

**The Dairy, Roads Hill,
Catherington, Waterlooville, Hampshire –
Archaeological Desk-Based Assessment**

Reports4Planning

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Executive Summary

Ecus Ltd working with Reports4Planning were commissioned in October 2020 to prepare an archaeological desk-based assessment to accompany a planning application for the proposed redevelopment of The Dairy on Roads Hill in Catherington, Waterlooville, Hampshire. The Site is proposed for residential development and the creation of a community plot.

Based on the results of this desk-based assessment, which also included a site visit and review of geotechnical investigations conducted in 2015, the potential for archaeological remains on Site is considered to be as follows:

- The Site is located outside of the defined Area of High Archaeological Potential associated with the historic settlement at Catherington;
- Low potential for prehistoric and Romano-British remains, most likely comprising stray artefacts of low heritage significance. Whilst the potential for Roman remains is considered to be low, it cannot be fully ruled out given the presence of cut features and artefact assemblages recorded along Catherington Lane;
- very low potential for early medieval remains; and
- background level of medieval and post-medieval remains of potential agricultural activity and artefact assemblages which would be of low to negligible heritage significance.

No known heritage assets of any archaeological significance have been identified within the Site as part of this assessment.

Whilst this assessment suggests limited archaeological potential within the Site, with previous disturbance in The Dairy likely to have truncated any buried remains, it is recommended that consultation with the archaeological advisor to the Local Planning Authority be undertaken to determine the need for any further archaeological investigation on Site. If confirmed, archaeological monitoring/a watching brief undertaken during the groundworks is considered to be appropriate.

It is considered that the archaeological potential does not represent a constraint to development and the proposed scheme would be in keeping with both national and local planning policy.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd working with Reports4Planning were commissioned in October 2020 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for The Dairy on Roads Hill in Catherington, Waterlooville, Hampshire. The Dairy is centred on National Grid Co-ordinate 469349, 114126. Figure 1 illustrates the location of The Dairy, including the freehold land edged in blue with the areas proposed for redevelopment highlighted in red (hereafter referred to as the 'Site').
- 1.1.2 The north-eastern corner of the Site is proposed for residential development, with the area to the south west proposed for the creation of a community plot, most likely comprising a community building shared by several youth organisations. The remainder of the freehold land is proposed for equestrian use, split into individual plots.
- 1.1.3 The freehold land extends to c. 1.77 ha in extent, with the areas for proposed development (including the community plot) measuring 0.73 ha in extent. This comprises 0.59 ha for the area proposed for residential development and 0.14 ha for the community plot.
- 1.1.4 A separate Heritage Statement was produced for the Site by Ecus Ltd in January 2021 (report ref. 15991). It is recommended that both reports should be read in conjunction with each other.

1.2 The Site

- 1.2.1 The Site lies within the village of Catherington, which is located north of the market town of Waterlooville in East Hampshire. Situated to the west of the A3, the village is relatively small with the Site comprising an area of land west of Catherington Lane and east and south of Roads Hill.
- 1.2.2 The Dairy lies immediately adjacent to the junction between the two roads and comprises an area of commercial and industrial activity, characterised by several workshops and storage units with areas of hard standing utilised as access roads and car parking. Enclosed by mature vegetation and hedgerow and screened from the roadside, the Dairy is surrounded to the south and west by pastoral land used for equestrian activity.
- 1.2.3 The Site lies within an undulating landscape, which forms the southern edge of the South Downs National Park; the Site is located outside of the National Park boundary. Situated on a southern facing slope, the Site lies between 105 to 110 m above Ordnance Datum (aOD).



Plate 1: View across the Site towards the north east



Plate 2: View across the Site towards the south

1.3 Aims and Objectives

- 1.3.1 The purpose of this ADBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
 - Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.
- 1.3.2 Ecus Ltd were commissioned to produce an ADBA and consequently this report focuses solely upon the archaeological resource and potential for buried archaeological remains. It does not assess the potential impacts of the proposed redevelopment upon surrounding designated heritage assets, including Catherington Conservation Area, or any locally listed buildings; this is provided within a separate report produced by Ecus Ltd in January 2021.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice in Planning Notes (2015a-b; 2017a);
- Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);
- Historic Environment (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists’ Code of Conduct (CIfA 2019); and
- The Chartered Institute for Archaeologists’ Standard and guidance for historic environment desk-based assessment (2020)

2.2 Scope of Assessment

2.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme. This is informed through a desk-based study and site visit.

2.2.2 The spatial scope of the assessment was defined by a 1 km study area around the Site to inform for buried archaeological remains.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), England’s Places, PastScape, Viewfinder, National Record for Historic Environment Excavation Index, Parks and Gardens UK;
- The Hampshire Historic Environment Record (HHER), comprising a database of comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county;
- Historic manuscripts and maps available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
- Allen Archaeology’s archaeological desk-based assessment (ADBA) produced for a previous planning application submitted for the Site in 2015 (Application ref. 21864/018);
- Additional relevant primary and secondary sources including published and unpublished archaeological reports; and
- A site visit undertaken in October 2020 to assess the general character and identify any archaeological remains not identified through desk-based review.

2.2.4 All of the spatial data held by HHER for the study area was requested, assessed and analysed as part of this assessment. All HHER data is illustrated on the accompanying Figure 3, listed in Appendix 2 and referred to, where relevant, in Section 3.

2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is

included in the References section of this report.

Assumptions and Limitations

- 2.2.6 This report is compiled using secondary information and data derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by HHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.7 A review of LiDAR imagery available from the Environment Agency was undertaken as part of this assessment (Figure 2). Whilst the data is available for the entirety of the Site, the built up character of The Dairy limited the use of this resource for the identification of potential archaeological remains.
- 2.2.8 A review of historic mapping available online was undertaken for this assessment. Whilst a search of Hampshire Archives and Local Studies online catalogue was undertaken, no new material was identified relevant to this assessment. All Ordnance Survey mapping referred to throughout Section 3 is provided in Appendix 4 and was obtained from Emapsite.
- 2.2.9 Aerial photography held at Historic England's archives was not viewed as part of this assessment. At the time of this report access to the Historic England archives was unavailable due to Covid-19 restrictions. Where available online aerial photography was utilised to fully understand the historic development although no detailed imagery from the sources listed in paragraph 2.2.3 was afforded.
- 2.2.10 A site visit was undertaken as part of this assessment to identify any potential archaeological remains. Despite sufficient access being afforded to the Site, observations are limited since there is the potential for archaeological remains to survive below-ground with no surface indications. It is possible that unknown archaeological remains may be present, and the presence of built form and vegetation may have inhibited their identification.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 189).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.

- **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place 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:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors and group value of the site.
- 2.3.3 The heritage interest of an asset’s physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.5 The contribution of a given site or application area to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed redevelopment, compiled from sources listed in Section 2. In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (July 2017) an outline assessment of the historic and archaeological baseline was undertaken to identify the archaeological potential of the Site and assess which could be affected the proposed redevelopment. The HER assets are assigned a number with a HA (Heritage Asset) prefix within the text, for ease of reference, are depicted on Figure 3 and listed in Appendix 2.

3.2 Stratigraphy

3.2.1 The underlying geology of the Site comprises Tarrant Chalk Member, a sedimentary bedrock formed during the Cretaceous Period approximately 72 to 84 million years ago. The Site is overlaid by Clay-with-Flint Formation, a superficial deposit comprising clay, silt, sand and gravel, formed during the Quaternary and Neogene periods approximately 23 million years ago (BGS 2020). The presence of such deposits illustrates the location was previously dominated by weathering processes, resulting in hill wash and soil creep.

3.2.2 In support of a former planning application submitted for the Site in 2015 (Application ref. 21864/018), a ground investigation survey was undertaken by Soils Limited. These investigations recorded the underlying bedrock of Tarrant Chalk Member at a depth of up to 4 m below ground level (bgl). This was overlain by Clay-with-Flint Formation encountered between 0.20 and 2.4 m bgl. Made ground was encountered throughout the investigations, at depths between 0.2 and 1 m bgl and in two locations directly below the topsoil between 0.35 and 0.5m bgl. The made ground typically comprised soft brown slightly sandy and clayey silt with gravel, brick, concrete and flint (Soils Limited 2015a and 2015b).

3.3 LiDAR Imagery

3.3.1 LiDAR imagery obtained from the Environment Agency was reviewed as part of this assessment and reproduced as Figure 2.

3.3.2 Whilst the data illustrates the presence of cropmarks within the wider landscape to the north west, correlating with the NMP data discussed in further detail below, it does not show any archaeological features within the Site. Features visible in the southern extent correlate with existing field boundaries.

3.3.3 Due to the presence of disturbance in the north eastern corner of the Site, the location of The Dairy, this prevents the identification of any such features in this area of the Site. No such disturbance is visible elsewhere, such as the proposed community plot in the south western corner.

3.4 Historic and Archaeological Baseline

Previous Studies

3.4.1 Whilst no previous intrusive archaeological investigations have been undertaken within the Site, it was subject to an archaeological desk-based assessment (ADBA) undertaken by Allen Archaeology in April 2015. This report was produced to support a former planning application submitted for the Site (Application ref. 21864/018). That ADBA concluded:

‘the archaeological potential for the site is low, with the greatest potential being for features of Roman date, or medieval activity along the road frontages of Catherington Lane or Roads Hill’ (Allen Archaeology 2015).

- 3.4.2 Intrusive archaeological investigations in the wider landscape are also limited in number, and comprise field walking, watching brief, evaluations and excavations. The results of these investigations are illustrated on Figure 3 (**HA2-8** and **HA10**), listed in Appendix 2 and discussed below.
- 3.4.3 In addition to the above, the study area forms part of a wider landscape which was subject to the following three large scale assessments:
- the Royal Commission on the Historical Monuments of England (RCHME) Medieval Settlement Project which identified areas of previous medieval settlement from documentary and place name evidence;
 - National Mapping Programme (NMP) which recorded all archaeological sites and landscapes visible on aerial photographs. The NMP recorded several cropmarks within the study area, as illustrated on Figure 3, the majority of which relate to agricultural activity; and
 - Hampshire Historic Settlements Surveys. These surveys provided information about the historic development of a number of historic Hampshire Settlements along with a detailed description of the plan type and any important key elements.

Prehistoric

- 3.4.4 No evidence for prehistoric activity has been recorded within the Site.
- 3.4.5 The early prehistoric period is represented within the wider landscape by isolated finds, often discovered in a secondary context due to the effects of glaciation, weather and agricultural activity. In addition, there are several records on the HHER for which the original location of discovery is unknown, including a barbed and tanged arrowhead and flint axe c. 180 m south west of the Site (**HA1**). Whilst they do suggest a level of activity in this landscape during the early Neolithic period, their location given by the HHER is an approximation.
- 3.4.6 During the Bronze Age period the wider landscape was reorganised into areas of extensive field systems thought often to be associated with enclosed settlement. Although no definite evidence of such activity has been previously recorded within the study area, prehistoric pottery and three shallow depressions recorded c. 510, 530 and 540 m north east of the Site have been suggested to possibly represent former Bronze Age barrows (**HA3-5**).
- 3.4.7 Agricultural activity in this area is likely to have continued into the later prehistoric period, and a series of undated lynchets, terraces and parallel banks located c. 820 m west and 530 and 980 m north west of the Site have been suggested to represent former field systems possibly of late prehistoric origin (**HA23-25**). Visible on aerial photography, and also recorded as part of the NMP as illustrated on Figure 3, these features are yet to be subject to further archaeological investigation, and as such it cannot be ruled out that they might also relate to later medieval agricultural activity which was also undertaken in these areas (Allen Archaeology 2015).
- 3.4.8 Late prehistoric activity (i.e. the Iron Age) is also represented by the chance discovery of a Gold Stater coin recorded during field walking c. 510 m north east of the Site (**HA5**).
- 3.4.9 Further evidence of prehistoric activity in the wider landscape comprises a large scatter of lithics and some pottery sherds recorded during field walking c. 550 m north east of the Site (**HA2**). Although postulated to be of prehistoric origin, no further details are

known about these remains.

Romano-British

- 3.4.10 There are no major Roman towns or roads within the vicinity of the Site and the landscape is likely to have been rural and utilised for agricultural activity (Allen et al., 2016). Although no building foundations or structural evidence has been recorded in the study area, the presence of a villa has been suggested within the wider landscape to the north east due to discovery of significant amounts of pottery sherds and tile in this area alongside possible gullies and/or pits (**HA6-10**).
- 3.4.11 Elsewhere, Roman activity is represented by the chance discovery of a coin. Although it is recorded by HHER c. 180 m south west of the Site, the exact location of its discovery, ‘*in a garden in Horndean*’, is unknown and it is likely that the entry on the HHER is incorrect (**HA1**).

Early Medieval and Medieval

- 3.4.12 No early medieval activity has been recorded within the Site and within the study area evidence is limited to a rubbish pit of Saxon-Norman origin containing domestic pottery and a bone weaving implement, discovered during cable trenching and subsequent excavation c. 310 m north east of the Site (**HA8**).
- 3.4.13 Catherington is first recorded in documentary sources in 1015 AD as *Caterinatun*, which means ‘farm of Cateringas’. Although it is not directly referenced in the Domesday Survey of 1086, it is likely to have been included under *Ceptune* which formed part of the manor of Charlton until 1102 (Palmer and Powell-Smith 2016). The manor of Charlton comprised a relatively large settlement during this period, held by Robert de Belesme and comprising 104 households (Page 1908; Allen Archaeology 2015; Coates 1993; Williams and Martin 2002).
- 3.4.14 Although surviving evidence of medieval occupation in the study area is limited to the Grade II* Listed Church of All Saints c. 470 m to the north east (NHLE: 1094569; **HA15**), the existing settlement of Catherington has been designated an Area of High Archaeological Potential (AHAP), through its potential to yield evidence about the former medieval, and possibly earlier, settlement (**HA11**, Figure 3). Archaeological evidence previously recorded in this area comprises artefact assemblages, most commonly pottery sherds (**HA8-10**). The Site lies just outside the designated area, with its north eastern corner forming part of the southern boundary.
- 3.4.15 As part of the RCHME Medieval settlement project Roads Hill, which lies c. 90 m to the south west of the Site, was also identified as an area of former medieval settlement (**HA12**). Documented in 1248 as *Rodehelde* meaning ‘clearing by the slope’, this area was identified from documentary research and place name evidence, although no known archaeological evidence has been identified to support these findings.
- 3.4.16 The manor of Catherington was subject to several changes of ownership during the medieval period and, at present, the location of its former medieval manor house has yet to be identified. Despite this, it has been suggested from place name evidence that farmstead of *Fyfehydes*, recorded c. 860 m south east of the Site, may have qualified for such status (**HA13**). Although the present buildings date to the later post-medieval period, the name makes reference to Five Heads, deriving from ‘five hides’, and indicates some form of association with Catherington which was known as *Fifhides* or *Catherington Fifhide* in the late fourteenth century (Hampshire County Council n.d.).
- 3.4.17 Despite its close proximity to both the settlement area of Catherington and Roads Hill, this assessment has concluded that the Site is likely to have formed part of an area of undeveloped land utilised for agricultural. Such activity has been recorded within the wider landscape, comprising cultivation terraces and strip lynchets, recorded c. 320 m

to the north (**HA14**). Such features were also recorded as part of the NMP as illustrated on Figure 3.

