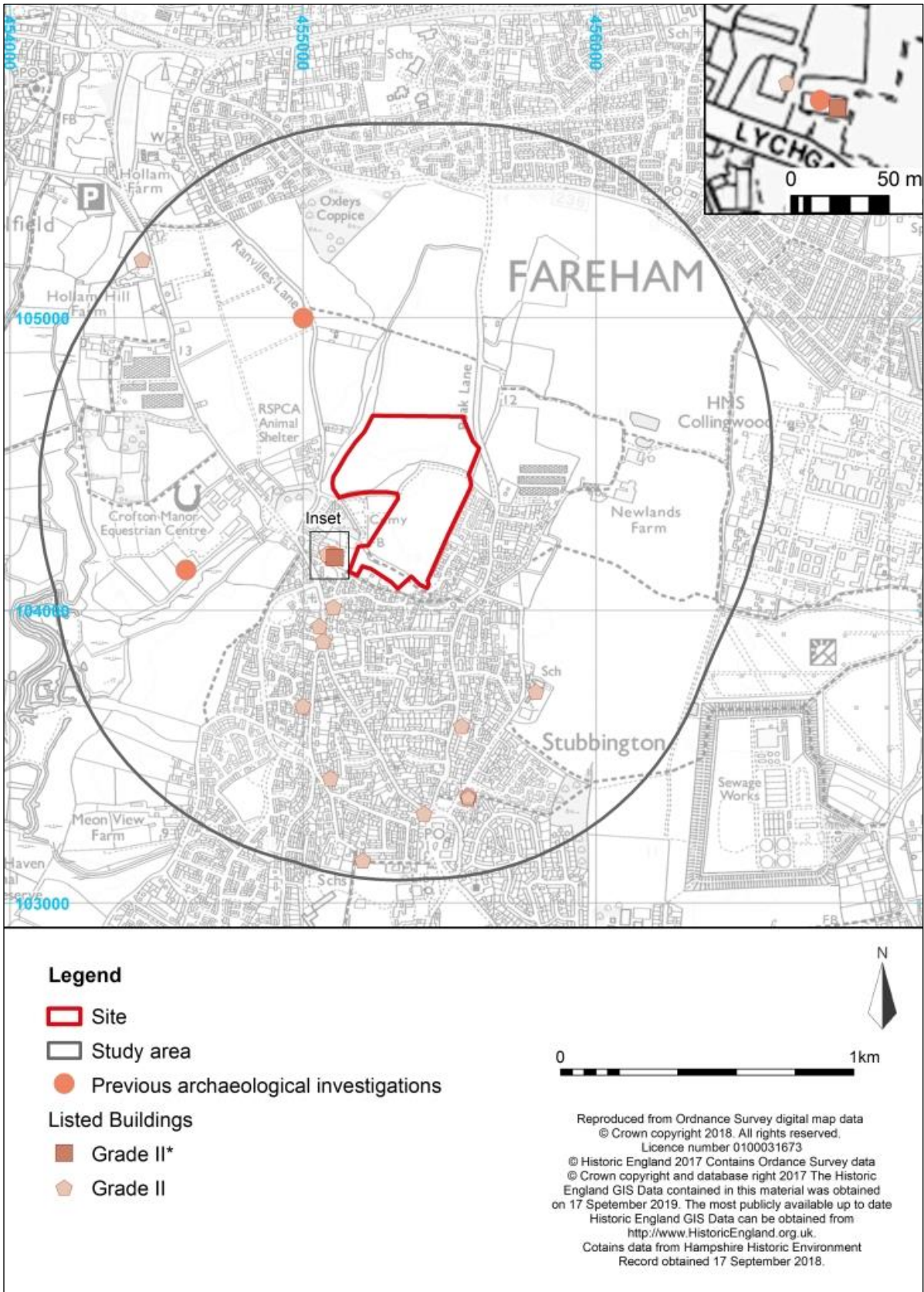
### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

- 3.1. The Site is located c. 1km east of the River Meon, set on a plateau overlooking the valley. Two of the River Meon's tributaries cross the Site, one along the north edge of Oakcroft Lane and another along the western boundary. The southern plot is bordered by modern residential development on the east and south side, with Crofton cemetery to the west with Oakcroft Lane demarcating the northern boundary. The north plot is bounded by agricultural fields to the north and west which have been assigned to the proposed Stubbington bypass. The east boundary is demarcated by Peak Lane and the southern boundary by Oakcroft Lane. The Site is located at c. 10m above Ordnance Datum (aOD).
- 3.2. The underlying geology of the majority of the Site comprises bedrock of Wittering Formation (mix of sand, silt and clay), laid down approximately 41 to 56 million years ago in the Palaeogene Period. The north-eastern extent of the Site comprises Whitecliff Sand Member, formed approximately 23 to 66 million years ago in the Palaeogene Period. There are also patches of superficial River Terrace deposits (mix of sand, silt and clay) across the Site, formed up to 3 million years ago in the Quaternary Period (British Geological Survey 2018), presumably associated with the tributaries of the River Meon.
- 3.3. The soilscape within the Site is mapped as loamy soils with a naturally high groundwater. Draining into local groundwater, these soils are suitable for arable and root cropping (Cranfield Soil and Agrifood Institute 2018).

