

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land West of Lymington Bottom Road, South Medstead

Project Code: JAC28960  
Lymington Bottom Road, South Medstead  
2  
December 2023  
Local Planning Authority: East Hampshire  
District Council

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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### Quality Management

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### Approval for issue

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13 December 2023

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**Bewley Homes**

## EXECUTIVE SUMMARY

Land at Lymington Bottom Road, South Medstead has been assessed for its below ground archaeological potential.

No Scheduled Monuments lie on the site and the site is considered to have a low to moderate potential for archaeological evidence dating to the prehistoric periods. Any archaeological remains will be of no more than a local significance.

Based on the available evidence the proposed development has the potential to impact archaeological remains of no more than a local significance in those parts of the site not previously impacted by development of quarrying.

Consequently, we consider that further archaeological mitigation measures is likely to be required and these measures can follow planning consent secured by an appropriately worded planning condition.

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## 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk based assessment has been prepared by RPS on behalf of Bewley Homes.
- 1.2 The subject of this assessment, also referred to as the study site, is Land West of Lymington Bottom Road, South Medstead, Hampshire. The study site is centred SU6612635301 within the administrative boundary of East Hampshire District Council (see Figure 1).
- 1.3 RPS have been commissioned to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the likely archaeological potential and significance of the study site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Hampshire Historic Environment Record and other sources and includes the results of a map regression exercise.
- 1.6 The assessment thus enables relevant parties to assess the archaeological potential of the study site, together with the likely significance of that potential, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential and significance identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is periodically updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.3 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.6 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.7 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- 2.8 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This 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 *Setting* is defined 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.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.



### Local Planning Policy

2.13 The East Hampshire District Council Local Plan Joint Core Strategy Part 1 Local Plan was adopted in 2014 and contains the following policy with reference to the historic environment:

#### **CP30 HISTORIC ENVIRONMENT**

**Development proposals must conserve and, where possible, enhance the District's historic environment.**

**All new development will be required to:**

- a) conserve and enhance the cultural heritage of the South Downs National Park if in the National Park and take account of this cultural heritage where the National Park's setting is affected;**
- b) reflect national policies in respect of design, landscape, townscape and historic heritage;**
- c) conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens;**
- d) ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;**
- e) take account of local conservation area appraisals and town and village design statements where they exist.**

2.14 A number of policies remain extant from the Local Plan second review which was adopted in March 2006. This includes the following relevant policy:

#### **HE17 Archaeology and Ancient Monuments**

**Development will not be permitted which adversely affects important archaeological sites, buildings, monuments or features, whether scheduled or not, or their settings.**

**If there is evidence that archaeological remains may exist whose extent and importance are unknown the District Council will require developers to arrange for an archaeological field assessment to be carried out before the planning application can be determined, thus enabling an informed and reasonable planning decision to be made.**

**The District Council will seek mitigation of the impact of development proposals by securing suitable designs to minimise physical destruction. Where this is not possible or feasible then the District Council will not allow development to take place until satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.**

2.15 No designated heritage assets lie on or close to the site. Due to modern development, topography and distance the site is not considered to contribute value to any designated heritage asset or its setting and consequently built heritage matters will not be considered further within this report.

2.16 In line with relevant planning policy and guidance, this desk-based assessment therefore seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

### 3 GEOLOGY AND TOPOGRAPHY

#### Geology

- 3.1 The British Geological Survey has mapped the solid geology underlying the study site as Seaford Chalk Formation. This is overlain by Clay-with-Flints in the west and centre of the site and Head Deposits in the east of the site <https://geologyviewer.bgs.ac.uk>.

#### Topography

- 3.2 The site gently slopes downwards from west to east from approximately 190m AOD to c185m AOD in the east.
- 3.3 No natural water channels lie on or close to the site and there are no significant topographical anomalies.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 What follows comprises a review of known archaeological assets within a one kilometre radius of the study site, also referred to as the study area, held on the Hampshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the theoretical potential for any as yet to be discovered archaeological evidence on the study site.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Historic Landscape Character

- 4.4 The site lies within the East Hampshire Wooded Downland Plateau character area as defined by the Hampshire County Integrated Character Assessment (HICA 2012). This comprises the following characteristics:

- An elevated plateau landscape, mainly fairly flat but with dry chalk valleys, creating gentle undulations, capped with a deep layer of clay.
- Characterised by being one of the most wooded downland areas in the County, comprising large woodland blocks to small copses and ancient hedgerows which are well connected.
- A landscape dominated by pasture but also with some arable fields, including considerable areas managed for horse grazing.
- Few streams, but spring-line settlements along the LCA boundary.
- A landscape that appears to have had little pre medieval exploitation and human activity.
- There is strong survival of early enclosure field systems and particularly fields bounded by tracks and lanes.
- Abundance of 18th and 19th century farmsteads connected by a dense rights of way network including byways open to all traffic.
- Historical association with clay pits and brick kilns and distribution of early brick buildings from locally sourced clay. Some evidence of dew ponds.
- Settlements tend to be small, often hamlets and small villages located at the edge of the character area or in elevated locations within the area.

4.5 The HICA suggests that the plateau was probably a high wooded area meaning significant occupation of this area really only took place during the Post Medieval and Modern periods (HICA 2012).

### **Previous Archaeological Work**

- 4.6 No previous archaeological work has taken place on the site.
- 4.7 An archaeological evaluation undertaken at Lymington Bottom Road approximately 250m south of the study site recorded a pit containing a single sherd of Neolithic pottery, worked flint and an arrowhead. Further features comprising a post hole, pits and ditches were undated but could be of similar prehistoric date (68854 SU66203504 ASE 2015).
- 4.8 An archaeological evaluation undertaken approximately 400m south-east of the study site recorded no evidence of archaeological finds or features pre-dating the Post Medieval period (CgMs 2016).
- 4.9 An archaeological evaluation and excavation undertaken approximately 750m south of the study site recorded evidence of Prehistoric and Roman activity ( 66163 SU66423440).