Post-Medieval and Twentieth Century

- 3.4.18 The post-medieval period is characterised in the study area by the enclosure of former common fields, the establishment of water meadows and several records on the HHER relating to evidence of settlement and occupation activity (**HA1**, **HA10**, **HA18** and **HA20**). Several of these records relate to historic buildings, the majority of which are Grade II Listed (**HA15-17**, **HA19** and **HA 21**); the closest of these is Catherington House, a Grade II Listed Building accompanied by a former post-1810 park, c. 90 m to the south east (**HA17**; NHLE: 1179074). Built in the early eighteenth century, it was country house of Admiral Hood, Master of HM Dockyard and friend of Admiral Nelson (Historic England 2020).
- 3.4.19 A series of maps dating from the sixteenth to seventeenth century were consulted as part of this assessment to understand the historic development of the Site, including Cary's map of Hampshire (1787, Figure 4) and Greenwood's map of the County of Southampton (1826, Figure 4). Whilst these maps record the presence of Catherington, no detailed depictions of the Site are afforded.
- 3.4.20 The first available cartographic map to depict Catherington in detail comprises the 1840 Parish of Catherington Tithe Map (Figure 4). During this period the majority of the Site comprised part of an undeveloped, arable field, recorded as 'Old House Field and Landlords', held by William Pescott and owned by Sir Samuel Clarke Jervoise Baronet. The south western extent of the Site formed part of 'The Five Acres', an area of arable land held and occupied by Sir Lucius Curtis Baronet. As illustrated on Figure 4, the surrounding transport network was established by this period and it is highly likely that the field boundaries surrounding the Site were established before this date. As this map dates to before the accepted cut of point of 1845, the hedges on these boundaries of the Site would be classified as 'important' within the archaeological and historical criteria of the Hedgerow Regulations 1997 (Appendix 1).
- 3.4.21 The Site continued to be utilised for intensive agricultural activity throughout the nineteenth century, most likely associated with dairy and agricultural farming. During the site visit, consultation with the landowners highlighted its extensive agricultural history, heavily ploughed for several generations.¹
- 3.4.22 Ordnance Survey (OS) mapping from the late nineteenth century onwards records no substantial change within the Site during this period. A public footpath, running east to west, immediately adjacent to the southern boundary is depicted on these maps (Appendix 4). By c. 1897 the north eastern corner of the Site had been subdivided to create a small enclosure with a barn constructed, associated with dairy farming (Appendix 4). It is understood that prior to its construction, several metres of chalk were laid as foundations in this area. No substantial change is recorded elsewhere in the Site.
- 3.4.23 The Site was subject to limited alteration throughout the late nineteenth and early twentieth century, with activity predominately associated with dairying and agricultural activity. A small outbuilding accompanying the barn is recorded in the north eastern corner by 1932 on OS maps (Appendix 4). Within the wider landscape, Catherington was subject to some change, with the construction of new residential dwellings and a Parish Hall (**HA22**) to serve the existing community.
- 3.4.24 By the 1960s the buildings within the Site had been demolished, although the enclosed area in the north east was retained. To the west of the enclosed area a driveway was

¹ The freehold land has been held by the same family for several generations.

constructed, connecting the Site with Roads Hill to the north, and a complex of buildings were constructed centrally in this area. The eastern boundary of the Site was also subject to alteration, the result of transport infrastructure works associated with Catherington Lane.

- 3.4.25 By the late twentieth century, the complex of buildings in the northern extent of the Site were altered with the removal of the former enclosed area to the north east. By 1987-1993 the built form within the Site was characterised by two separate units, surrounded by a yard and area of hardstanding. The existing character of the Site was established by 2003.

The Site

- 3.4.26 The Dairy is currently characterised by a yard area, utilised for vehicle repairs, storage of materials and builders' materials alongside equestrian buildings and structures (Plates 1 to 6). Open land to the south of this area is used as paddocks and with a manège in the north and lunge circle to the south west. The site visit also highlighted the presence of a static caravan, multiple shipping containers and areas of stockpiled rubbish.
- 3.4.27 The majority of the existing built form within the Site is constructed of corrugated metal, with hardstanding comprising tarmac and gravel. Exceptions to this include the static caravan, which is raised above the ground on supports, stables constructed of wood and the building utilised for vehicle repairs (Plate 5 and 6). A single-storey structure it is constructed of brick with a pitched corrugated sheet roof.
- 3.4.28 No archaeological remains not identified through desk-based review were noted during the site visit.



Plate 3: View across the Site towards the east



Plate 4: View towards several of the shipping containers on Site



Plate 5: View towards the vehicle repairs building



Plate 6: View towards the static caravan

3.5 Historic Landscape Characterisation

- 3.5.1 The Historic Landscape Characterisation (HLC) of the Site is characterised as ‘Recent Settlement – Scattered Settlements with Paddocks’. Key elements which form part of the character and appearance of this HLC type comprise its scattered properties typically dating to post-nineteenth century with areas of open land typically comprising very small rectilinear field enclosures or gardens. The scattered properties have been categorised into two types: ‘stockbroker’ belt type housing of large detached houses with substantial gardens and nineteenth to twentieth century continuations (Lambrick and Bramhill 1999).

3.6 Summary of Previous Impacts

- 3.6.1 A review of the available data indicates that the Site is likely to have comprised agricultural land, with its existing character and appearance established in the late twentieth and early twenty-first century.
- 3.6.2 Previous activity within the Site which may have impacted upon the surviving archaeological deposits relates to agricultural practises and activity associated with the construction of the former and existing buildings and surrounding roads.

3.7 Summary of Potential Heritage Constraints

Designated

- 3.7.1 The assessment undertaken above has identified no known designated archaeological remains that would be directly affected or their heritage significance harmed by the proposed redevelopment.

Potential

- 3.7.2 Based on the historic environment baseline presented above, the potential for archaeological remains is as follows:
- low potential for prehistoric remains, most likely comprising stray finds. Whilst any such remains would contribute to our understanding of prehistoric activity in this landscape, they would be of low heritage significance;
 - low potential for Romano-British remains. Whilst the potential is considered to be low, it cannot be fully ruled out given the presence of cut features and artefact assemblages recorded along Catherington Lane. Any such remains would be of low heritage significance;
 - very low potential for early medieval remains. As early medieval remains are nationally rare, any potential remains would be of significant archaeological interest and contribute to regional frameworks; and
 - background level of medieval and post-medieval remains of potential agricultural activity and artefact assemblages which would be of low to negligible heritage significance.
- 3.7.3 The previous ADBA conducted for the Site in 2015 noted a low archaeological potential, with any remains likely associated with Roman or medieval activity along the road frontages of Catherington Lane or Roads Hill. Whilst the results of this assessment concur with the earlier ADBA, it also highlights the likelihood of remains associated with more recent activity.
- 3.7.4 In response to the 2015 ADBA the archaeological advisor to the Local Planning Authority noted that:
- ‘the Desk-Based Assessment has underestimated the archaeological potential of the site’.*
- 3.7.5 The archaeological advisor based such comments on:
- ‘crop mark evidence to the north of the site suggests that there is very good potential for both later prehistoric and Roman farming and settlement activity in the immediate area’ (Application ref. 21864/018).*
- 3.7.6 A review of aerial photography available online and LiDAR imagery undertaken for this Site does not highlight any cropmarks of archaeological interest within the immediate vicinity of the Site to the north, with the exception of those within the wider landscape to the west and northwest. These do not extend into the Site and correlate with data recorded both by the HHER and the NMP. Although postulated to be of prehistoric origin, analysis also indicates they could also be of medieval origin, with known evidence of such activity recorded in this landscape.
- 3.7.7 In addition, this assessment has highlighted the level of extensive activity which has occurred within the Site from the medieval period onwards. Subject to intensive agricultural activity, and later dairy farming, with impacts associated with construction and development in the north east, any surviving archaeological remains would have been extensively disturbed and truncated.
- 3.7.8 It is therefore recommended that the results of this assessment should be considered alongside the scale of development, previous impacts, absence of evidence illustrated on LiDAR imagery and available aerial photography, and location of the Site at some distance from the crop marks previously identified by the archaeological advisor.

HLC

- 3.7.9 Likely comprising agricultural land from the medieval period onwards, this assessment has illustrated that the Site has been subject to a level of alteration throughout the twentieth and early twenty-first century. As an area of land utilised for commercial, industrial and equestrian activity, it is considered to have a low legibility and low heritage significance.

4. Statement of Impact

4.1 Introduction

- 4.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

- 4.1.2 The Site is proposed for redevelopment with The Dairy in the north east subject to demolition and removal of the existing built form. Nine residential and one industrial plots will then be constructed in this area, with associated services and car parking. Access will be afforded via the existing entrance off Roads Hill to the north, with separate industrial access also afforded from this road. A new community plot, most likely comprising a community building, with car parking will be constructed in the south west. The building will be accessible from the south.
- 4.1.3 The Site will be subject to landscaping, with additional planting proposed along the freehold land boundaries.
- 4.1.4 The remainder of the freehold land will continue to be utilised for equestrian activity, subdivided into a series of individual plots. A new entrance off Roads Hill to the south will be created to access these areas.

4.2 Assessment of Proposal

- 4.2.1 Any direct physical impact to archaeological remains within the Site, if/where present, would primarily result from groundworks associated with construction. On-site activities which are likely to affect the archaeological resource could comprise the following:
- Pre-construction impacts associated with demolition and ground investigation works;
 - Construction ground works, including stripping and excavation associated with the foundations;
 - Ground reduction/landscaping (including the creation of new Site entrances); and
 - Excavation of new service trenches and drainage (including soakaways), as required.
- 4.2.2 The aforementioned ground works and excavations in relation to the proposed redevelopment could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, resulting in the total or partial loss of significance of these assets. The extent of the impact would be dependent on the type and depth of the proposed excavations, and on the level of survival of archaeological deposits. Any adverse effects on buried archaeological resource would be permanent and irreversible in nature.
- 4.2.3 As stated above any archaeological features present within the Site are considered unlikely to comprise remains of the highest significance (i.e. equivalent to Scheduled Monuments) and any remains are also likely to have been impacted by previous disturbance.

HLC

- 4.2.4 Whilst the proposed scheme would result within a change within the Site, particularly to the north, such change would equate to a minor and limited impact to an area considered to have low legibility. By retaining areas of undeveloped land for equestrian use, the legibility of the wider area would be retained, and the proposed redevelopment

would be in keeping with the settlement character of this area.

- 4.2.5 It is anticipated that the majority of the 'important' hedgerows are likely to be retained and subject to further planting. Removal of elements of these would be acceptable in heritage terms.

Effects during Lifespan of Development

- 4.2.6 The majority of the effects on the archaeological resource would occur during the construction phase of the scheme. It is considered there would be no effects during the lifespan of the development.

5. Conclusion

- 5.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed scheme. Any effects of this development upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.
- 5.1.2 No heritage assets of any archaeological significance have been identified within the Site as part of this assessment. Whilst there is a level of background activity from the prehistoric to Roman period in the surrounding landscape, this assessment has concluded that the archaeological potential of the Site relating to these periods is low. Any potential remains would likely comprise stray artefacts or evidence of agricultural activity and be of low heritage significance.
- 5.1.3 The Site is likely to have comprised agricultural land from the medieval period onwards, with its current character and appearance the result of late twentieth and early twentieth century alterations. There is considered to be background level of agricultural activity with the potential for artefact assemblages, most likely comprising pottery sherds, which would be of low to negligible heritage significance.
- 5.1.4 This assessment has highlighted that the Site has been subject to a level of previous disturbance, associated with dairy and agricultural activity and later development. Any surviving archaeological remains would have been extensively disturbed and truncated. It is therefore considered that the archaeological resource is not a constraint to the proposed redevelopment within the Site, and the proposed scheme would be in keeping with both national and local planning policy.
- 5.1.5 Whilst the proposed scheme would change the landscape character of the Site, this development represents a minor and limited change, in a historic landscape character considered to be of negligible heritage significance.

Recommendations

- 5.1.6 It is recommended consultation with the archaeological advisor to the Local Planning Authority be undertaken to determine whether there is a need for further archaeological work to be undertaken on Site. Such consultation would take into account the results of this assessment alongside the scale of development and previous impacts. Should the need for further archaeological work be confirmed, it is considered that archaeological monitoring/a watching brief undertaken during the groundworks would be appropriate.

6. References

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6.2 Cartographic Sources

1787 Cary's map of Hampshire

1826 Greenwood's map of the County of Southampton

1840 Parish of Catherington Tithe Map and Apportionment (obtained via www.thegenealogist.co.uk/)

All Ordnance Survey Mapping reviewed as part of this assessment was obtained from www.emapsite.com/ and is provided in Appendix 4.

Appendix 1: Regulatory and Policy Context

Introduction

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and either: incorporate, or are associated with, a scheduled archaeological feature or site; marks the boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or form an integral part of a pre-1845 field system.

Para 5a may determine that a hedgerow is important regardless of the current completeness of the historic field system. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation

(NPPF, 189).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 185/192).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

Local Plan²

The Site lies within the unitary authority of East Hampshire District Council. The council are currently working on a new Local Plan which will cover the areas in East Hampshire outside the South Downs National Park, and once this has been adopted it will replace the current plan – the Joint Core Strategy (also known as Adopted Local Plan). Relevant policies in the Draft Local Plan 2017 – 2036 (Regulation 18) consultation document comprise:

- Policy S28: Heritage Assets and the Historic Environment; and
- Policy DM38: Archaeology and Ancient Monuments.

Adopted in 2014 the Joint Core Strategy covers the whole of East Hampshire District and policies relevant to this assessment comprise CP30 Historic Environment.