#### *Designated heritage assets*

- 3.4. The Site is not situated within a World Heritage Site, or any sites on the Tentative List or Future Nominations for World Heritage Sites and none are located within its vicinity. Additionally, the Site is not located within any Registered Parks and Gardens and none are located within environs of the Site. This Site is also not located within any Registered Battlefields. There are no Scheduled Monuments within the Site or study area. The Site does not lie within or adjacent to a Conservation Area. Titchfield Conservation Area is the closest located c. 1.4km north-west of the Site.



**Fig. 2** Previous archaeological investigations and designated heritage assets

3.5. There are no Listed Buildings located within the Site, with fourteen Grade II Listed Buildings and one Grade II\* Listed Building within the study area (Fig. 2). The majority of the Listed Buildings are located within Stubbington town, with the closest comprising Grade II\* Crofton Old Church (NHLE: 1233279; c. 60m west of the Site) and Grade II Crofton Manor Hotel (NHLE: 1233280; c. 90m west of the Site). A settings assessment in relation to these assets is excluded from the scope of this report, but they are discussed as necessary to inform the understanding of the archaeological potential of the Site.

#### *Prehistoric and Romano-British*

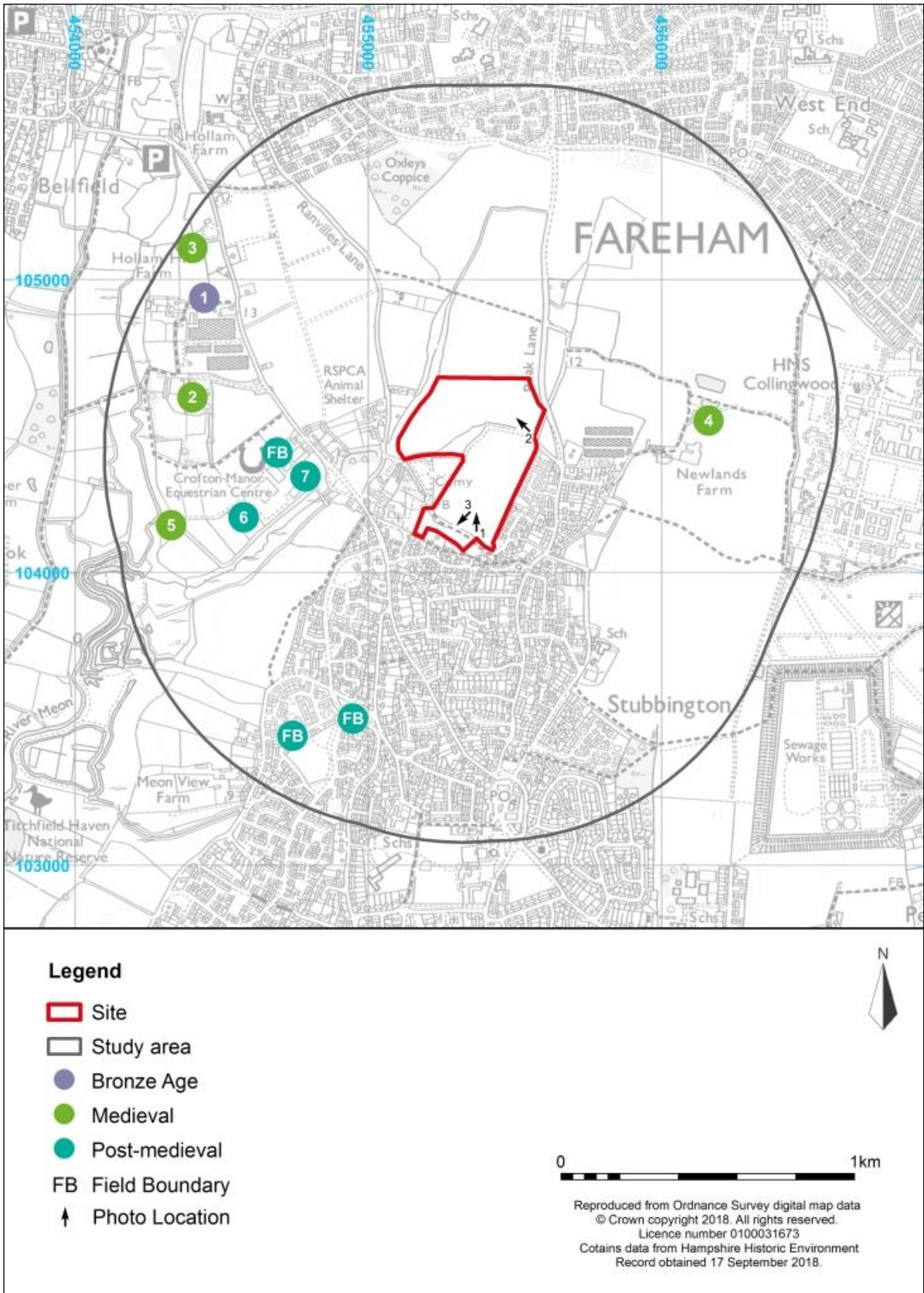
3.6. Although there are no prehistoric or Roman sites or findspots within the Site, there is evidence for human activity dating from the prehistoric period onwards in the wider landscape.