### **Prehistoric**

- 4.10 No evidence of Palaeolithic or Mesolithic activity has been recorded within a 1km radius of the site.
- 4.11 The archaeological evaluation undertaken approximately 250m south of the site recorded a single pit containing a sherd of Neolithic pottery, a chisel arrowhead and some worked flint dating to the Neolithic

period. Residual worked flint was found elsewhere on the site whilst further undated features recorded may also be of similar date suggesting evidence of prehistoric occupation (68854 SU66203504).

- 4.12 Evidence of potential prehistoric occupation was also recorded during investigations approximately 750m south of the site comprising a pit of potential Neolithic date and a ditch (66163 SU66423440).
- 4.13 Based on the available evidence in particular the results of the evaluation closely evidence of prehistoric occupation on the site cannot be ruled out. The archaeological potential for evidence dating to the Neolithic period is therefore considered to be moderate to good whilst evidence dating to other prehistoric periods is considered to be low.

### **Roman**

- 4.14 The Roman Road from Winchester to London passes along the alignment of Blackberry Lane approximately 750m south-east of the study site (HER Ref: 34391; SU 465700 133600).
- 4.15 The HER records a couple of Roman findspots recorded within the 1km radius of the study site, one of which lies just outside the site boundary on Lymington Bottom Road (19129 SU66203540) and the other approximately 750m south-east of the site (19130 SU67003500), these are residual surface finds rather than representative of areas of occupation.
- 4.16 The archaeological investigations approximately 750m south-east of the site recorded evidence of Roman occupation comprising a ditch, pits and postholes (66163 SU66423440) potentially evidence of roadside occupation.
- 4.17 No other evidence of Roman activity has been recorded within a 1km radius of the study site and given the site's location away from any known natural water channel and some distance from the road is more likely to have comprised marginal land or woodland during this period. Consequently, the site has a low potential for significant evidence dating to this period.

### **Anglo-Saxon and Medieval**

- 4.18 No finds of Anglo Saxon or Medieval date have been recorded within a 1km radius of the study site. During these periods the site most likely comprised woodland or agricultural land away from the focus of settlement at Medstead.
- 4.19 The site was located some distance to the south-west of the settlement of Medstead. The archaeological potential for significant settlement evidence dating to these periods is therefore considered to be low.

### **Post Medieval & Modern (including map regression exercise)**

- 4.20 The site lay within an agricultural landscape during the Post Medieval periods. The archaeological evaluation undertaken 400m south-east of the study site recorded remains of a Post Medieval field system (CgMs 2016) whilst 18<sup>th</sup> century mapping confirms the site was occupied by agricultural land during this period (Fig. 2).

- 4.21 There was no change during the early 19<sup>th</sup> century (Figs. 3 and 4). The Tithe map of 1842 confirms the site comprised former common land being farmed for arable crop (Fig. 4). By the late 19<sup>th</sup> century the south-western corner of the site was being quarried for gravel as confirmed by the presence of an ‘Old Gravel Pit’ on the 1896 Ordnance Survey (Fig. 5).
- 4.22 There was no change during the early 20<sup>th</sup> century (Fig. 6). During the mid 20<sup>th</sup> century development began along Lymington Bottom Road to the north-east of the site but the site remained undeveloped until the late 20<sup>th</sup> century when a house and garden known as Fair Winds was built in the east of the site fronting onto Lymington Bottom Road. The remainder of the site continued to comprise a field (Fig. 7).
- 4.23 There has been no subsequent change to the site apart from the expansion of the residential development in the east of the site (Fig. 8 and 9).
- 4.24 The site comprised woodland or arable land throughout the Post Medieval and more recent periods. The archaeological potential for the Post Medieval period is therefore considered to be low for settlement evidence.

**Assessment of Significance (Designated Assets)**

- 4.25 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.26 There are no designated heritage assets on the site nor does the site lie within the setting of any designated assets.

**Assessment of Significance (Non-Designated Assets)**

- 4.27 This report concludes that, based on the HER evidence and other relevant material, the site has a low to moderate potential for prehistoric (Neolithic) evidence and a low potential for archaeological evidence dating to all other past periods of human activity. Evidence of past agricultural activity and land division may be present.
- 4.28 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	Low to moderate	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon and Medieval	Low	Low (Local)
Post Medieval	Low	Low (Local)

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The east of the site currently comprises a mid to late 20<sup>th</sup> century dwelling with associated garden and outbuildings. The remainder of the site comprises agricultural land (Fig. 10).
- 5.2 The construction of the house in the east of the site will have had a severe but localised impact on underlying archaeological deposits (if they occur). Quarrying in the south-west of the site will have removed any archaeological deposits from within the footprint of the pit. Across the remainder of the site past ploughing will have had a widespread below ground impact.

### **Proposed Development**

- 5.3 Full planning application for the erection of 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works.

### **Review of Potential Development Impacts on Designated Archaeological Assets**

- 5.4 The redevelopment proposals will have no direct or indirect archaeological impact upon any designated heritage assets.

### **Review of Potential Development Impacts on Non-Designated Assets**

- 5.5 Based on the available evidence the proposed development has the potential to impact archaeological remains of at most a local significance outside the footprint of the existing development and former quarry pit.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Lymington Bottom Road, South Medstead has been assessed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the site.
- 6.3 No Scheduled Monuments lie on the site and based on the HER evidence and other relevant material the site has a low to moderate potential for prehistoric evidence and a low potential for significant settlement evidence dating to all other past periods of human activity.
- 6.4 The construction of the house in the east of the site will have had a severe but localised impact on underlying archaeological deposits (if they occur). Quarrying in the south-west of the site will have removed any archaeological deposits from within the footprint of the pit. Across the remainder of the site past ploughing will have had a widespread below ground impact.
- 6.5 Based on the available evidence the proposed development has the potential to impact archaeological remains of at most a local significance outside the footprint of the existing development and former quarry pit.
- 6.6 Consequently it is likely that a programme of archaeological mitigation measures will be required on the site but this can follow planning consent secured by an appropriately worded planning condition.