The Local Plan Second Review 2006 was adopted at the end of March 2006 and remains part of the Development Plan. Saved policies which currently remain and are relevant to this assessment comprise HE 17: Archaeology and Ancient Monuments.

² Available at the time of assessment completion – January 2021.

Appendix 2: Gazetteers

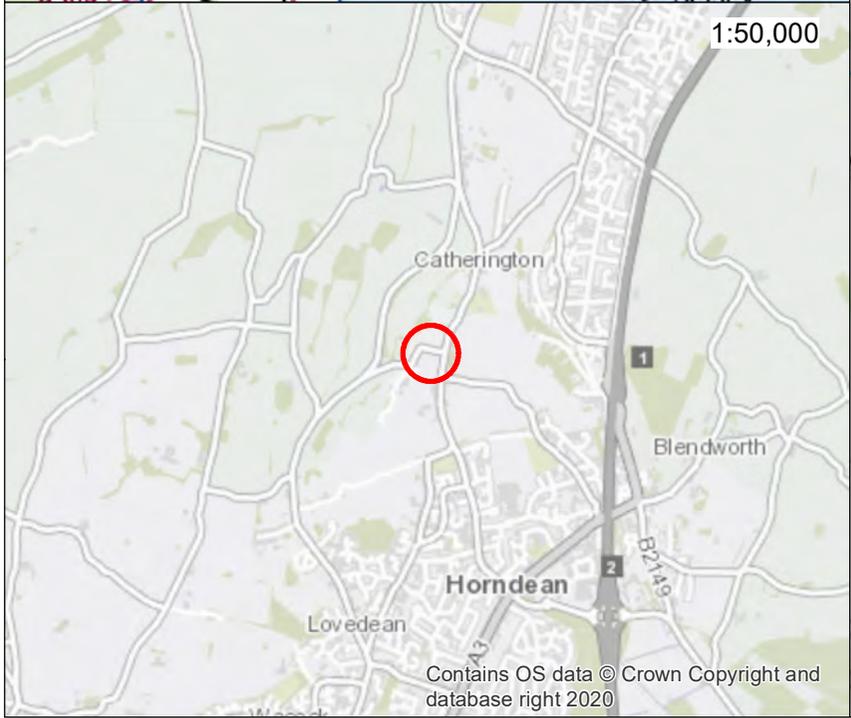
Table 3: Gazetteer of Non-Designated Heritage Assets

HA	Period	Name	HHER Ref.	Easting	Northing
1	Multi-period	<i>Multi-period record (location likely to be incorrect):</i> Barbed and tanged arrowhead and axe found somewhere near Horndean; Coin of Diocletian - 1 A to 2nd AE of Diocletian [AD 284-305] found in a garden at Horndean; and Possible site of a Windmill, Horndean - said to have been built in 1729 and which is known to have existed from photographic evidence.	42699 26497 26466	469000	114000
2	Multi-period	Field walking at Stubbins Down, Catherington (2015) - recorded lithics and pottery, currently of unknown origin.	68619	469871	114387
3	Prehistoric	Ploughed out barrow - possible ploughed out round barrow identified through field walking (2015) and LIDAR. No further details known.	68789	469865	114338
4	Prehistoric	Ploughed out barrow - possible ploughed out round barrow identified through field walking (2015) and LIDAR. No further details known.	68790	469892	114291
5	Prehistoric	Field walking (2015) – recovered a Gold stater coin and prehistoric pottery found in connection with a depression possibly indicating a ploughed out round barrow.	68791	469850	114335
6	Romano-British	Site of Roman Building, All Saints Church - building (43 AD-409 AD). Its presence has been confirmed by the discovery of large amounts of pottery although a trial trench in 1967 did not record any features except for a possible gully.	26446	469610	114511
7	Romano-British	Watching brief and excavation at Catherington First School (1994) - new extension to school uncovered a feature interpreted as a Roman pit or gully. The fill was sampled and one fragment of burnt flint and Roman tile were recovered.	33743	469500	114400
8	Multi-period	Cable trenching and a subsequent excavation (1967) at Hill View, Catherington - recorded a late Saxon, early medieval rubbish pit. The main pit fill contained Roman, early medieval and medieval domestic pottery medieval pottery, Roman roof tiles, a fourteenth century bronze buckle and a late Saxon bone weaving implement.	26489	469490	114420
9	Multi-period	Findspot, All Saints Church - Roman and medieval pottery recorded from graveyard.	26445	469610	114513
10	Multi-period	Evaluation (2014) at 288 Catherington Lane – recorded pits and gullies of post-medieval or modern date, likely associated with the early nineteenth century walled garden. Artefacts recovered indicated occupation of earlier phases, with Roman tegula and medieval pottery discovered.	68393	469440	114210

HA	Period	Name	HHER Ref.	Easting	Northing
11	Medieval	Catherington - first documented in AD 1015 as Caterinaton (The farm of the Cateringas). Designated an Area of High Archaeological Potential.	39334	469400	114300
12	Medieval	Roads Hill - first documented in AD 1248 as Rodehelde (Clearing by the slope).	39337	469100	114000
13	Medieval	Five Heads - first documented in AD 1431 as Fyfehydes in Katheryngton (manorial farm of FVLM de Fifhide).	39343	470000	113500
14	Medieval	Strip Lynchets, Catherington Down. Recorded on aerial photographs, with some remaining visible on foot, they have also been subject to ploughing resulting in their partial loss.	26443	469130	114440
15	Medieval Post-medieval	Church Of All Saints - Grade II* Listed church mostly dating to the late twelfth which was restored in 1883 by Edmund Ferrey.			
		<i>Post-medieval tombs:</i>	1314	469650	114518
		Cross Family Tomb In The Churchyard Of All Saints Church - Grade II Listed early nineteenth century chest tomb;	57025	469625	114510
		Tomb Of Charles And Ellen Kean, All Saints Church - Grade II Listed late nineteenth century Neoclassical tomb; and Tomb Of Admiral Sir Charles Napier In The Churchyard Of All Saints Church - Grade II Listed mid-nineteenth century chest tomb.	55555 57024	469606 469620	114528 114514
16	Post-medieval	<i>Post-medieval buildings in Catherington AHAP:</i> Catherington Cottage - a Grade II Listed home (1800 AD-1839 AD); and Tudor Cottages no 1 to 3 - Grade II Listed house (1600 AD-1999 AD).	303 13533	469421 469460	114261 114400
		Catherington House (formerly listed as Catherington Retreat House) - Grade II Listed house (1736 AD-1835 AD). Accompanied by a former post 1810 park extended east. Country house of Admiral Hood, Master of HM Dockyard and friend of Nelson. Grounds enclosed by a high brick and flint and brick wall with brick coping.	51764 13532	469437 469390	114004 114006
18	Post-medieval	Site of Well House and Donkey Wheel, Kings Court School - a post-medieval donkey wheel and well house now moved to the Weald and Downland Museum.	26474	469400	114000
19	Post-medieval	The Farmhouse - Grade II Listed farmhouse (1736 AD-1999 AD)	13531	469387	113948
20	Post-medieval	Parsonage Farm Cottages - cottage and granary. Early nineteenth century.	302	469370	113950
21	Post-medieval	Granary 30 metres west of The Farmhouse – Grade II Listed early nineteenth century granary.	982	469353	113944
22	Twentieth century	Catherington Parish Hall.	68679	469619	114560

HA	Period	Name	HHER Ref.	Easting	Northing
23	Unknown	Field System comprising linear and rectilinear features.	37506	469193	115132
24	Unknown	Rectangular enclosure by Old Lodge visible on aerial photographs.	35532	468350	114040
25	Unknown	Rectilinear features of unknown origin.	35531	468740	114370
-	-	National Mapping Programme Cropmarks	-	-	-

Appendix 3: Figures

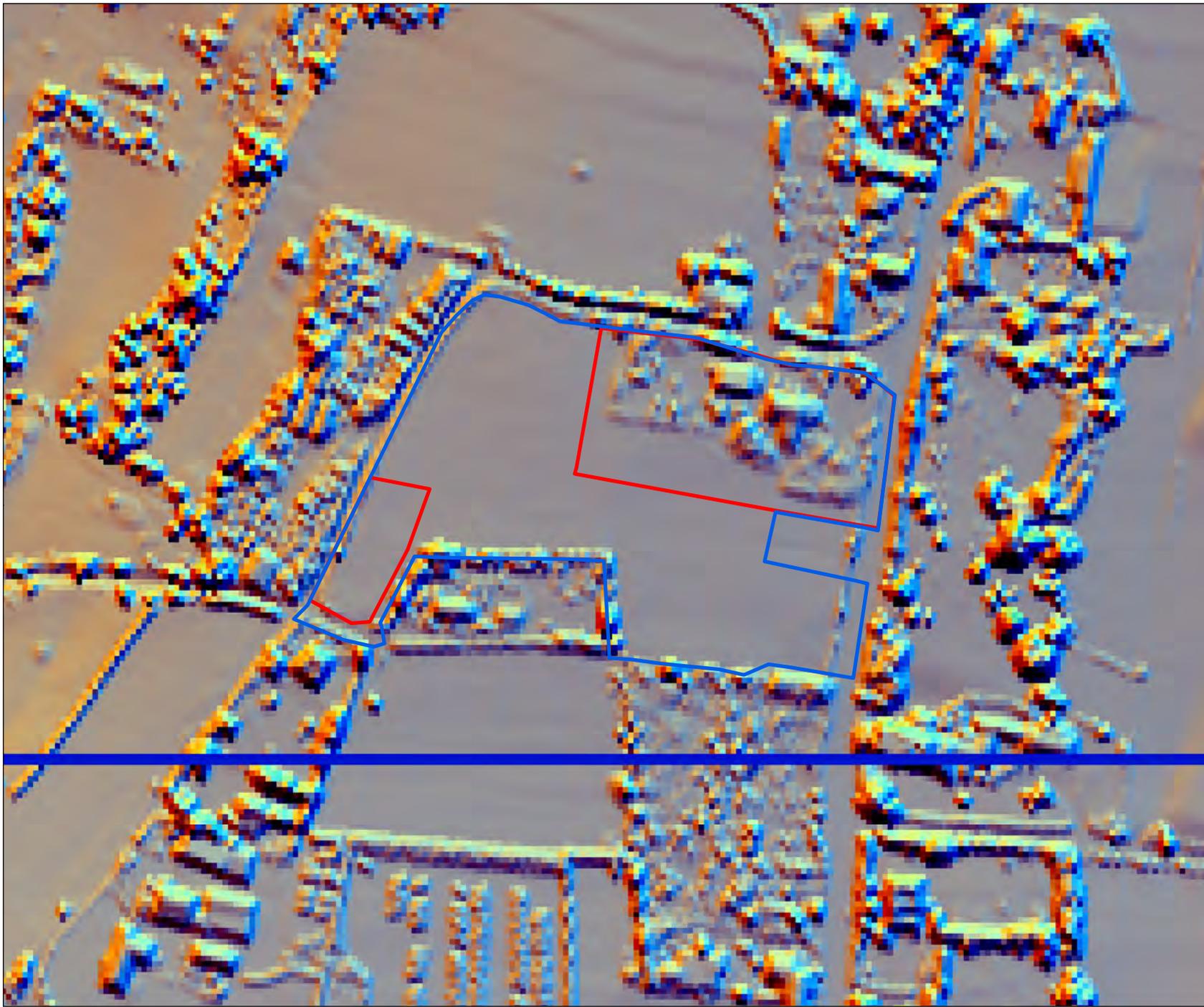


Site (development areas)
 Freehold land

N
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 The Dairy, Roads Hill, Catherington,
 Waterlooville, Hampshire -
 Archaeological Desk-Based Assessment

Figure 1 Site location
 Brook Holt 3 Blackburn Road Sheffield S61 2DW
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 Site (development areas) 

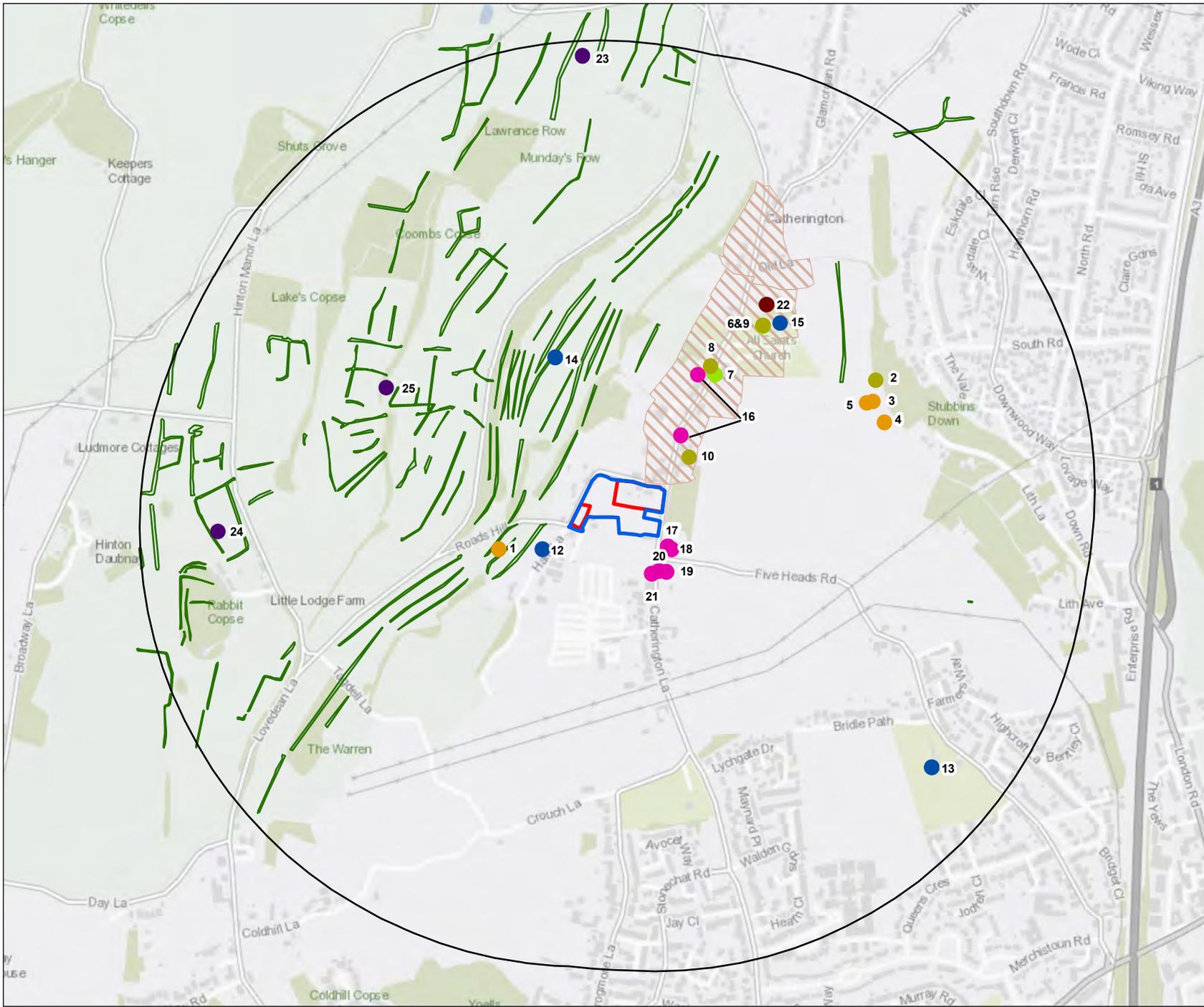
 Freehold land

Data obtained from the Environment Agency on 27/10/2020.