3.7. The river terrace gravel deposits, recorded throughout the Fareham area (Wessex Archaeology 2012), were favourable for early prehistoric activity and a number of worked flints have been recorded in the wider environs of the Site as stray finds. The closest recorded worked flint is a Bronze Age hammer, recorded c. 830m north-west of the Site (Fig. 3: 1). Additional stray finds recovered from the wider surroundings of the Site include Bronze Age metalwork, spearheads and palstaves, recorded in the Titchfield area, c. 1.3km north-west of the Site (Hopkins 2004a). Another Bronze Age axehead is recorded c. 1.6km south-west of the Site. These finds are centred along the River Meon, which corresponds with the river terrace deposits. As stated, there are similar river terrace deposits recorded within the Site which are also associated with the River Meon tributaries.

3.8. Evidence of late prehistoric settlement is recorded in the wider environs of the Site. This evidence includes Late Bronze Age and Iron Age enclosures in Hook, c. 4km to the west of the Site (Wessex Archaeology 2012) and an Iron Age settlement to the east of Fareham, c. 4.6km north-east of the Site (Hopkins 2004b).

3.9. Although there is no evidence of Roman activity in the Site or the study area, there is evidence for Roman activity in Fareham. The Iron Age settlement identified north-east of the Site also contained Roman features (Hopkins 2004b) and a ditch containing building material was excavated during construction works in High Street, c. 3.1km to the north-east of the Site (Hopkins 2004b).





**Fig. 3** Known heritage assets

### *Early medieval and medieval*

- 3.10. Historically the Site was situated within Titchfield Parish. In the early medieval period, Titchfield was a large royal manor, and although it is first mentioned in the late 10th century it is likely that the church was founded in the 7th or 8th century AD (Hopkins 2004b). The origins of Stubbington is unclear, however, the place-name indicates that it may have initially been a farm set within a clearing (Hampshire County Council nd.). It is recorded in the 1086 Domesday Book as *Stubitone* which is a variation on the Old English phrase meaning ‘farm at the stubbing’ or cleared land characterised by stumps (Coates 1989).
- 3.11. Titchfield is recorded as the centre of a hundred in the Domesday Survey (1086) (Wessex Archaeology 2012). The survey records two manors in the vicinity of the Site: Crofton, recorded as *Croftone* and Stubbington (*Stubitone*). Crofton manor (c. 710m west of the Site; Fig. 3: 2), no longer extant, was a settlement of a medium size and was held at the time of Survey by Count Alan of Brittany, who replaced the pre-Conquest (1066) owner, Wulfard. Associated with Crofton Manor is the Grade II\* Old Crofton Church just to the west of to the Site (Fig. 2, inset). There is currently no evidence to indicate substantial settlement activity east of the church (i.e. extending into the Site), with the church most probably located in a reasonably central location in order to serve the surrounding farmsteads. However, the potential for the presence of associated activity within the surroundings of the church, which could extend into the Site, cannot be entirely ruled out.
- 3.12. Stubbington was a small village, c. 825m south of the Site, comprising only nine households and formed part of Earl Godwin’s estate before the Conquest and is recorded to have been held by Hugh of Port in 1086. Stubbington is recorded as a separate settlement from the 1086 Domesday book until 1428, when it is noted as being under the lordship of the Abbey of Titchfield. It is assumed that from 1428 onwards it was incorporated within Titchfield (Page 1908).
- 3.13. Additionally, there is documentary evidence for two farmsteads dating from the medieval period within the study area:
- Hollam Hill Farm (Fig. 3: 3), c. 950m north-west and first recorded in 1246; and
  - Newlands Farm (Fig. 3: 4), c. 560m east of the Site and first recorded in 1315.

- 3.14. There are no known medieval archaeological remains recorded within the Site. The Site appears to have been located on the periphery of known settlements during the medieval period and is likely to have comprised agricultural land throughout this period.
- 3.15. Additional evidence of medieval agricultural activity within the environs of the Site comprises a mill recorded c. 830m west of the Site (Fig. 3: 5).