## SOURCES CONSULTED

### General

Hampshire Historic Environment Record  
The National Archive

### Internet

Archaeological Data Service: <http://archaeologydataservice.ac.uk>  
Aerial photography: <http://www.britainfromabove.org.uk/>  
British Geological Survey: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History: <http://www.british-history.ac.uk/>  
Domesday Book: <https://opendomesday.org.uk>  
Historic England (National Heritage List): <https://www.historicengland.org.uk/listing/the-list>  
Past Scape: <http://www.pastscape.org.uk>  
Portable Antiquities Database: <https://finds.org.uk/database/>  
NPPG: <http://planningguidance.planningportal.gov.uk>

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ASE 2015 *An Archaeological Evaluation on Land off Lymington Bottom Road, Four Marks, Alton, Hampshire*  
Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) *The English Palaeolithic Reviewed* 1996  
CgMs/Cotswold Archaeology 2016 *Archaeological Evaluation Land at Lymington Bottom Road Medstead Hampshire GU34 5PZ*  
Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* 2014, revised 2020 unpublished document  
Department of Communities and Local Government *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013  
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Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010  
Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)  
Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document  
Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document  
Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Margary *Roman Roads in Britain* 1955

Victoria County History 1911 *A History of the County of Hampshire Vol 4*

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

## Cartographic

1759 Taylor

1808 Ordnance Survey Drawing

1842 Medstead Tithe Map

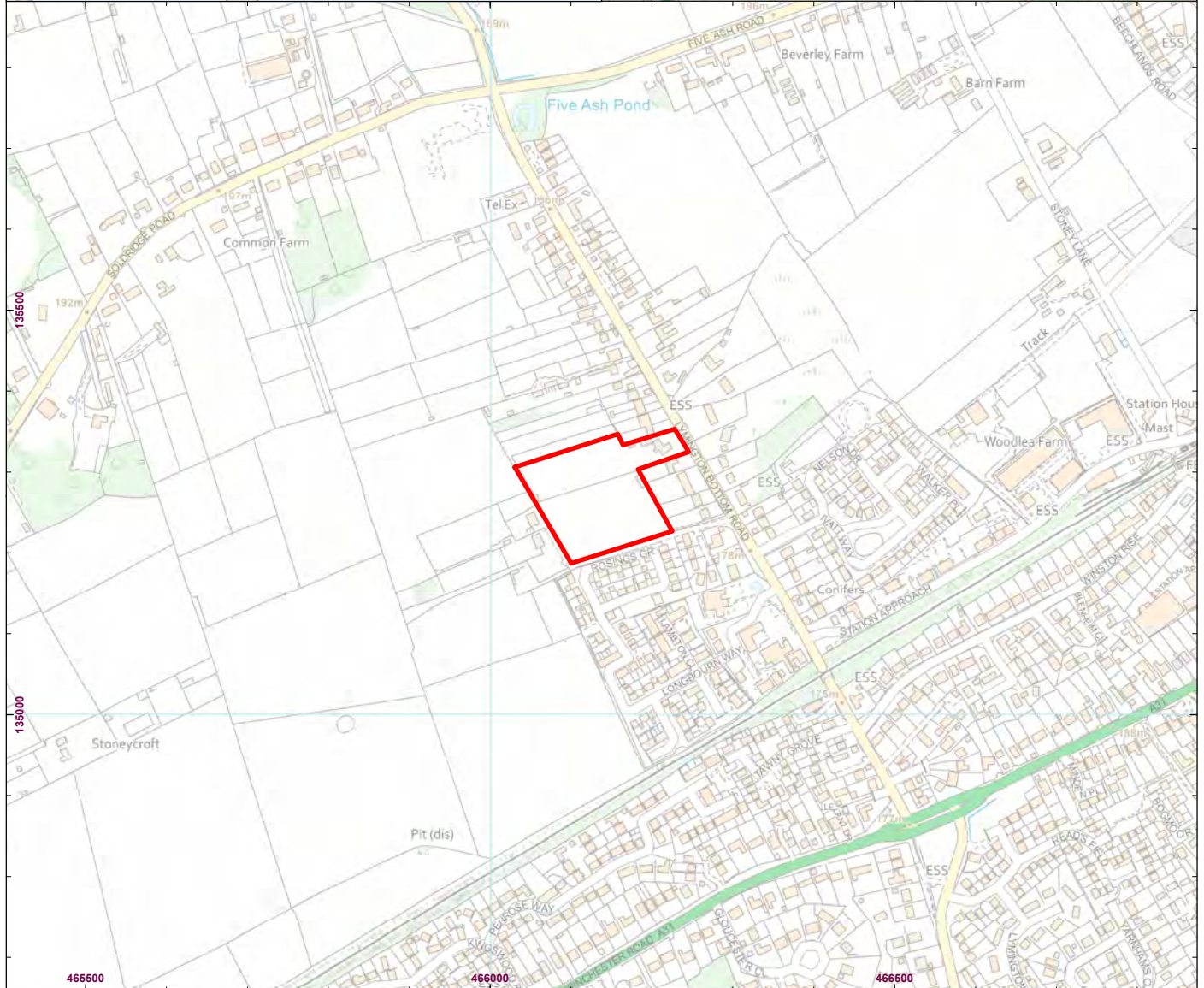
1896 Ordnance Survey

1910 Ordnance Survey

1937 Ordnance Survey

1975-77 Ordnance Survey

2003 Ordnance Survey



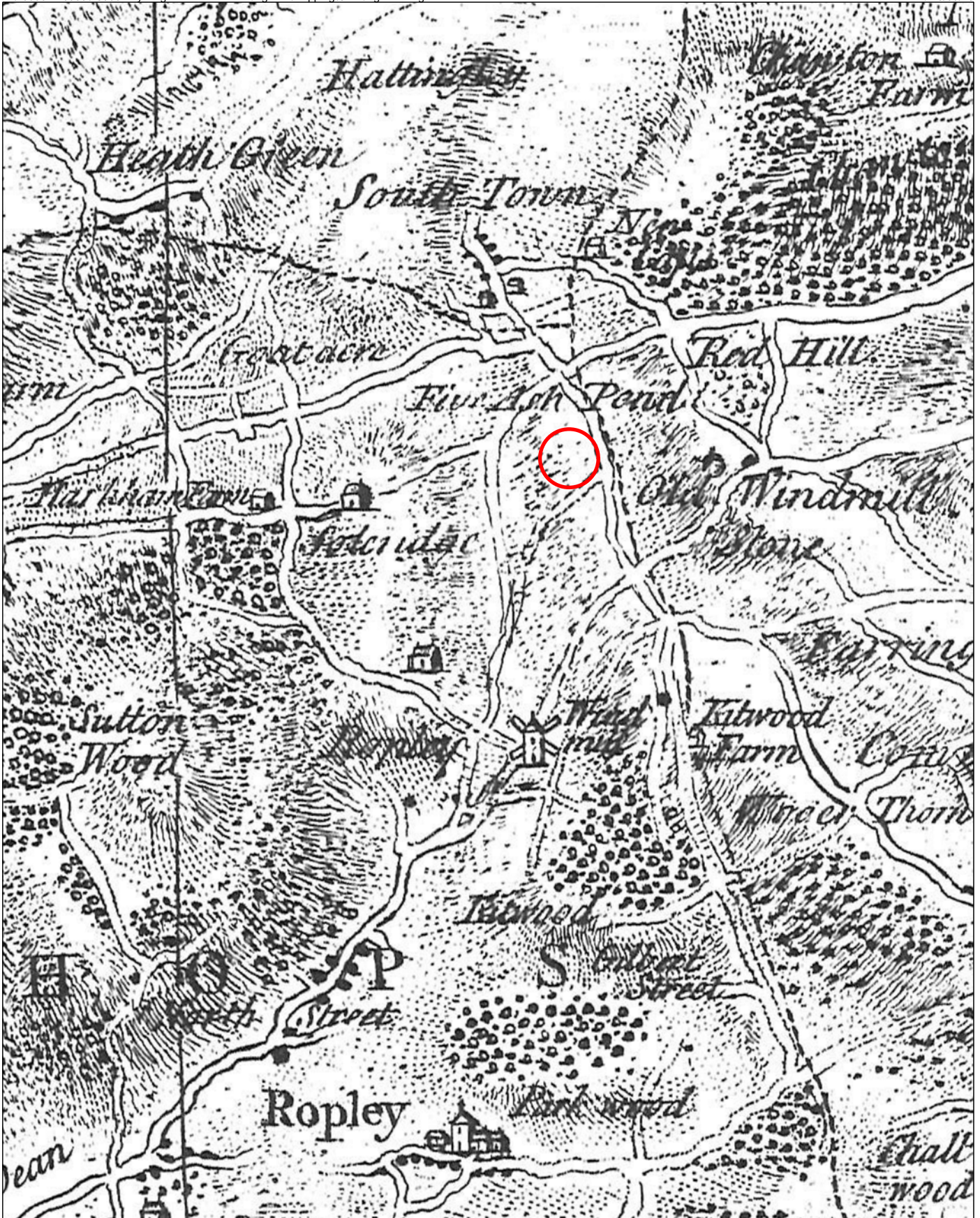
 Site Boundary




0 100 200m  
Scale at A4: 1:8,000



Figure 1  
Site Location



 Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 2

1759 Taylor



 Site Boundary (approximate)