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The Dairy, Roads Hill, Catherington,
Waterlooville, Hampshire -
Archaeological Desk-Based Assessment

Figure 2 LiDAR Visualisation

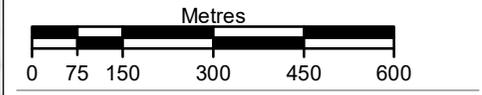
Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



- Site (development areas)
- Freehold land
- Study area
- Prehistoric
- Romano-British
- Medieval
- Post-medieval
- Twentieth century
- Multi-period
- Unknown
- Area of High Archaeological Potential (11)
- NMP Cropmarks



Data obtained from Hampshire Historic Environment Record (HHER) on 21/10/2020.



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 The Dairy, Roads Hill, Catherington, Waterlooville, Hampshire -
 Archaeological Desk-Based Assessment
Figure 3 Recorded heritage assets within a 1 km study area

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Extract from Cary's map of Hampshire (1787)

1:2,500



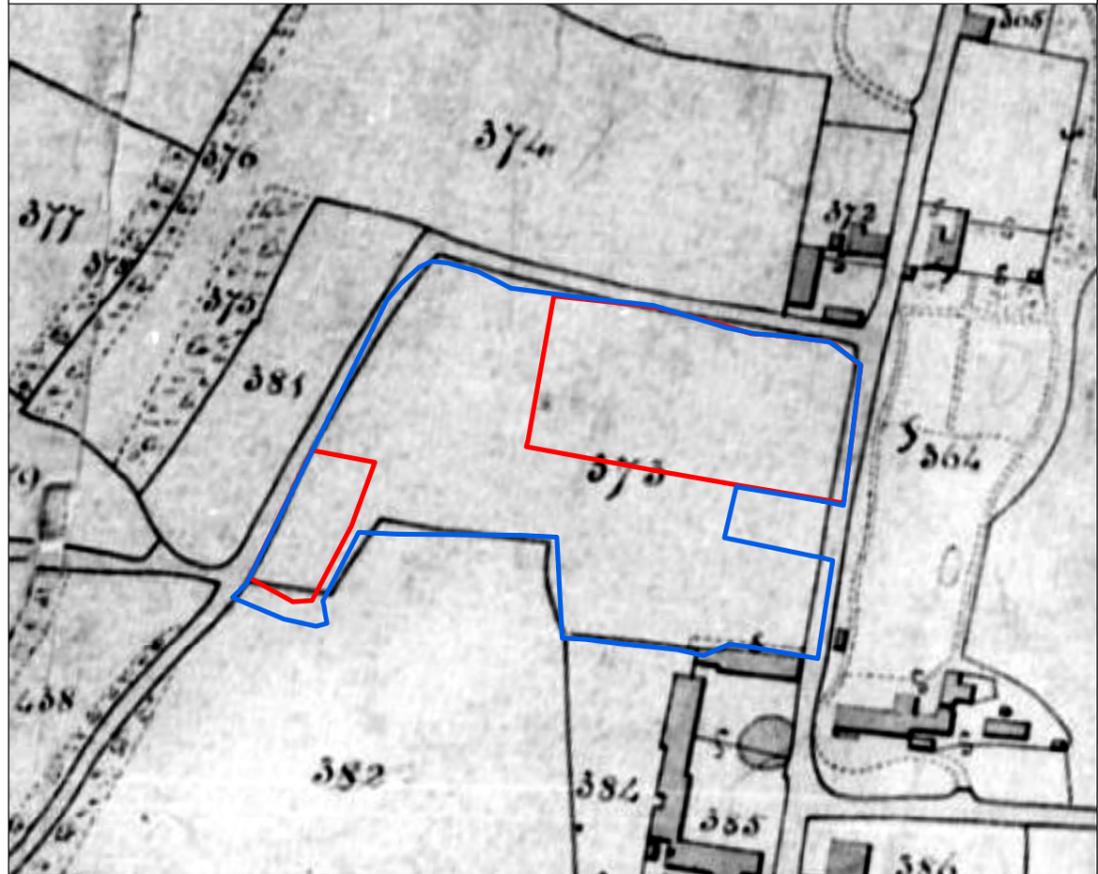
Extract from Greenwood's map of the County of Southampton (1826)

1:2,500



Extract from the Parish of Catherington Tithe Map (1840)

1:2,500



Appendix 4: Ordnance Survey Mapping

Site Details:

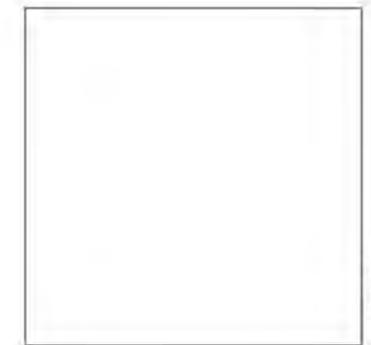
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Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
 Revised 1867
 Edition N/A
 Copyright N/A
 Levelled N/A



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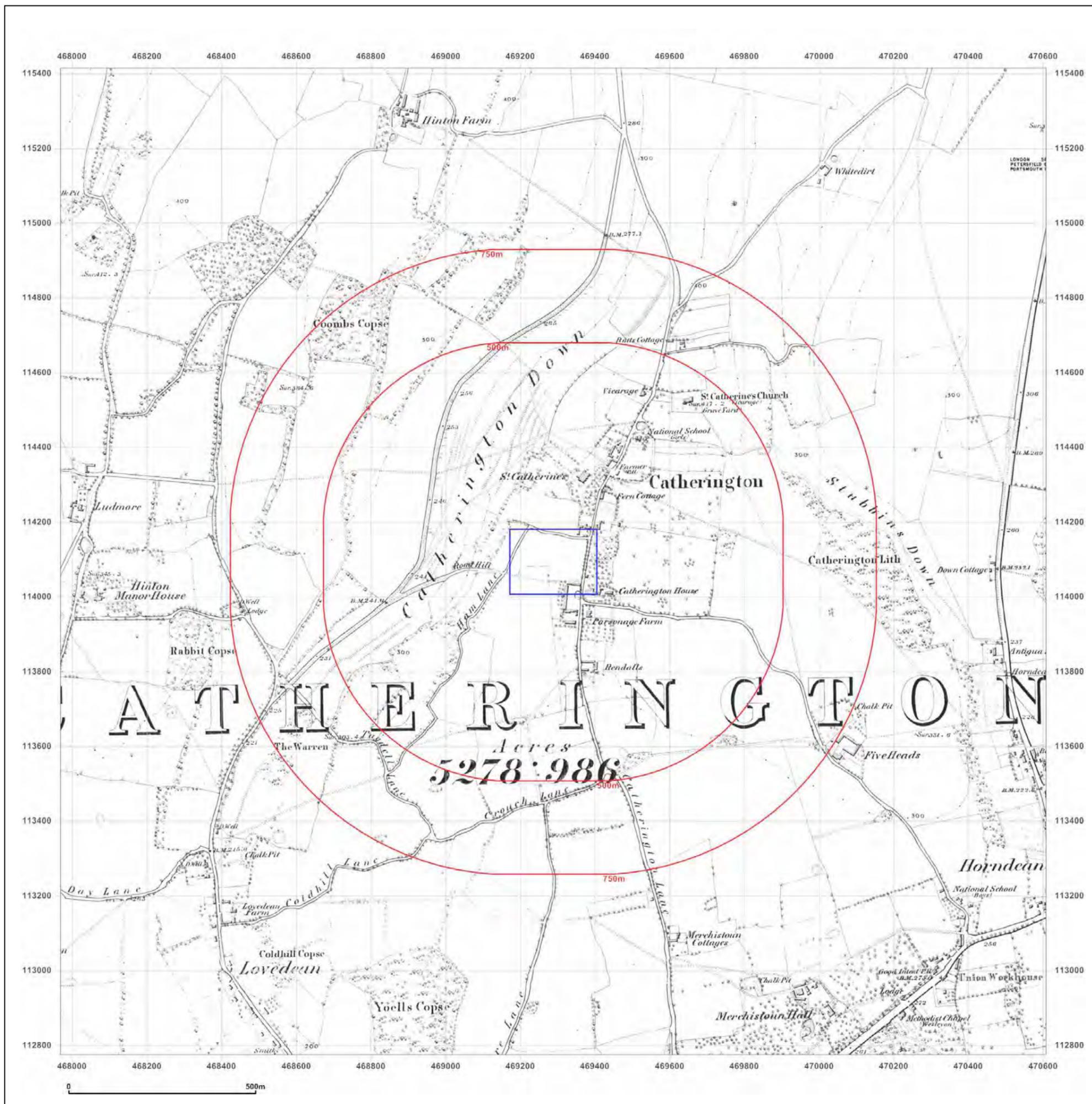


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Production date: 15 October 2020

Map legend available at:
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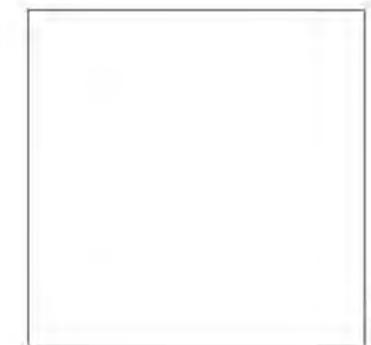
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Map Name: County Series

Map date: 1868

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
 Revised 1868
 Edition N/A
 Copyright N/A
 Levelled N/A



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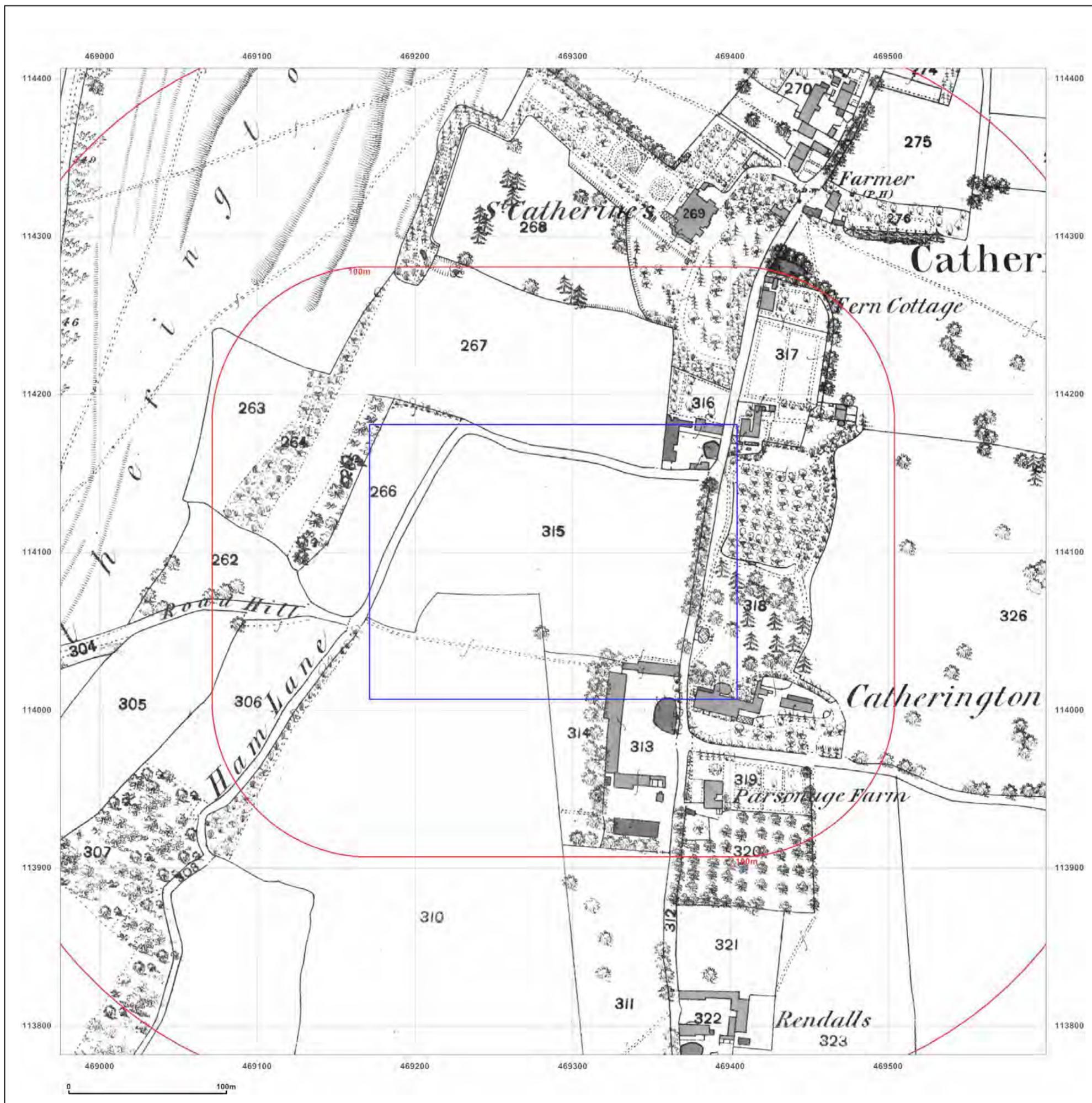


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Site Details:

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Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
 Revised 1895
 Edition 1897
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Surveyed 1865
 Revised 1895
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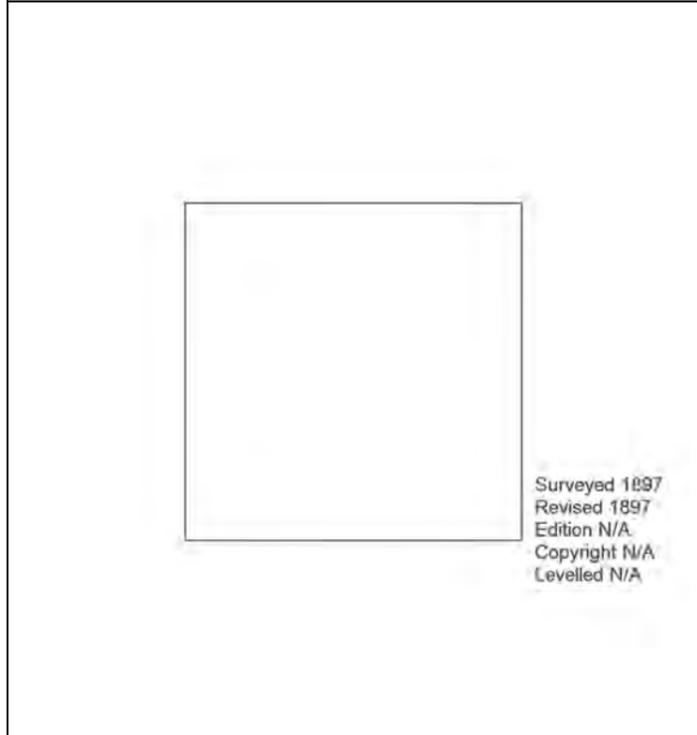
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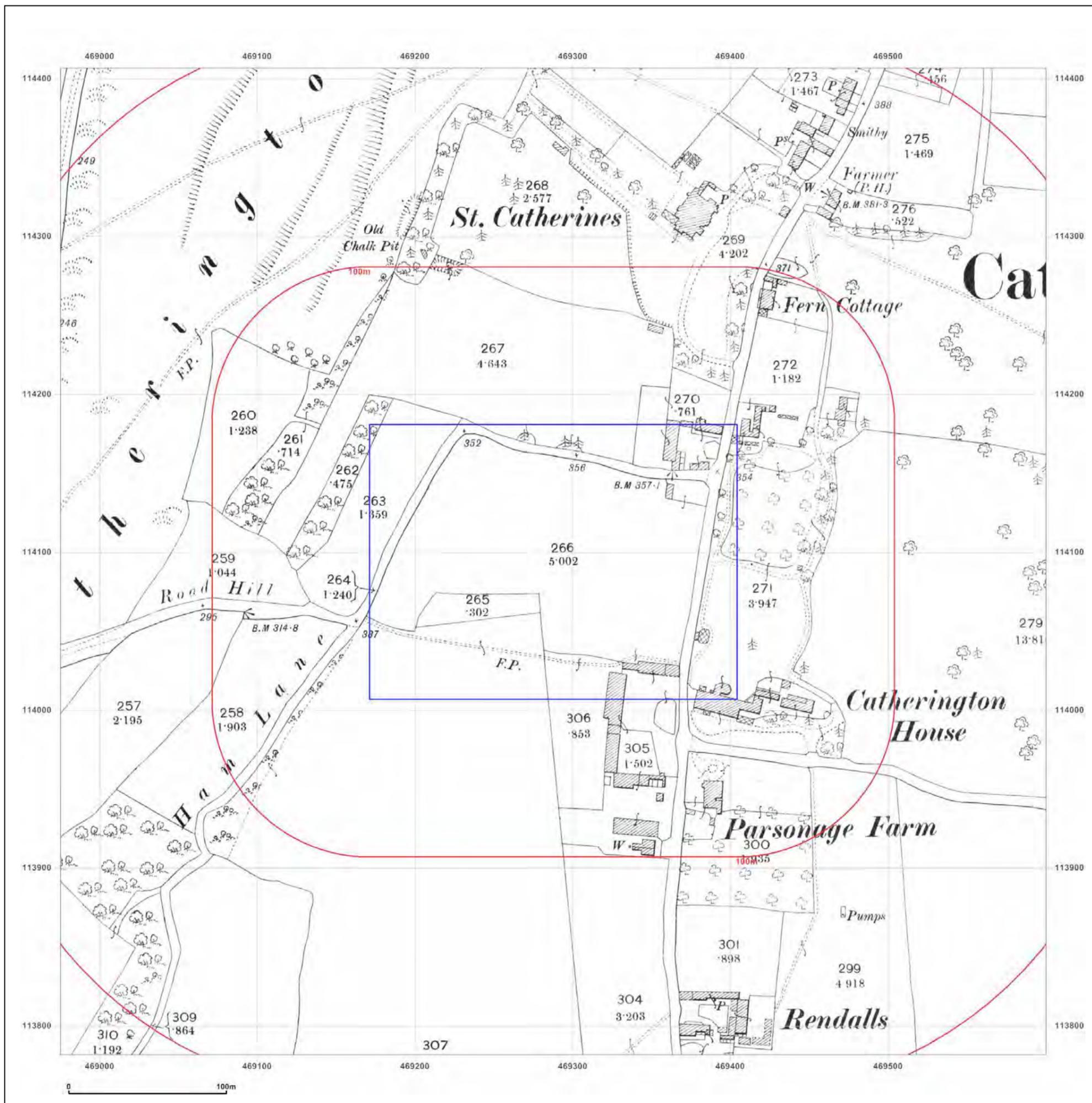
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Production date: 15 October 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
 Revised 1895
 Edition 1897
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1907
 Edition N/A
 Copyright N/A
 Levelled N/A



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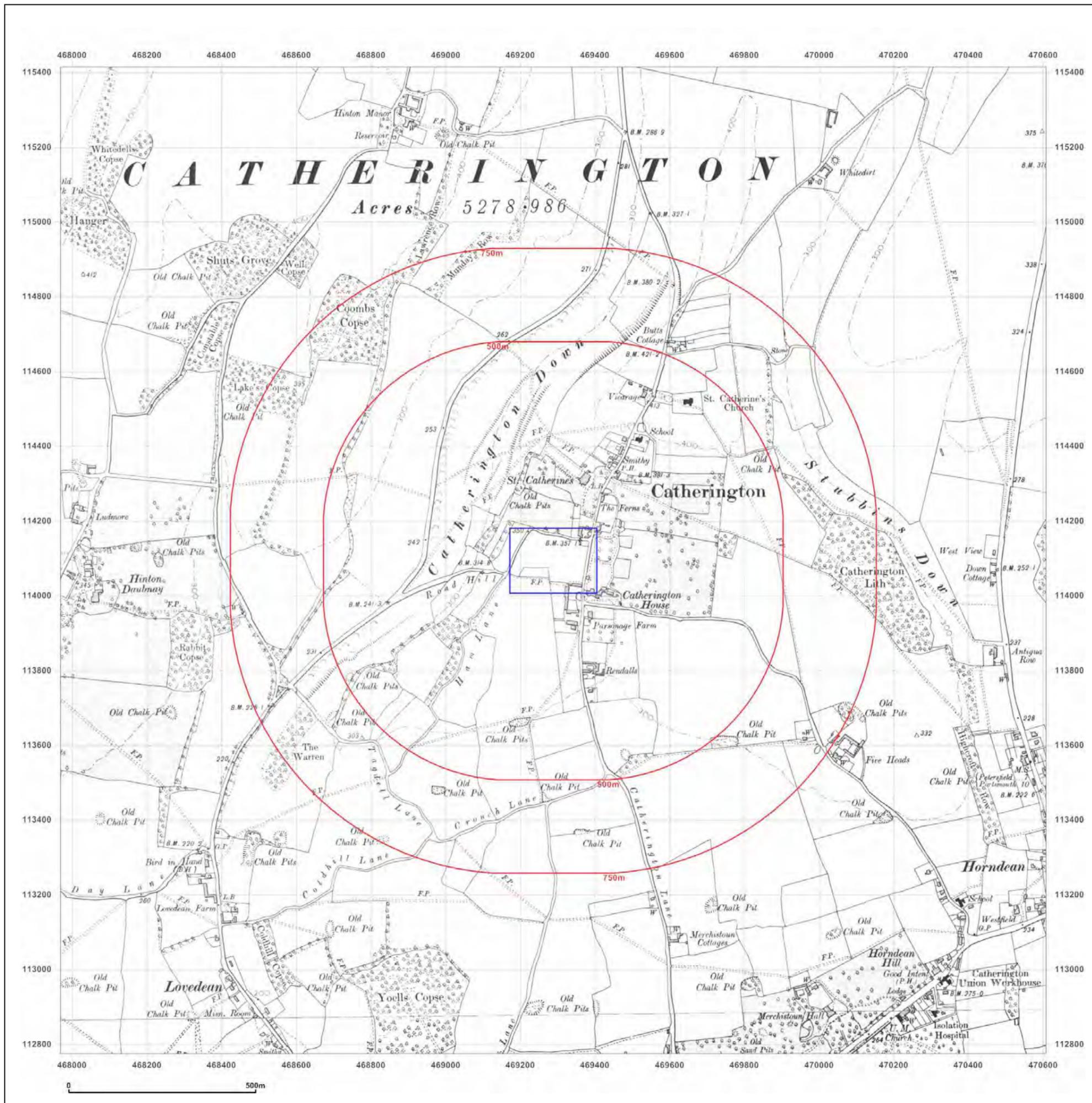


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Site Details:

Client Ref: EMS_640710_851117
 Report Ref: EMS-640710_851117
 Grid Ref: 469288, 114094

Map Name: County Series

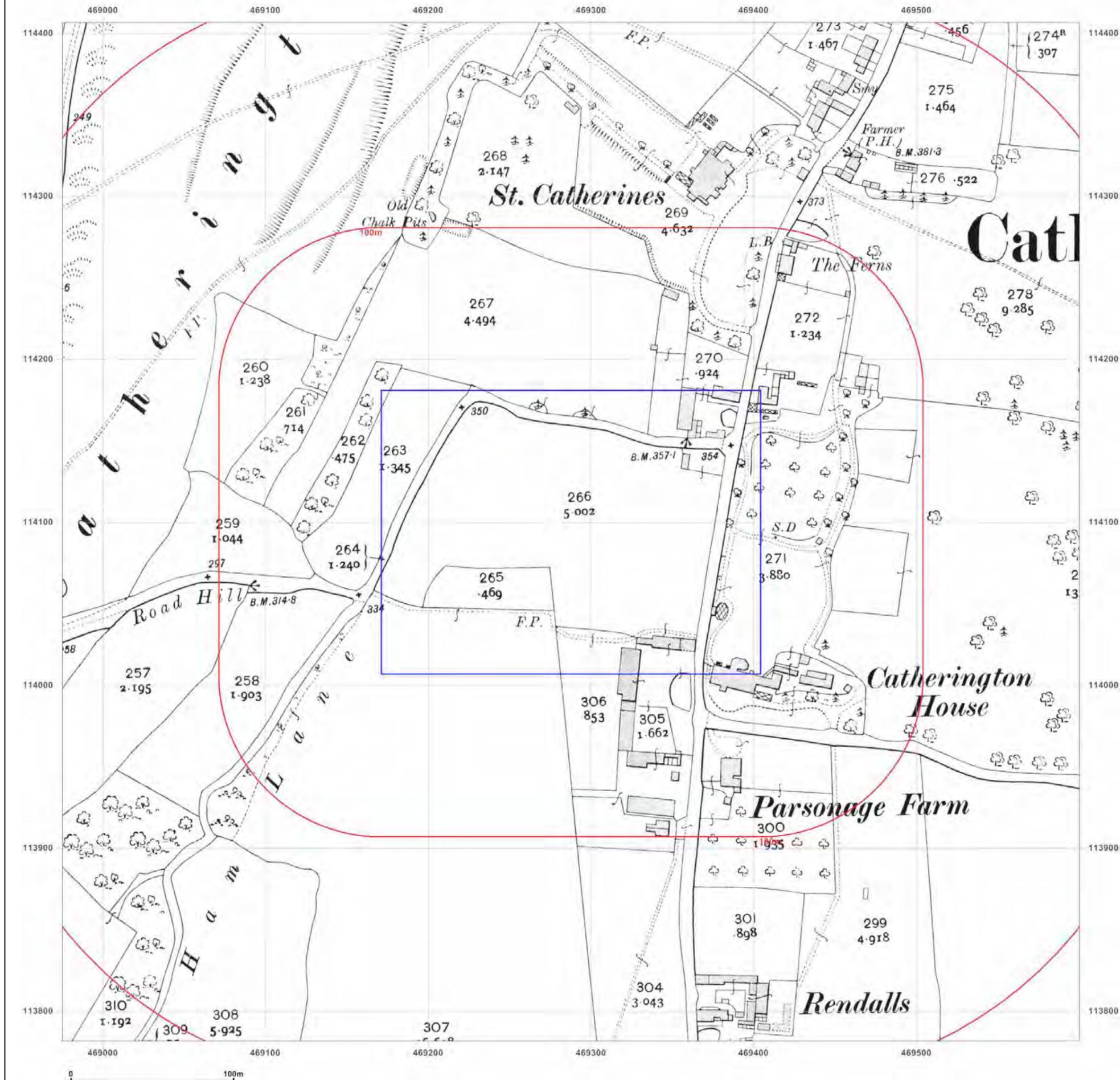
Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A



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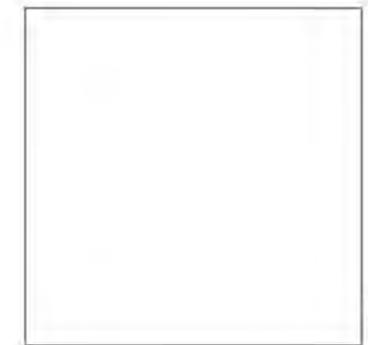
Client Ref: EMS_640710_851117
 Report Ref: EMS-640710_851117
 Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A