#### *Post-medieval and modern*

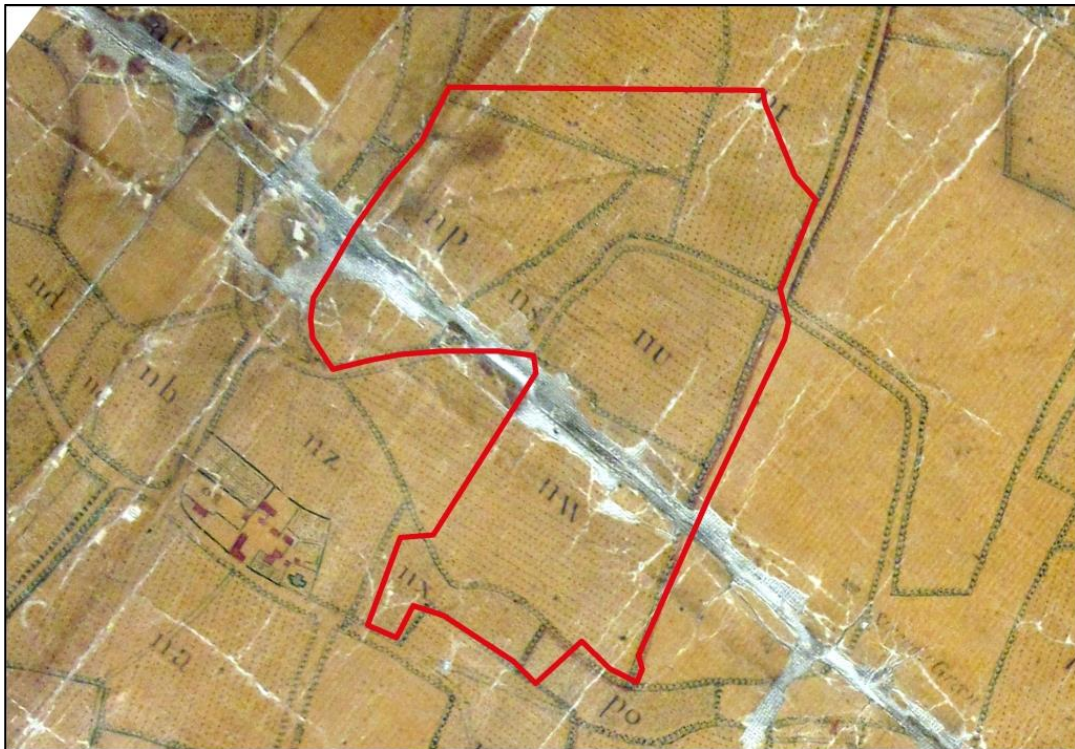
- 3.16. The available data indicates that activity within the environs of the Site during the post-medieval period was concentrated at Fareham and Titchfield. Fareham is recorded as acting as a centre for brick making, in the post-medieval period, with several large brick-works and pottery works established around the town (Hopkins 2004b). Extraction pits and associated features indicating such activity have been identified through aerial photography surveys, with the closest pits recorded c. 350m west of the Site (Fig. 3: 6 and 7). The aerial photography survey also recorded a series of former field boundaries within the environs of the Site which have been dated to the post-medieval period and indicate the continued focus of agricultural practice within the area (Fig. 3: **FB**) (Wessex Archaeology 2011).

#### *Development within the Site*

- 3.17. As stated above, the Site appears to have been located within agricultural land on the periphery of known settlements from the medieval period onwards. A manorial map of Titchfield parish (Fig. 4), dating from the mid-18th century depicts the Site within such agricultural land, and being formed of eight fields; four either side of Oakcroft Lane. The map indicates that Oakcroft Lane had already been established by 1753, in addition to several of the field boundaries. Most of these are now defined by rows of trees, however, the boundary along the west part of the southern area of the Site, comprises a hedgerow (Photo 3). Therefore, this could be considered as a hedgerow of historical importance under the Hedgerows Regulations 1997 (criteria provided in Appendix 1).
- 3.18. The field boundaries depicted on the manorial map are also shown on the 1803 Parish map of Titchfield (not reproduced) and the 1837-38 Tithe map of Titchfield (Fig. 5). The accompanying apportionment for the 1837-38 Tithe map lists the fields as being under the ownership of Peter Henry Deme Esquire and occupied by Thomas



Marshall. The plots are noted as being in use as arable and meadow land (Table 3.1) with no indication of buildings or associated features within the plots.