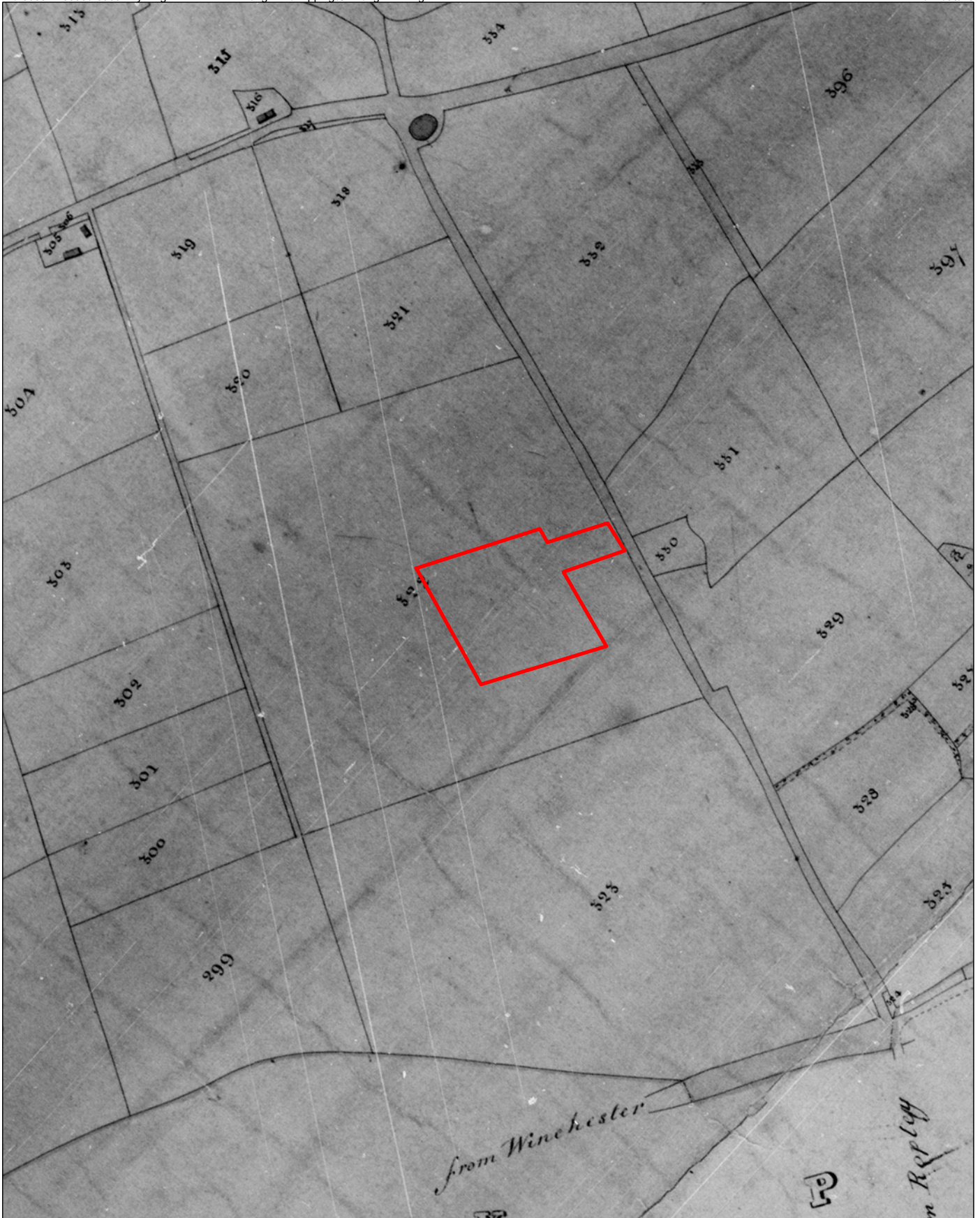



Not to Scale:  
Illustrative Only



Figure 3

1808 Ordnance Survey Drawing



 Site Boundary (approximate)