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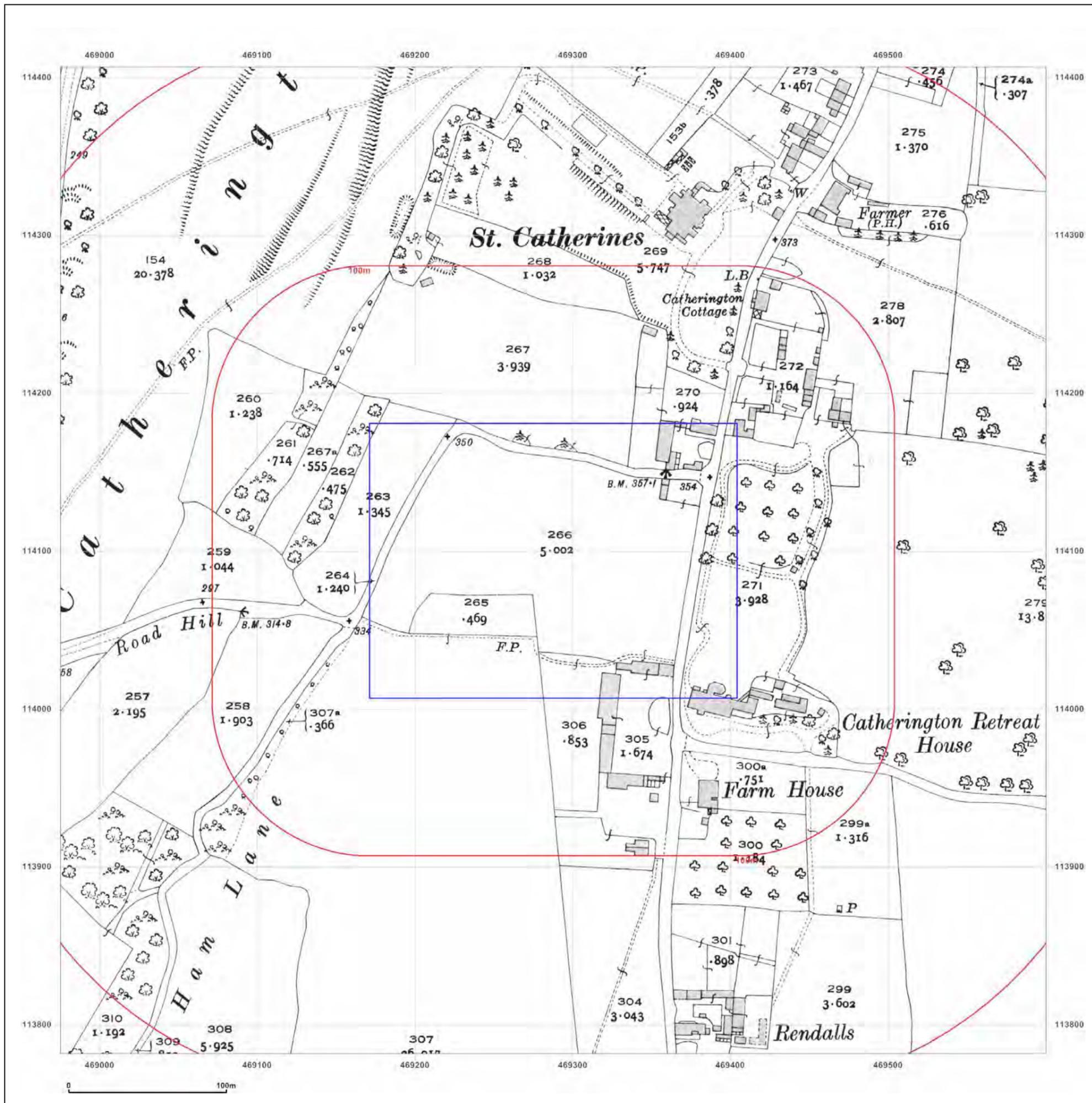


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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
 Revised 1933
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1933
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: Provisional

Map date: 1957-1962

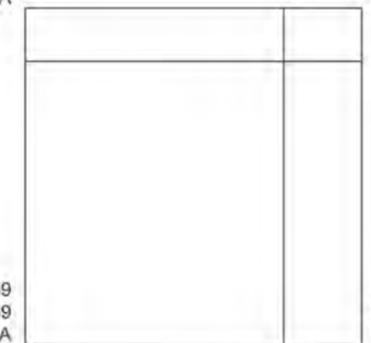
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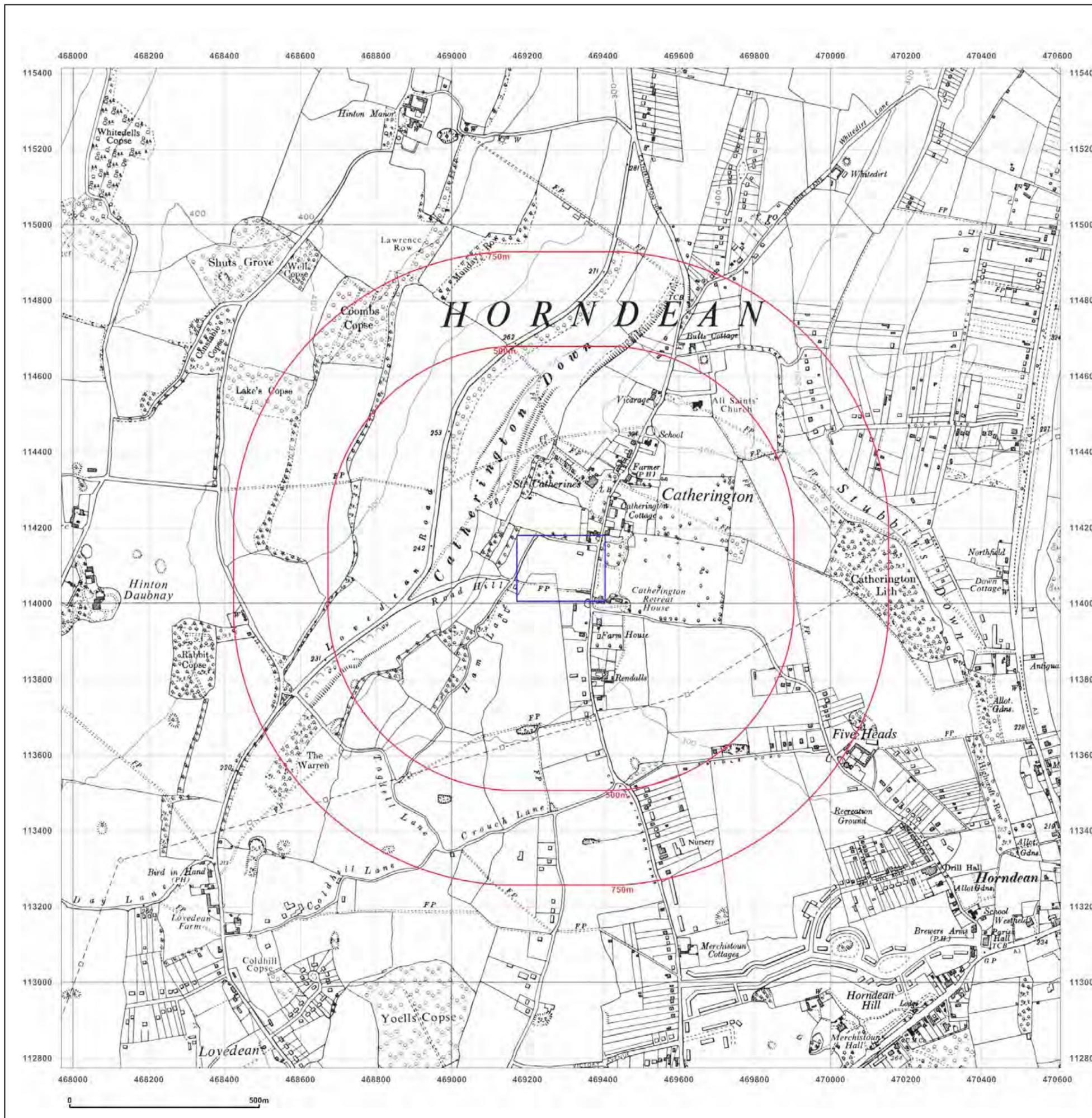
Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright N/A
 Levelled N/A

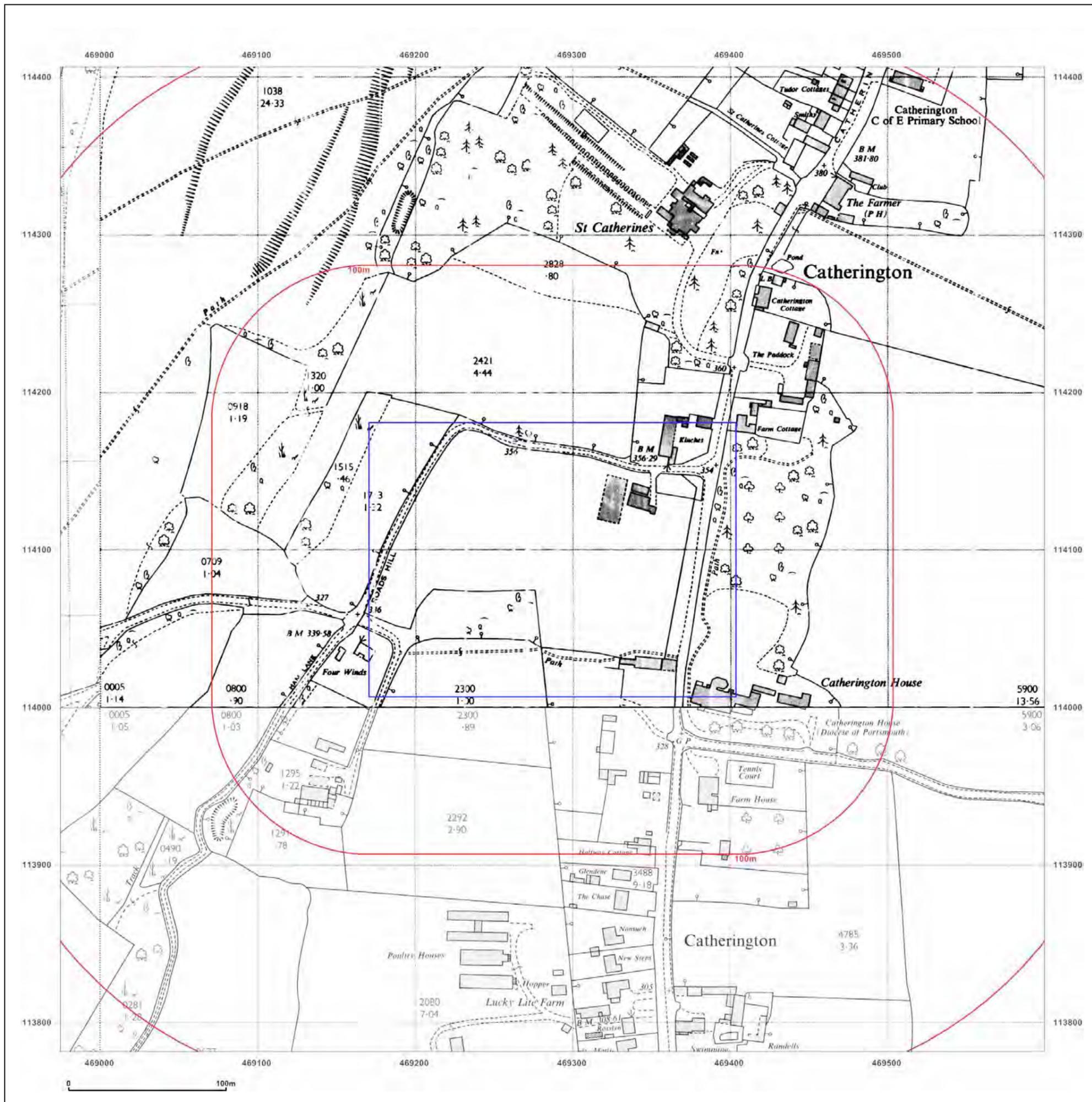
Surveyed N/A
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled N/A



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Site Details:

Client Ref: EMS_640710_851117
 Report Ref: EMS-640710_851117
 Grid Ref: 469288, 114094

Map Name: National Grid

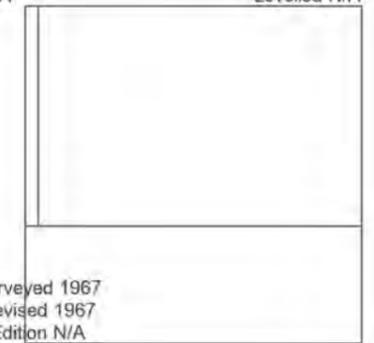
Map date: 1967-1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968	Surveyed N/A
Revised 1968	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1957



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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



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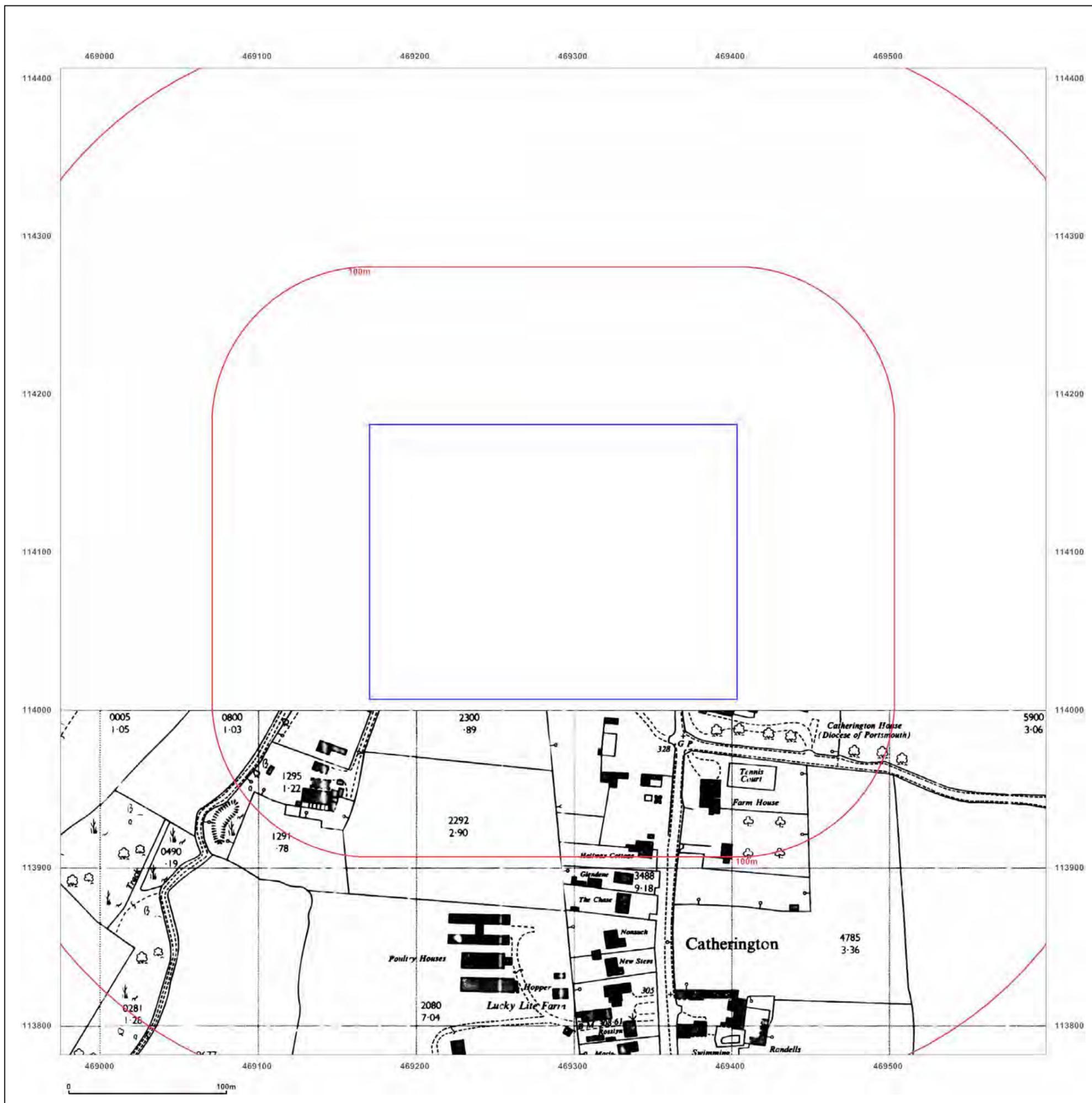