**Fig. 4** Manorial map of Titchfield parish dated 1753

| Plot No. | Name and description | Status |
|----------|----------------------|--------|
| 2368     | Adams Meadow         | Meadow |
| 2374     | Great Copper Thom    | Arable |
| 2375     | Little Copper Thom   | Arable |
| 2376     | Orchard Meadow       | Meadow |
| 2377     | Hither Bull Hill     | Meadow |
| 2383     | Middle Bull Hills    | Arable |
| 2384     | Slate Leaze          | Arable |

**Table 3.1** Plot name and status as recorded in the 1837-38 Tithe Apportionment for Titchfield parish (viewed on thegenealogist.co.uk).

3.19. By the time of the First Edition Ordnance Survey (OS) map dated 1870 (Fig. 6), the internal field boundaries had been removed, with the exception of the extant field boundary in the south part of the Site. There are no further changes depicted on the subsequent OS maps until the 1975 map which shows a field boundary across the southern part of the north field and the north part of the south field. These field boundaries are not depicted on the previous 1964 version, and the boundary in the south field was removed by the 1983-87 edition. The north field boundary was removed by the 1988 edition. The extant west boundary of the south part of the Site was not in place by the 1988 edition, indicating that it post-dates this.



Photo 3 Hedgerow across the western section of the south border

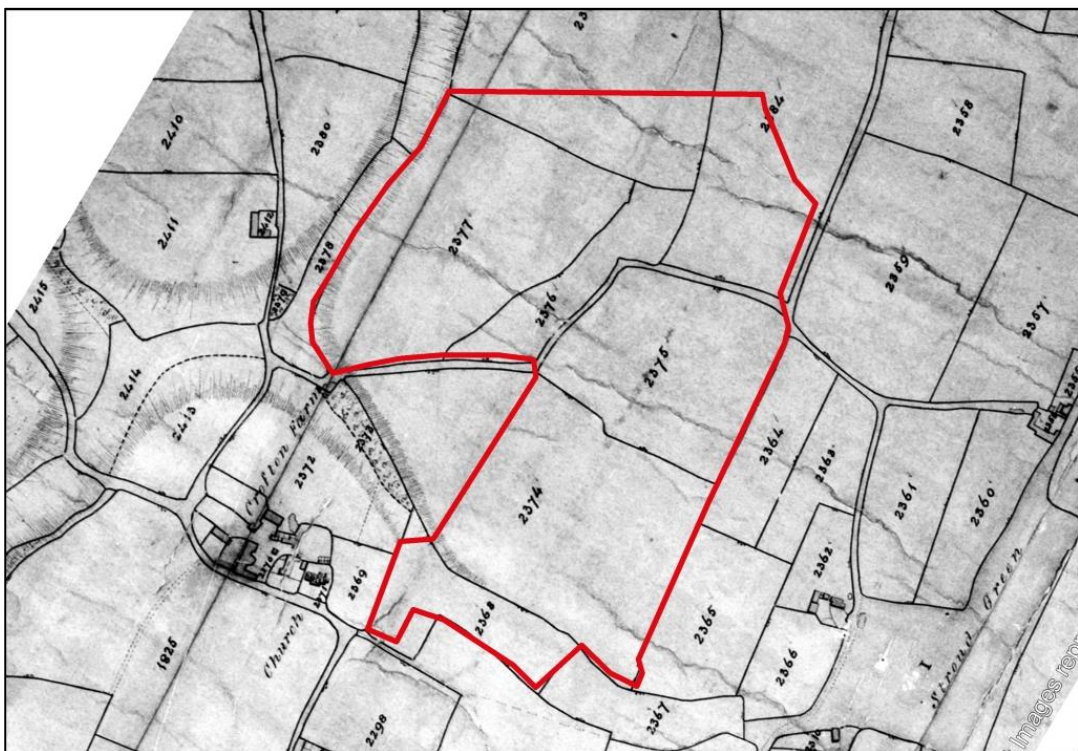
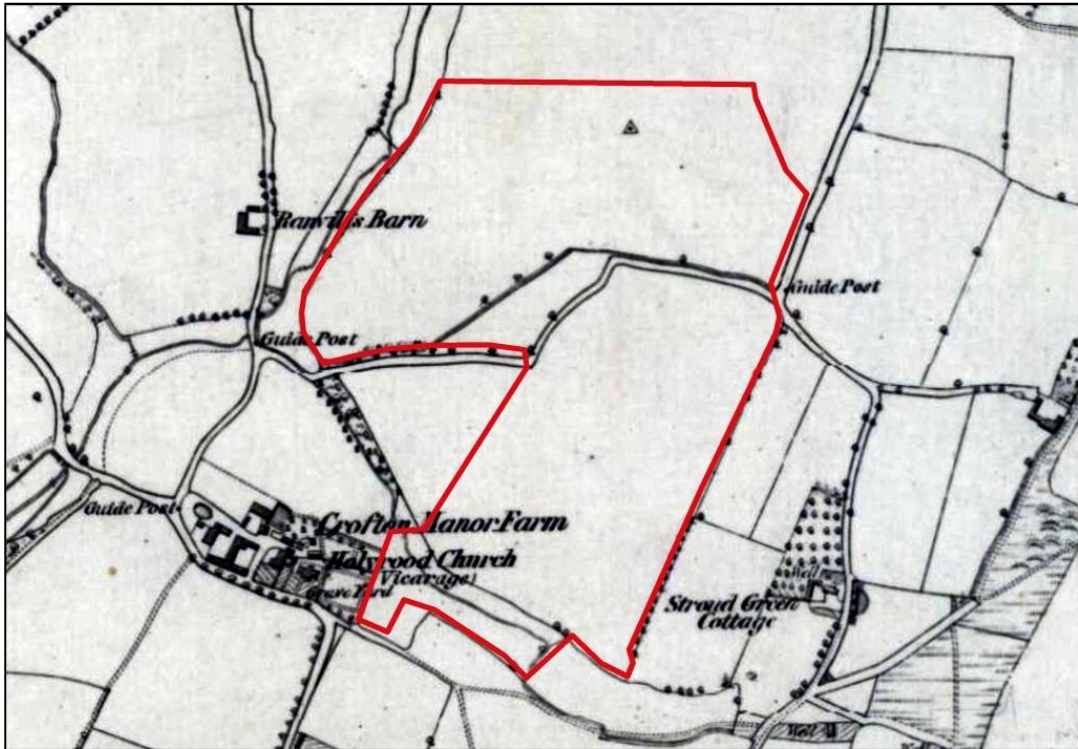