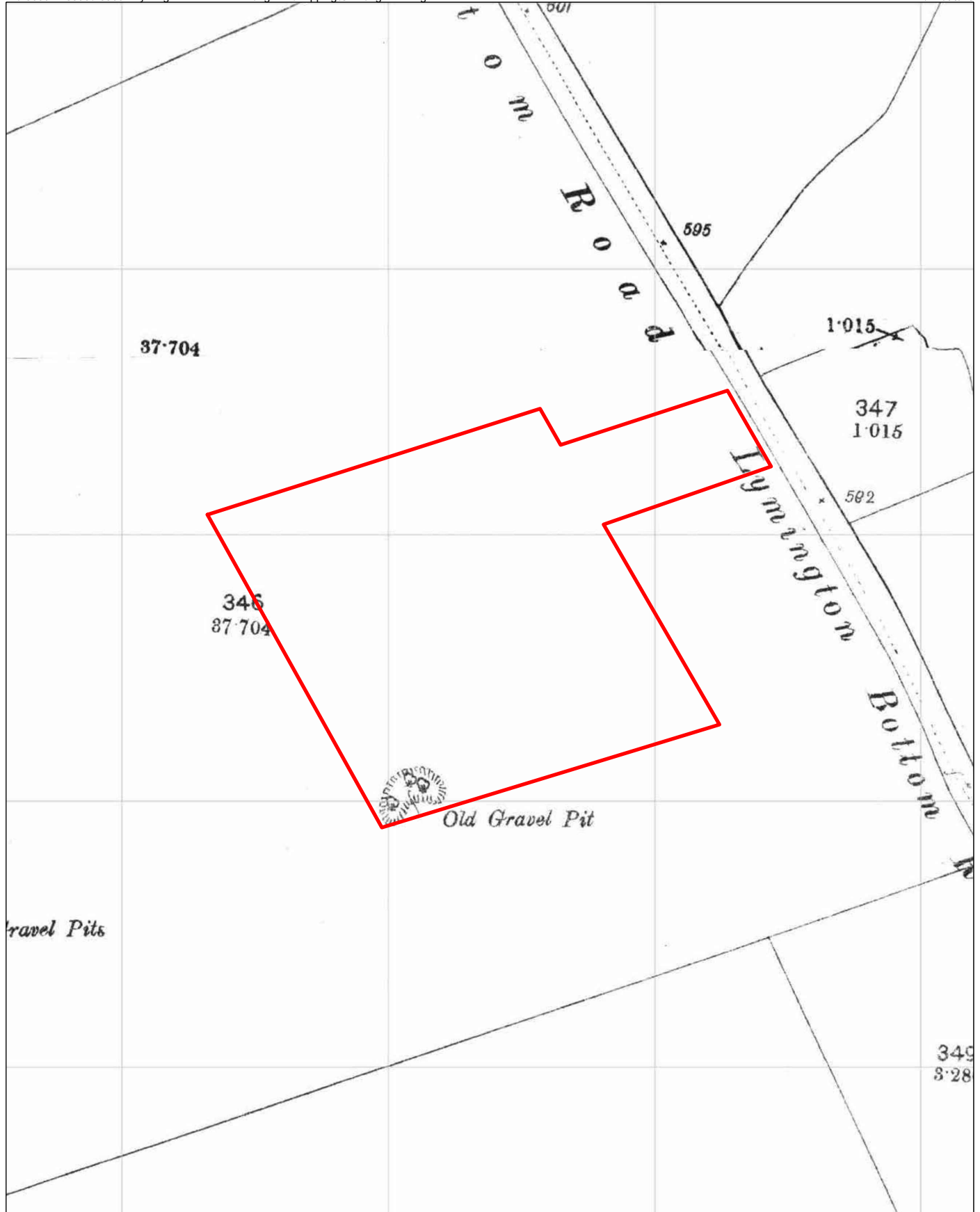


Not to Scale:  
Illustrative Only



Figure 4

1842 Medstead Tithe Map



 Site Boundary



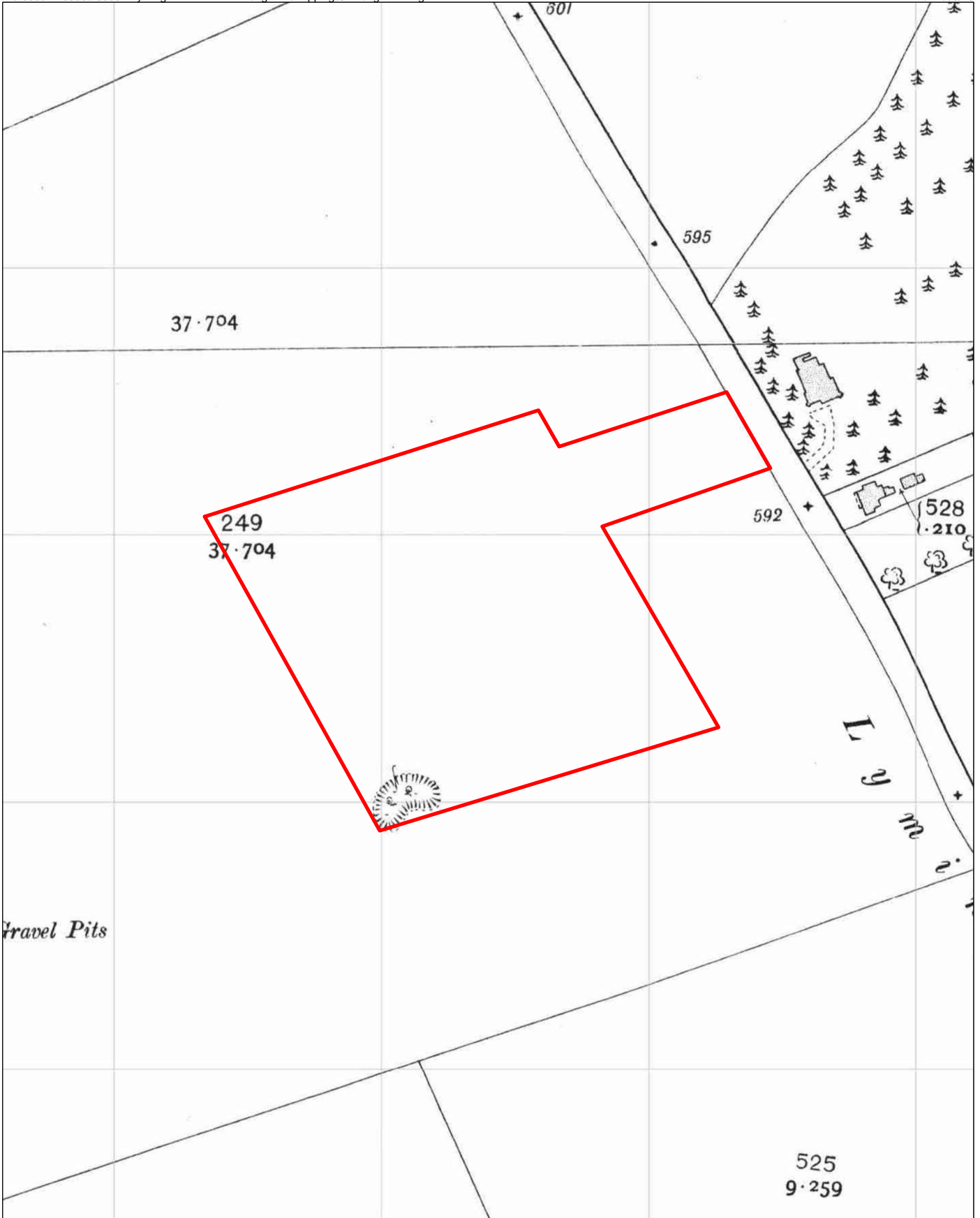
0 10 20 30 40 50m  
Scale at A4: 1:2,000