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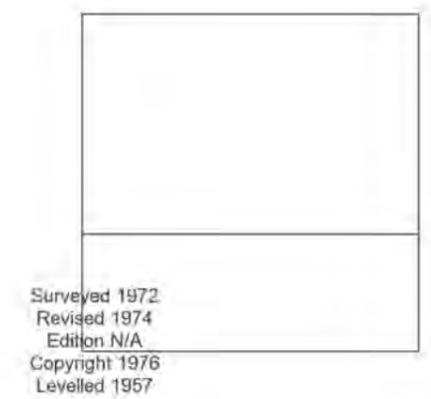
Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
 Revised 1974
 Edition N/A
 Copyright 1976
 Levelled 1957



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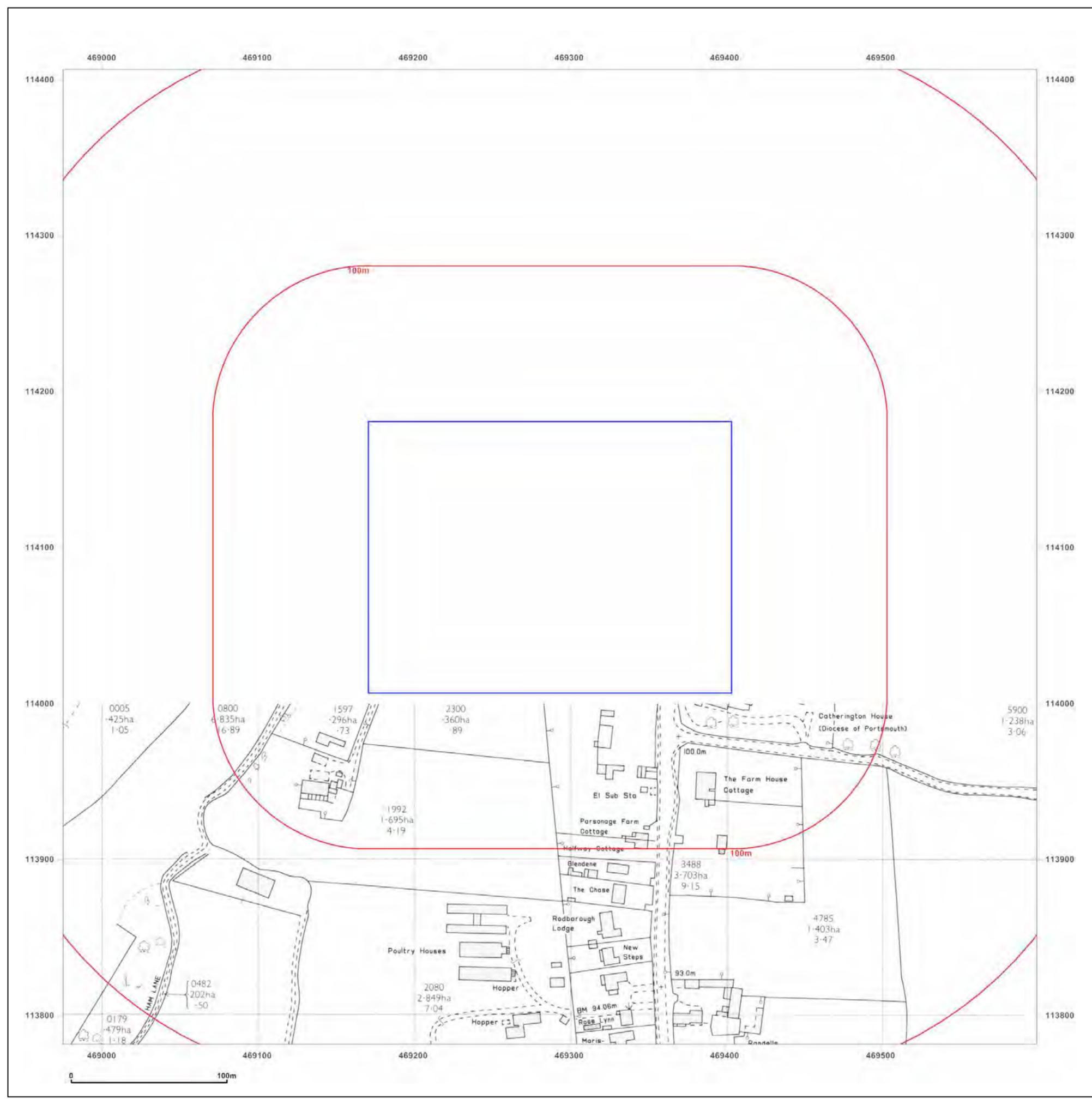


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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



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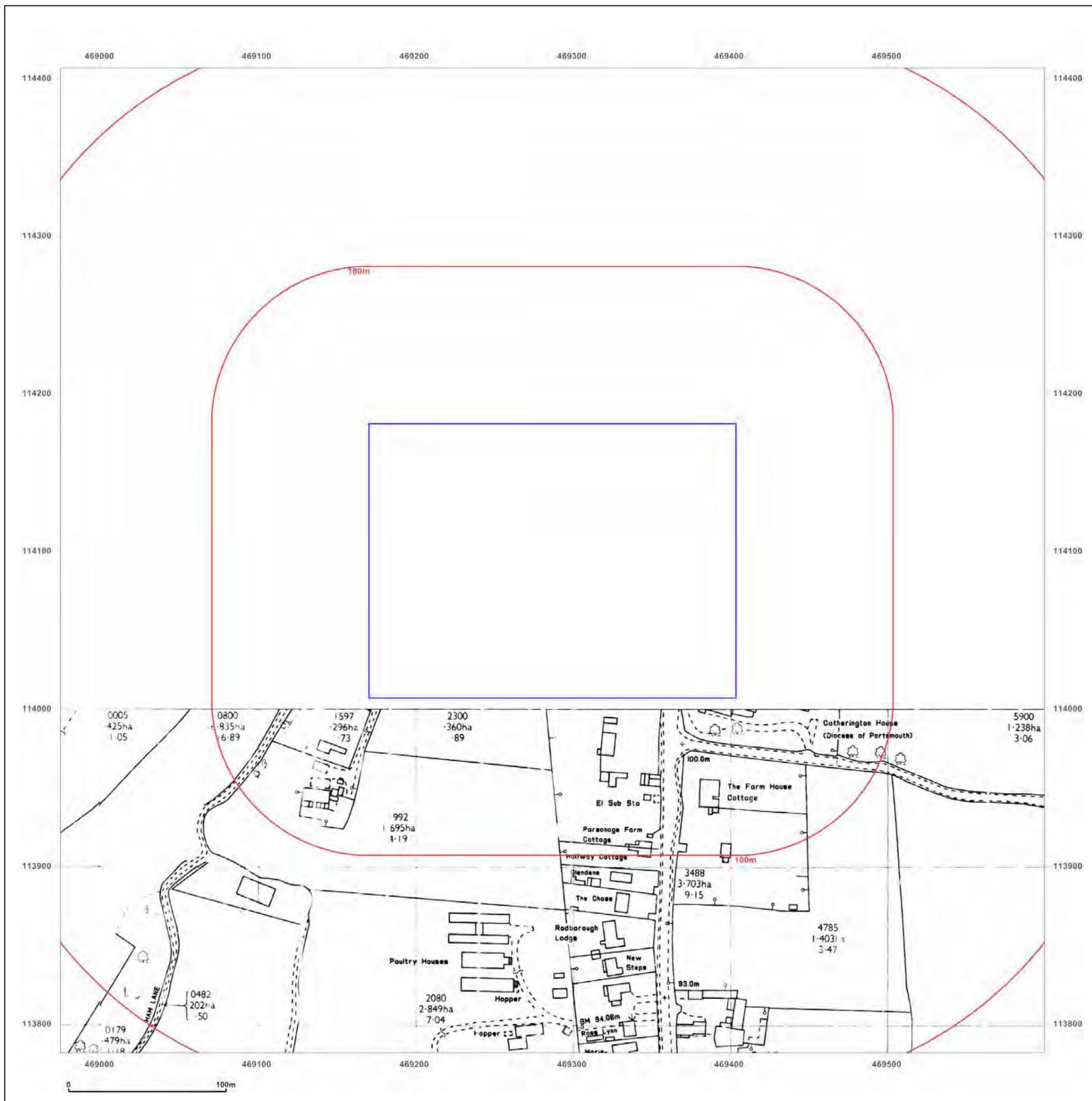


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Site Details:

Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
 Revised 1993
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1957
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1957

Surveyed 1957
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1957

Surveyed 1957
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1957



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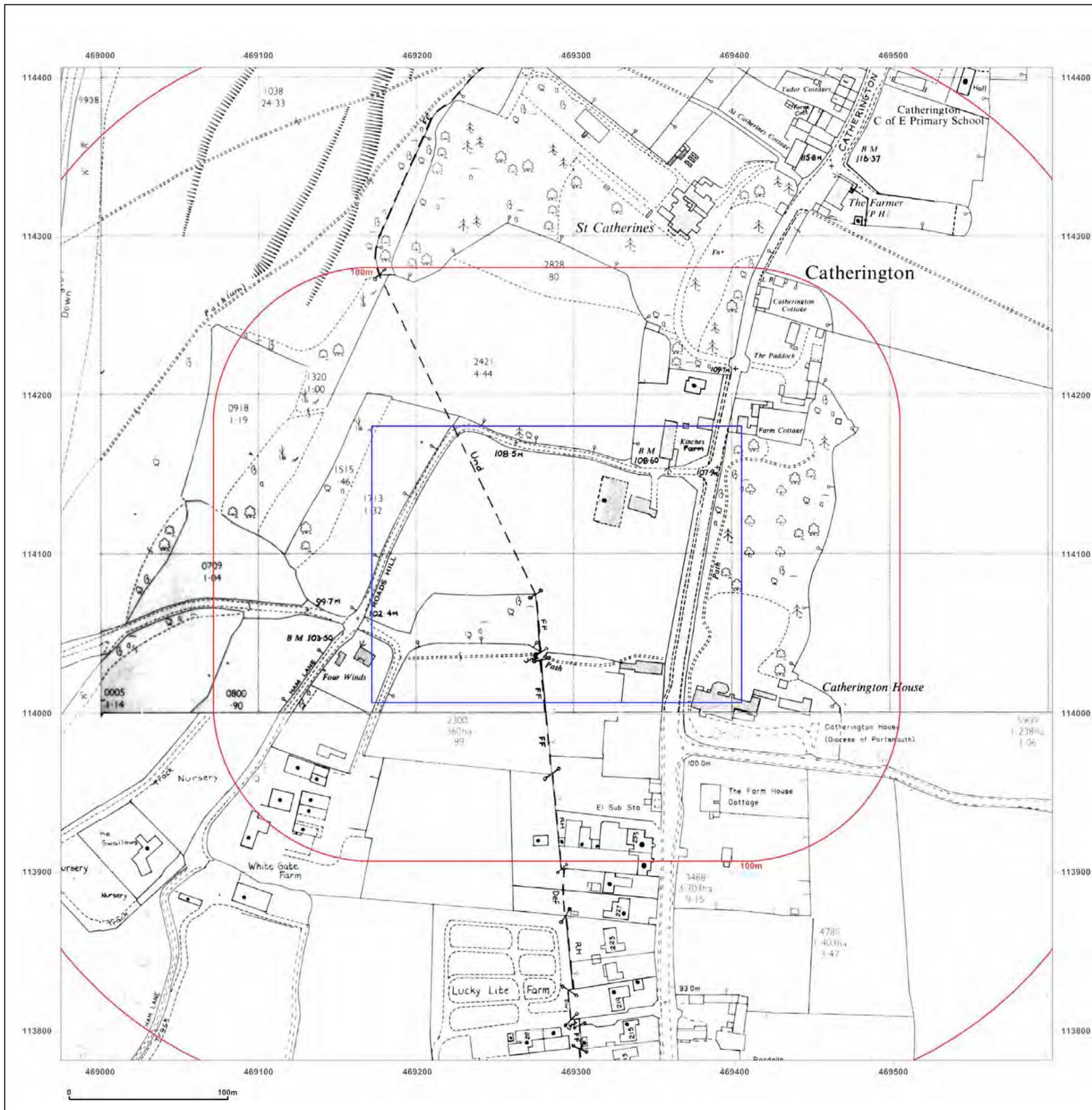


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Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A