Fig. 5 Titchfield Tithe map dated 1837-38





**Fig. 6** Ordnance Survey map dated 1870

## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 4.1. The Site has not been subject to development, and historically appears to have been in long-term use as agricultural land, with a number of former field boundaries. Therefore, the principal known historical disturbance to the Site relates to agricultural use, in particular to ploughing, which may have affected the upper horizons of buried archaeological remains.

### *The significance of known and potential archaeological remains within the Site*

- 4.2. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential *non-designated* archaeological remains identified within the Site comprise:

- Previously unrecorded prehistoric remains;
- Medieval and post-medieval agricultural remains; and
- Important hedgerows.

- 4.3. The significance of these assets is discussed further below.

### *Previously unrecorded prehistoric remains*

- 4.4. Archaeological remains and finds within the wider landscape of the Site have revealed evidence of prehistoric activity. Due to the Site being located within an area of river terrace deposits, it is considered that there is some potential for remains of prehistoric date. However, there is no specific evidence to suggest such remains occur within the Site, as no such finds or features are recorded in the vicinity. The potential remains would likely be of heritage significance as they would contribute to our understanding of prehistoric activity within the wider landscape.

### *Medieval and post-medieval agricultural remains*

- 4.5. From the medieval period onwards, the Site is thought to have comprised part of the agricultural landscape within the historic parish of Titchfield. Evidence of former field boundaries and the use of the Site for arable farming has been recorded on historic documents, however, there are no above ground traces of any archaeological remains associated with post-medieval or earlier agricultural activity. Any below ground features associated with such activity would likely not be of sufficient significance to constitute 'heritage assets' in accordance with the NPPF.

### **Important hedgerows**

- 4.6. The historic mapping shows that some of the external and one internal field boundary has been in use since the mid-18th century. As the existing hedgerows follow field boundaries which date back to the 18th century, they may be considered ‘important’ hedgerows under the archaeology and history criteria of the Hedgerows Regulations (1997; Appendix 1). ‘Important’ hedgerows are considered to comprise non-designated heritage assets of limited significance, and the Hedgerow Regulations (1997) serve as a notification mechanism through which the Local Planning Authority should be notified prior to the removal of any such hedges (a planning application would serve as such notification). The plans for the proposed residential development indicate that existing hedgerows will be retained.

### **Potential development effects**

- 4.7. No significant known archaeological remains have been identified within the Site, and there is considered to be a limited potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.
- 4.8. Any truncation (physical development effects) upon those less significant non-designated archaeological remains that potentially occur within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with ground investigation works;
  - ground reduction;
  - construction ground works, including building and road foundation trench excavations and the excavation of service trenches;
  - excavation of new site drainage channels (including soakaways); and
  - landscaping and planting.
- 4.9. Overall, there is some limited potential for the presence of archaeological remains within the Site, based on the location of the Site, documentary evidence and proximity to known archaeological remains. The extent of the below-ground survival of such potential features is unknown, but these are likely to have been subject to limited disturbance as a result of agricultural use.