Figure 5

1896 Ordnance Survey Map





Travel Pits

 Site Boundary

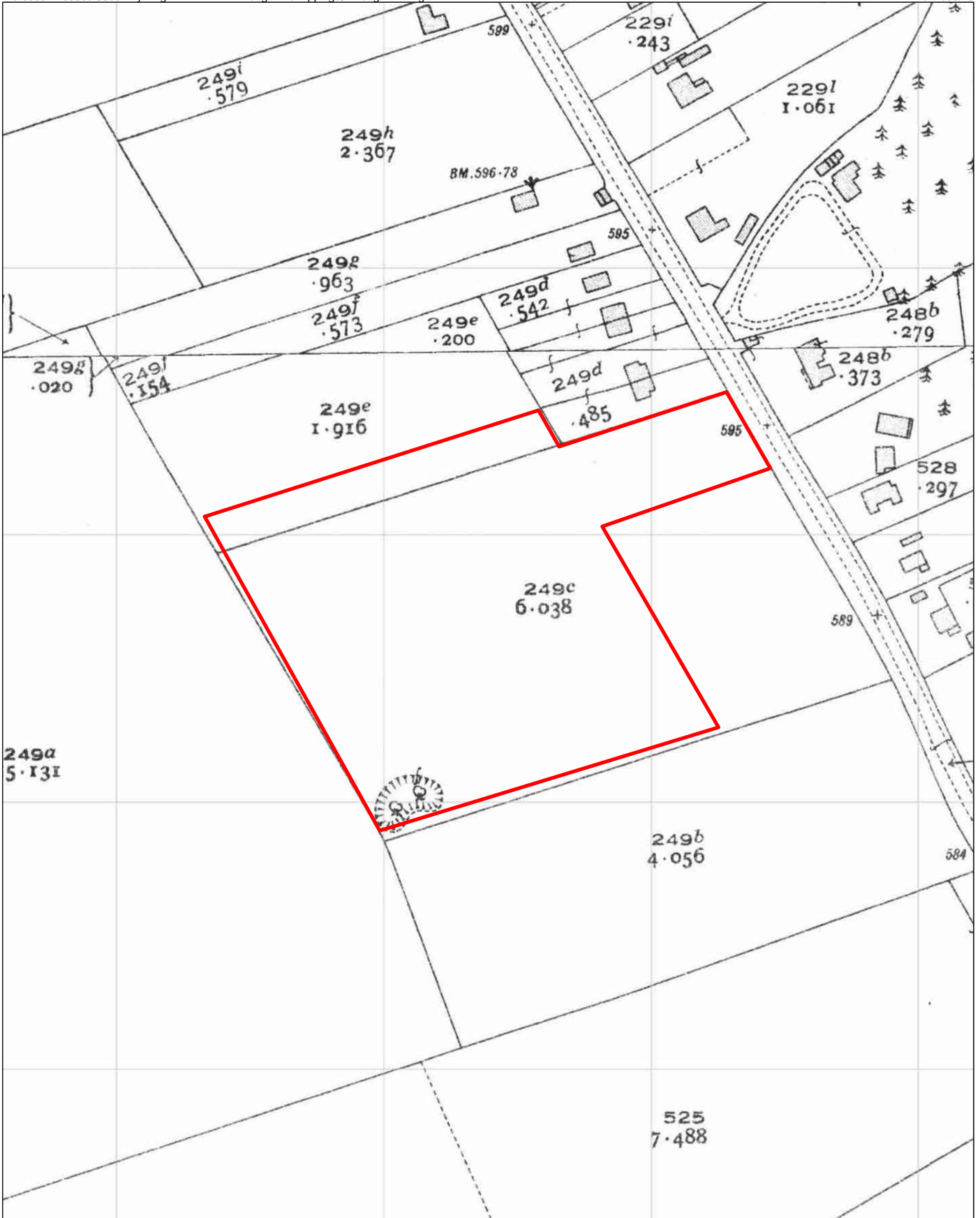


0 10 20 30 40 50m  
Scale at A4: 1:2,000



Figure 6

1910 Ordnance Survey Map



 Site Boundary



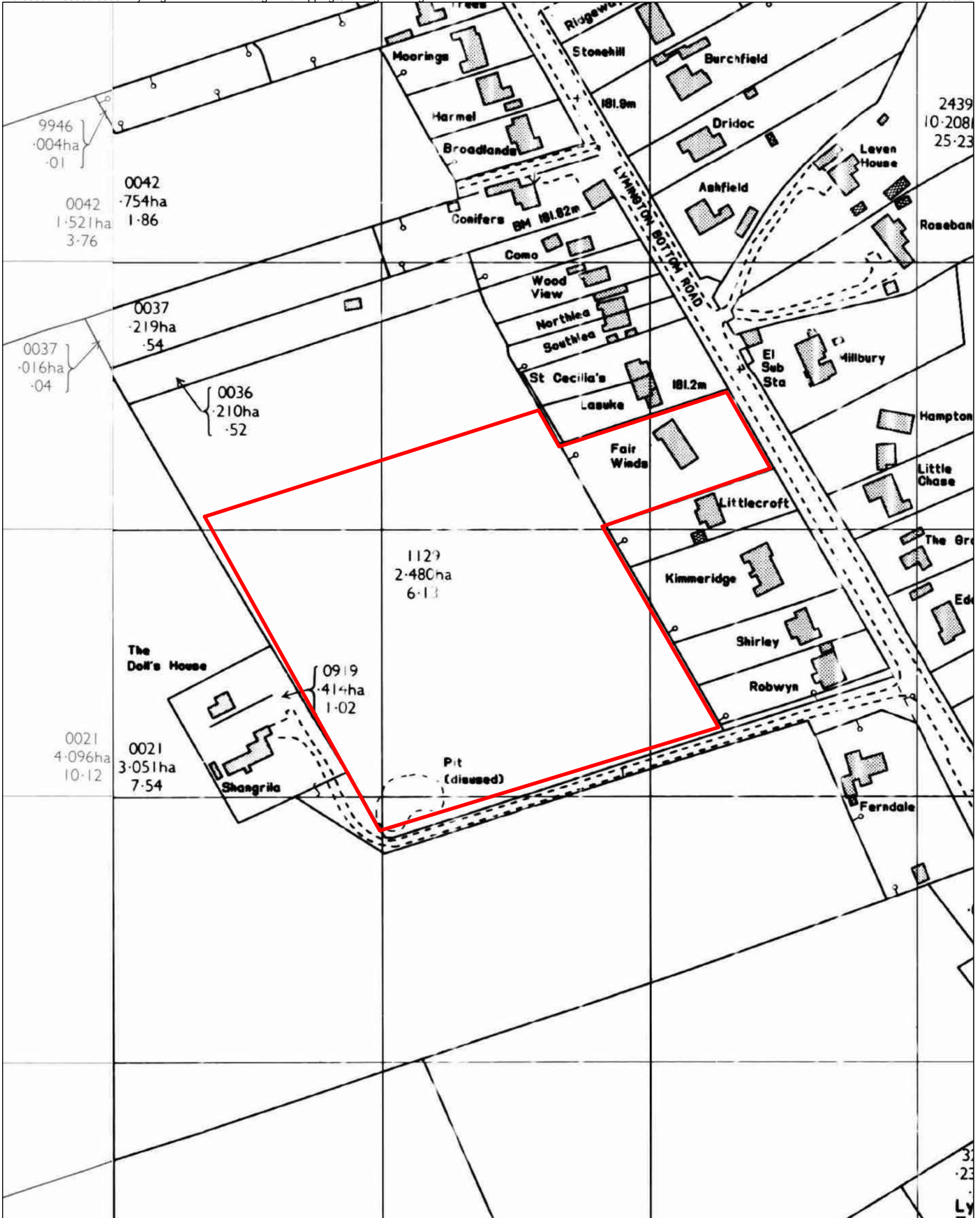
0 10 20 30 40 50m

Scale at A4: 1:2,000



Figure 7

1937 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m  
Scale at A4: 1:2,000



Figure 8

1975-77 Ordnance Survey Map



 Site Boundary




Not to Scale:  
Illustrative Only



Figure 9