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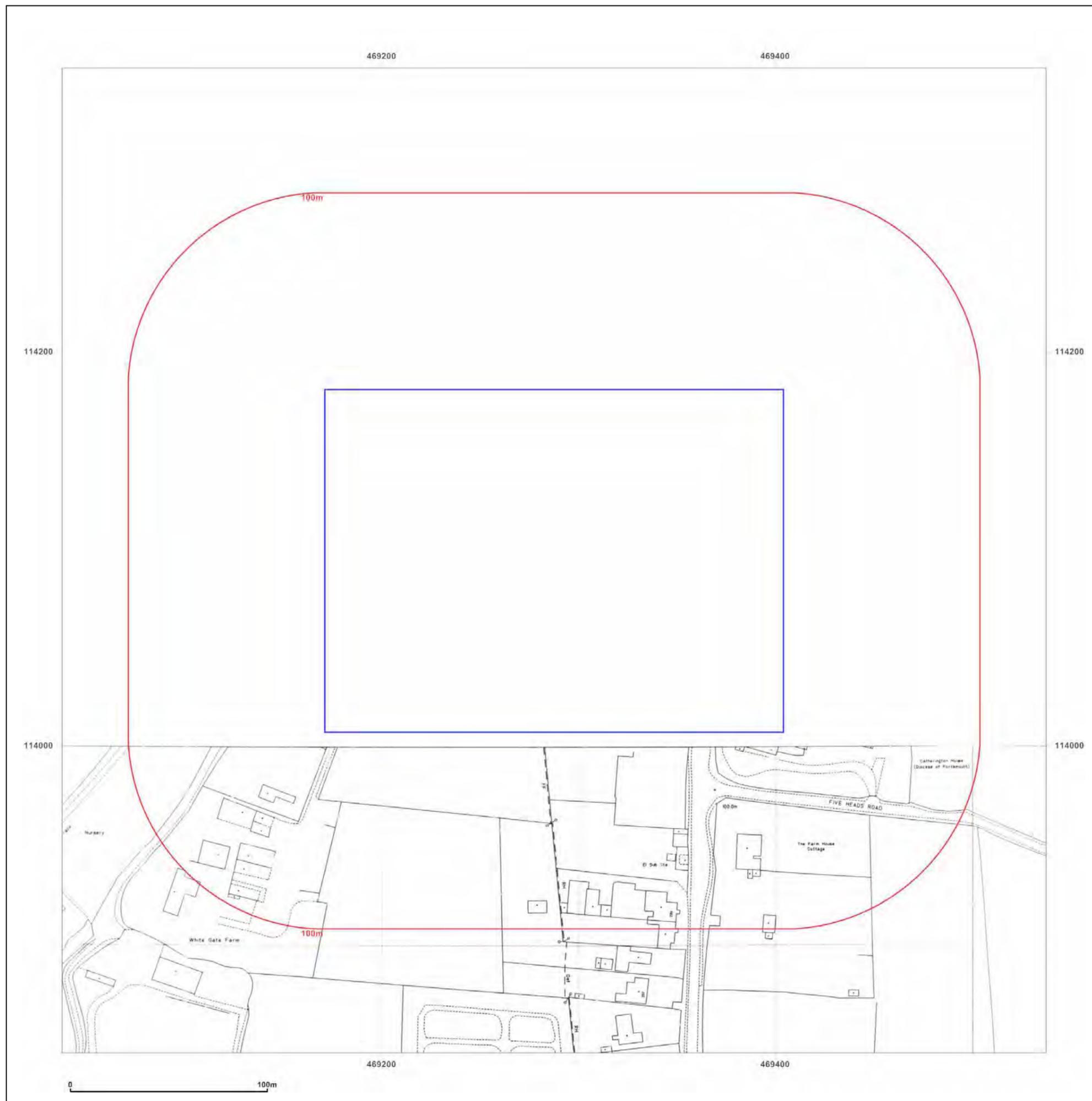


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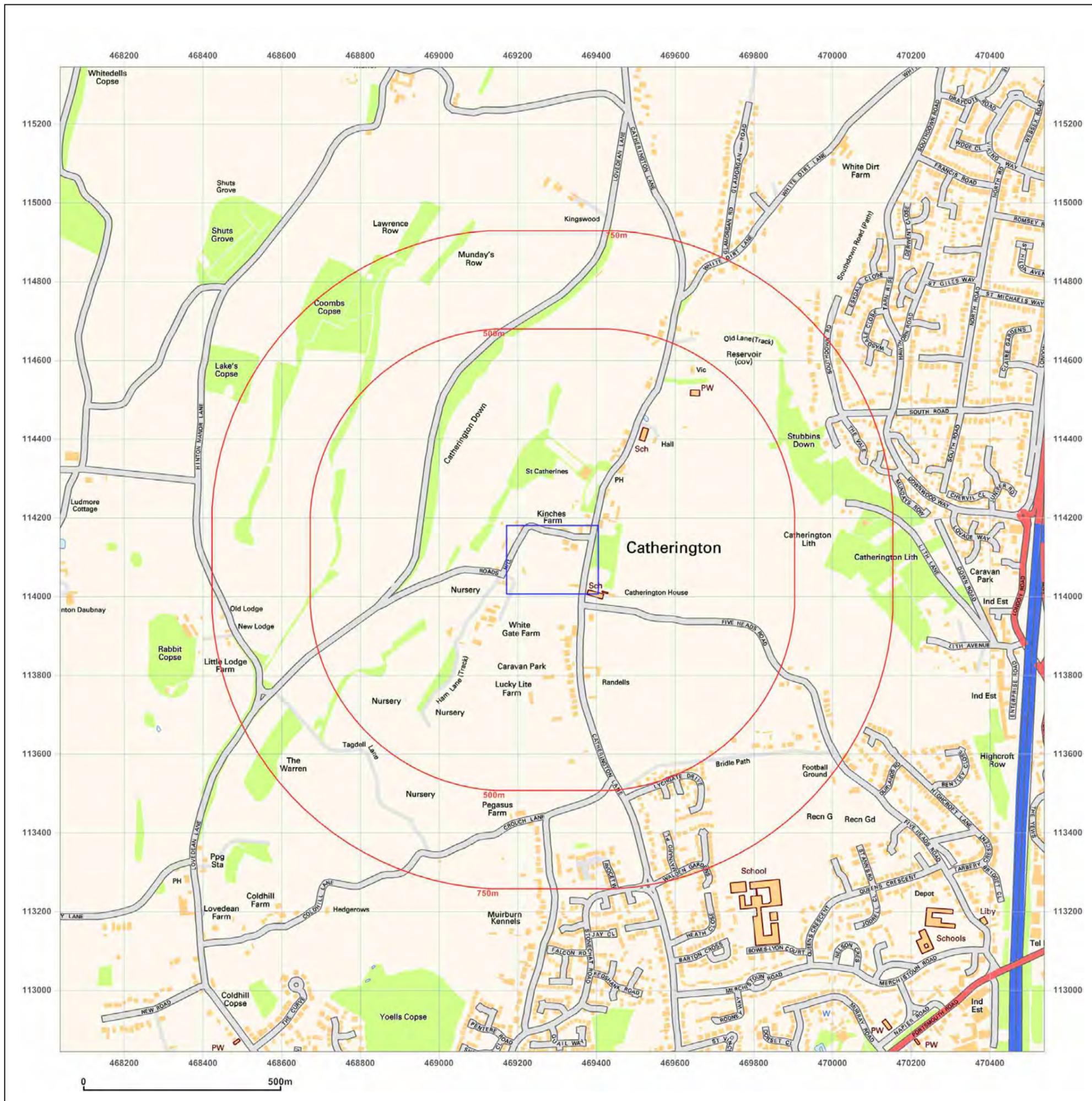
Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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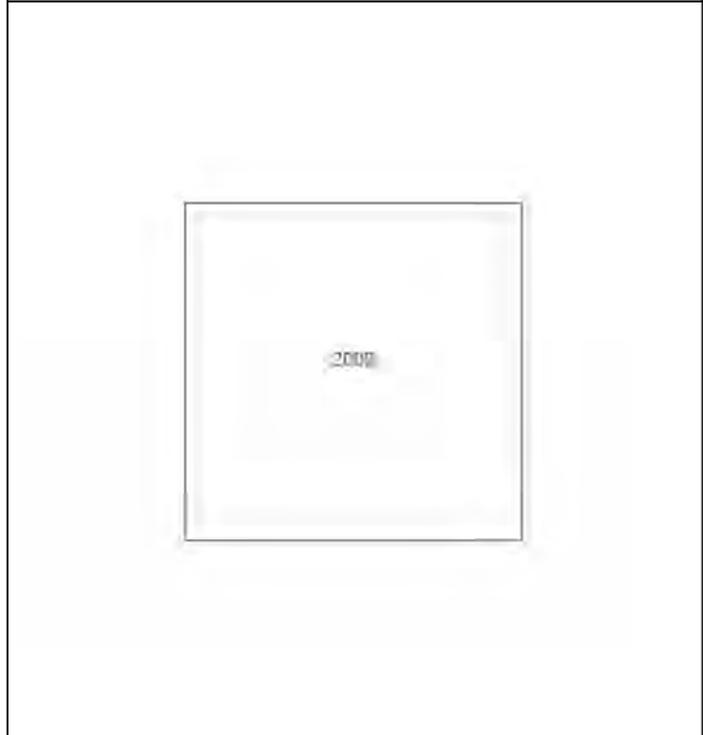
Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

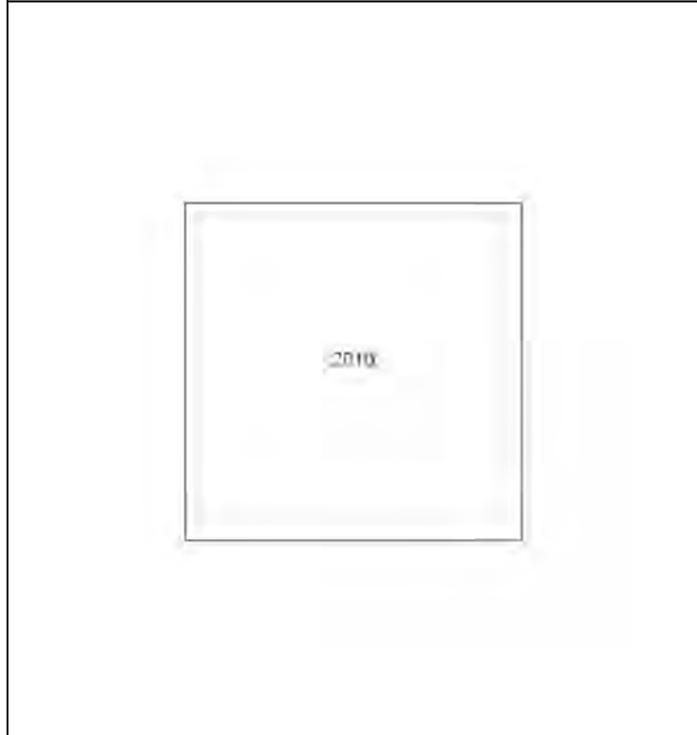
Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

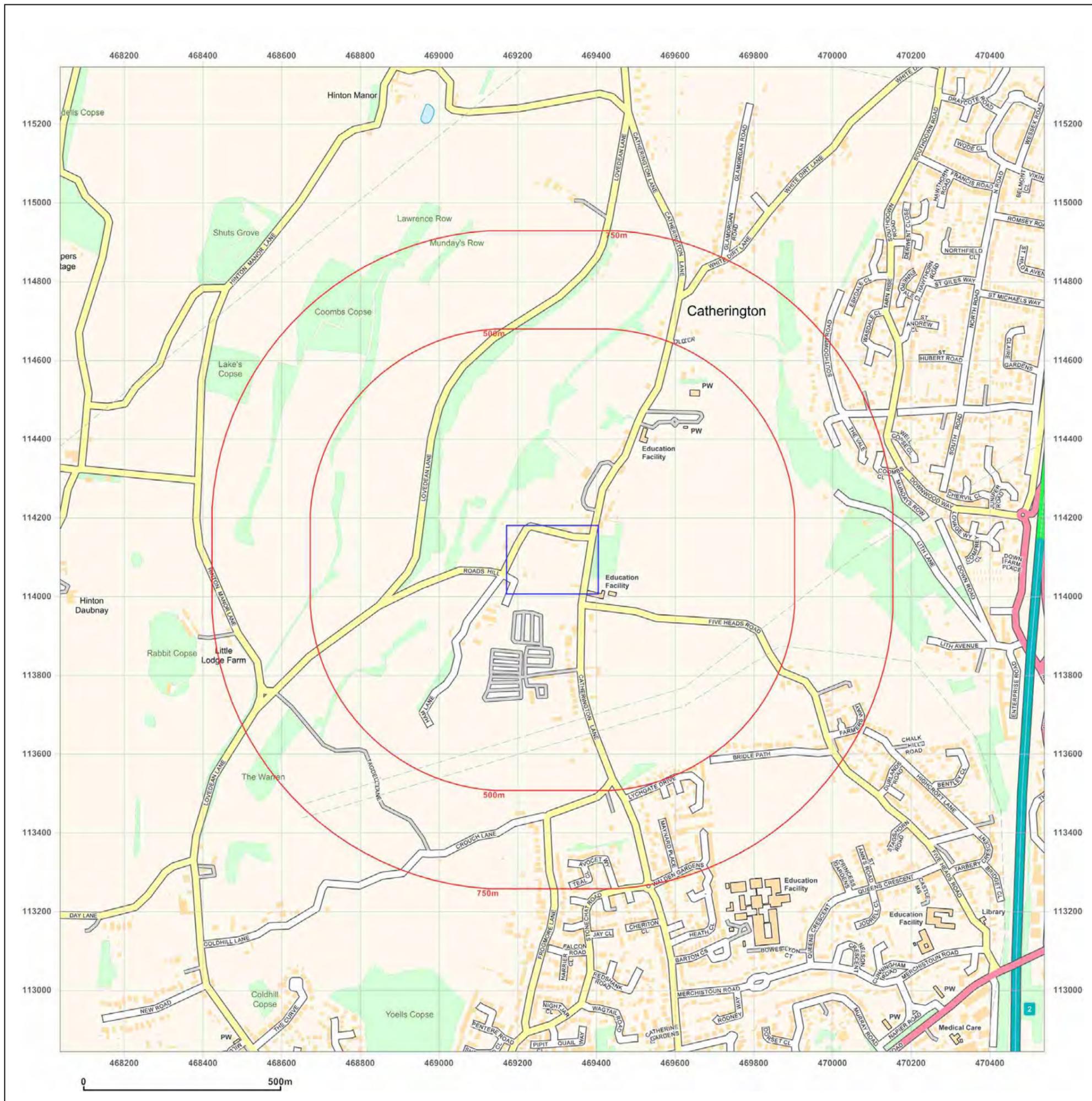
Client Ref: EMS_640710_851117
Report Ref: EMS-640710_851117
Grid Ref: 469288, 114094

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



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