- 4.10. If currently unrecorded archaeological remains do occur within the Site, the proposed development could cause partial or total loss of any such remains. Any impacts upon the archaeological resource would be permanent and irreversible. This would result in harm to the non-designated heritage assets, thus invoking Paragraph 197 of the NPPF, which requires a consideration of the likely scale of the loss and significance of the heritage asset.
- 4.11. This assessment has established that the potential archaeological remains within the Site would be unlikely to be of such significance to form a constraint to development. It is considered that the effects of the proposal could be addressed through a proportionate programme of archaeological investigation, recording, analysis and reporting, carried out at an appropriate stage in the development process. The need for, scale and scope of such works would be agreed with the archaeological advisor to the Local Planning Authority.



## 5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential archaeological remains located within the Site may be affected by the proposals. The significance of the identified known and potential heritage assets of archaeological interest has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains have been assessed. Any physical effects of the proposals upon the significance of the heritage resource within the Site will be a material consideration in the determination of the planning application for the proposal.
- 5.2. There is no evidence to indicate prehistoric and Roman activity within the Site or its immediate vicinity. However, due to the presence of river terrace deposits within the Site, the potential for archaeological remains of these periods to be present within the Site has been recognised.
- 5.3. From the early medieval period onwards the Site is thought to have comprised agricultural land within the surrounding landscape of Stubbington and Titchfield. There is potential for remains associated with agriculture to be present within the Site, however, these would be of limited, if any, significance. Some of the external field boundaries and the single surviving internal field boundary are recorded as dating from the mid-18th century and therefore hedgerows marking these boundaries could potentially be considered as 'important' under the Hedgerows Regulations (1997). The 'important' hedgerows comprise heritage assets of limited significance.
- 5.4. Whilst the proposed development has the potential to disturb currently unrecorded archaeological remains which may be present at the Site, the potential for the presence of highly significant remains is considered to be limited. It is considered that any development impacts upon those less significant archaeological remains could be suitably addressed through a programme of archaeological works undertaken at an appropriate stage in the planning process. The scope of such works will be agreed with the archaeological advisor to the Local Planning Authority.

## 6. REFERENCES

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Wessex Archaeology 2011 *South East Rapid Coastal Assessment Survey (SE RCZAS): Phase 1: National Mapping Programme Report* Unpublished document ref: 71330.01

Wessex Archaeology 2012 *Newlands Farm, Fareham, Hampshire: Archaeological Desk-Based Assessment* Unpublished report ref: 86880.01

### ***Cartographic sources (viewed at Hampshire History Centre)***

1753 Manorial map of Titchfield parish

1837 Titchfield Tithe map

1870 First Edition Ordnance Survey map

Additional Ordnance Survey maps viewed at: [www.old-maps.co.uk](http://www.old-maps.co.uk), [www.promap.co.uk](http://www.promap.co.uk) and [www.maps.nls.uk/geo/find/](http://www.maps.nls.uk/geo/find/)

## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *National heritage policy: the National Planning Policy Framework*

#### Heritage assets and heritage significance

Heritage assets comprise ‘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’ (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

#### Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘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’.

#### Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 193 notes that ‘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’. Paragraph 194 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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’.

Paragraph 196 clarifies that ‘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’.

## **Development Plan**

The Site is located within the administrative boundary of Fareham District Council. The adopted planning policy documents that are used to set out the strategy for the development within the District comprises the Local Plan which is set into three parts, two of which are of relevance: the *Core Strategy* (2011) and *Development Sites and Policies* (2015). The relevant policies are state within the *Development and Policies* section and comprises:

### *Policy DSP5: Protecting and Enhancing the Historic Environment*

*Designated and non-designated heritage assets are irreplaceable resource that will be conserved in a manner appropriate to their significance, to be enjoyed for their contribution to the quality of life of this and future generations. The wider social, cultural, economic and environmental benefits of their conservation will also be taken into account in decision making.*

*Development affecting all heritage assets should have regard to relevant guidance, including (but not limited to) the Design Supplementary Planning Document.*

*Proposals that provide viable future uses for heritage assets, that are consistent with their conservation, will be supported.*

*In considering the impact of proposals that affect the Borough's designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.*

*[...]*

*That Council will conserve Scheduled Monuments, and archaeological sites that are demonstrably of national significance, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.*

*Non-designated heritage assets including locally listed building, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their Architectural and historic interest, and/or setting taking account of their significance.*

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises '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'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value.



## Effects upon heritage assets

### Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘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’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

### Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

### Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

### **Hedgerows Regulations 1997**

The 1997 Hedgerows Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purpose of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II.

#### **Criteria for determining 'important' hedgerow**

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for the purpose 'historic' means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is –
  - a) Included in the schedule of monuments compiled by the Secretary of State under section 1 (Scheduled Monuments) of the Ancient Monuments and Scheduled Areas Act 1979 (g); or
  - b) Recorded at the relevant date in the Sites and Monuments Record [Historic Environments Records have largely replaced Sites and Monuments Records]
3. The hedgerow –
  - a) Is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; or
  - b) Is visibly related to any building or features on that site.
4. The hedgerow –
  - a) Marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in Site and Monuments Record or on a document held at that date at a Record Office; or
  - b) Is visible related to any building or features of such an estate or manor.
5. The hedgerow –
  - a) Is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts; or
  - b) Is part of, or visibly related to, any building or other feature associated with such a system, and that system –
    - i. Is substantially complete; or
    - ii. Is part of a pattern which is recorded in a document in prepared before the relevant date by a local planning authority, within the meaning of

the 1990 Act(b), for the purpose of development control within the authority's area, as a key landscape characteristic.