2003 Ordnance Survey Map



 Site Boundary



Not to Scale:  
Illustrative Only



Figure 10

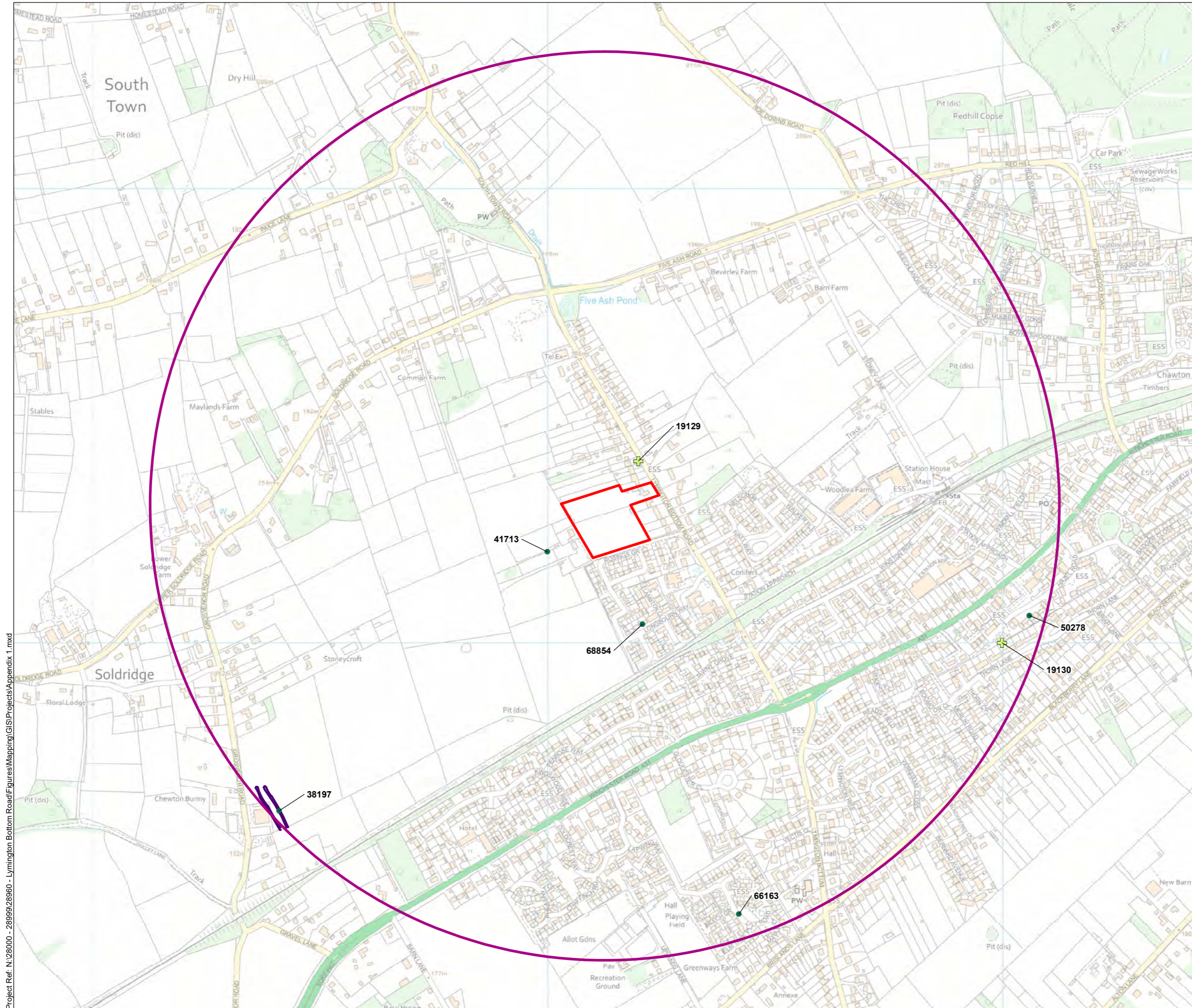
2022 Aerial Photograph  
(Google Earth)



**APPENDICES**

## Appendix A

### HER Location Plan (Hampshire HER 2023)



**Legend**

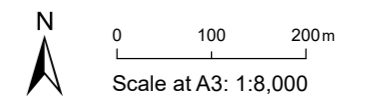
- Site Boundary
- 1km Site Radius

**Non-designated Heritage Assets:**

- HCC Cropmarks

**HER Record (point)**

- Findspot
- Monument



**Appendix 1**

**HER Location Plan  
(Hampshire HER, 2023)**