The criteria of point five is subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Title Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the commonable Rights Compensation Act of 1882. The latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirements is for sufficient information to be given to LPA for them to consider the proposal removal.

## APPENDIX 2: DATA CAPTURE GAZETTEER

| Ref | Description   | Period        | NGR   | HER ref.<br>HEA ref.     |
|-----|---|---------------|---|--------------------------|
| 1   | Findspot of Bronze Age perforated stone hammer, oval shaped mace-head. Hourglass perforation tapering.                                | Bronze Age    | 454437 104941                                   | 28755<br>234476          |
| 2   | Crofton House, first documented in AD 1086 as Croftone (Tun with or by a croft). Pre-1810 park recorded around Crofton House          | Medieval      | 454395 104621<br>454355 104589                  | 39181<br>52333<br>511613 |
| 3   | Hollam Hill Farm, first documented in 1246 as Holeham (home or enclosure near holly)  | Medieval      | 454397 105116                                   | 39168                    |
| 4   | Newlands Farm, first documented in AD 1315 as Ntwelonde. By the late 20th century all the original farmstead buildings were replaced. | Medieval      | 456130 104539                                   | 39182                    |
| 5   | Hubbards Mill at Titchfield on the River Meon.  | Medieval      | 454315 104184                                   | 33043                    |
| 6   | Extraction pit identified in an aerial photograph survey  | Post-medieval | 454548 104211                                   | 64536                    |
| 7   | Extraction activity identified in an aerial photograph survey   | Post-medieval | 454754 104348                                   | 64537                    |
|     | Hollam House, a Georgian house built in 1802 with views over the River Meon   | Modern        | 454471 105007                                   | 52409                    |
|     | Field boundary identified in an aerial photograph survey  | Post-medieval | 454381 105034                                   | 64549                    |
|     | Undated curvilinear bank and ditch west of Cuckoo Lane  | Undated       | 454903 104102                                   | 54943                    |
|     | Field boundary identified in an aerial photograph survey  | Post-medieval | 454657 104428<br>454921 103518<br>454715 103465 | 64538<br>64534<br>64533  |
|     | Serpentine boundary, possibly the remains of a headland   | Undated       | 455355 103549                                   | 54944                    |
|     | Public park created following the enclosure of land and recorded on the tithe map   | Modern        | 455384 103097                                   | 52039                    |

### Designated heritage assets within the study area

| Ref | Description            | Grade | NGR           | HE ref. |
|-----|------------------------|-------|---------------|---------|
|     | 1-5 Burnt House Lane   | II    | 455563 103363 | 1093513 |
|     | Burley Cottage         | II    | 454998 103674 | 1093539 |
|     | Old Street Farmhouse   | II    | 455093 103427 | 1094297 |
|     | Meoncross Girls School | II    | 455794 103725 | 1229142 |

| Ref | Description          | Grade | NGR           | HE ref. |
|-----|----------------------|-------|---------------|---------|
|     | Old Park House       | II    | 455203 103148 | 1232876 |
|     | Anker Cottage        | II    | 455103 104013 | 1233278 |
|     | Crofton Old Church   | II*   | 455108 104183 | 1233279 |
|     | Crofton Manor Hotel  | II    | 455082 104191 | 1233280 |
|     | 5, Titchfield Road   | II    | 455411 103305 | 1233282 |
|     | 123, Titchfield Road | II    | 455052 103947 | 1233283 |
|     | Hollam House         | II    | 454449 105196 | 1233285 |
|     | 117, Titchfield Road | II    | 455068 103897 | 126696  |
|     | Thatched Cottage     | II    | 455543 103604 | 133888  |



### **Andover Office**

Stanley House  
Walworth Road  
Andover  
Hampshire  
SP10 5LH

t: 01264 347630

### **Cirencester Office**

Building 11  
Kemble Enterprise Park  
Cirencester  
Gloucestershire  
GL7 6BQ

t: 01285 771022

### **Exeter Office**

Unit 1  
Clyst Units  
Cofton Road  
Marsh Barton  
Exeter  
EX2 8QW

t: 01392 573970

### **Milton Keynes Office**

Unit 8 - The IO Centre  
Fingle Drive  
Stonebridge  
Milton Keynes  
Buckinghamshire  
MK13 0AT

t: 01908 564660

e: [enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

