

Applegarth Farm, Grayshott, Hampshire
Archaeological Desk-Based Assessment
January 2021

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Report

Archaeological Desk-Based Assessment

Site

Applegarth Farm, Grayshott, Hampshire

Client

JD and SJE trading as Applegarth Farm

Date

January 2021

Planning Authority

East Hampshire District Council

Grid Reference

SU 85990 35770

Prepared By

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Report Status

Final

Orion Ref

PN2879/DBA

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Aims, Objectives & Methodology
- 3.0 Statutory and Planning Policy Framework
- 3.0 Archaeological & Historic Baseline
- 4.0 Proposed Development and Potential Impact on Heritage Assets
- 5.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1: Site Location Map
- Figure 2: HER Data Plot – Monuments data
- Figure 3: 1808 OS Map
- Figure 4: 1869 Ordnance Survey 1:2500 Map
- Figure 5: 1897 Ordnance Survey 1:2500 Map
- Figure 6: 1910 Ordnance Survey 1:2500 Map
- Figure 7: 1969 Ordnance Survey 1:2500 Map
- Figure 8: Development proposals

Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at Applegarth Farm, Grayshott, Hampshire (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence has confirmed that the study site has a low potential to contain archaeological finds or features of all periods.

The lack of recorded remains could be a product of the lack of systematic previous archaeological investigations in the area. However the absence of evidence does indicate a low potential for substantial remains of all archaeological periods to be present within the study site.

Therefore the proposed development will have no archaeological impacts and consequently further archaeological investigations are considered to be unnecessary.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at Applegarth Farm, Grayshott, Hampshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of JD and SJE trading as Applegarth Farm. The site (hereinafter referred to as the “study site”) is located at grid reference SU 85990 35770. It has been prepared in support of a planning application.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).

Location, Topography and Geology

- 1.5 The study site is located on the north side of Headley Road, east of Hammer Lane, west of Tennyson Way and south of Beechen Road. The study site is relatively level with an average height above ordnance datum (aOD) of 185m.
- 1.6 The solid geology of the study site comprises Sandstone of the Hythe Formation. No superficial deposits were recorded (BGS Geology of Britain Viewer 2021).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the Study Site;
- Identify any archaeological constraints to the development of the Study Site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Hampshire Record Office;

- Examination of material currently held in the Hampshire Historic Environment Record, including Historic Landscape Characterisation, for the study site and for a 1km search area;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site.

2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected Lidar data that covers the study site at 1m resolution in 2006, 2011, 2014 and 2020. The 1m 2020 National LIDAR Programme data was considered to provide the most up to date coverage of the study site. These data were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 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.
- 3.4 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity 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.
- 3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9 *Significance* 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.
- 3.10 *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.

- 3.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

Local Planning Policy

- 3.12 The East Hampshire Local Joint Core Strategy (adopted June 2014) contains the following policy relevant to this assessment:

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.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.13 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Hampshire Historic Environment Record (HER) Data;
 - Lidar data held by the Environment Agency, and analysed using RVT software;
 - Aerial imagery held by Google Earth and Bing Maps;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.

- 4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3 No previous archaeological investigations are recorded in the study area.

Undated

- 4.4 A series of cropmarks have been identified at least 650m away to the south of the study site (217209/2217208).

Prehistoric

- 4.5 A Bronze Age Bell Barrow lies approximately 650m to the west of the study site on Ludshott Common (23019). It has a central depression and signs of a ditch on its southern side.
- 4.6 The presence of these Prehistoric remains indicates that there was at least some activity within the study area in prehistory. However, due to the wooded landscape of the area, there has been little systematic archaeological survey within the area. Consequently although the presence of Prehistoric remains within the study site cannot be entirely ruled out there is considered to be a low potential for their presence within the study site.

Roman

- 4.7 There are no Roman remains recorded within the study area. Therefore the study site is considered to have a low potential for Roman remains.

Saxon and early Medieval

- 4.8 There is no evidence for the Saxon or Early Medieval periods held on the HER within the study area. Consequently, the potential of the study site to contain Saxon remains is considered to be low.

Medieval

- 4.9 There are no Medieval remains recorded within the study site.
- 4.10 Medieval remains recorded elsewhere in the study area include Grayshott village, c.560m to the south east of the study site, which has Medieval origins and is first documented in 1184 (39314).

- 4.11 A Medieval field system comprising an enclosure has been confirmed c.280m to the north west of the study site (65145). The substantial earthwork remains of another Medieval field system, out of use by 1552, has been identified in the area of present Flat Wood, c.620m to the north west of the study site (68003). A stub of Medieval boundary bank has also been recorded, lying c.170m to the north east of the study site (70134).
- 4.12 A number of 'Named Places', have been identified in the study area. These are places of occupation, farms and farmsteads that have been recorded in Medieval documentary sources for Grayshott and tied to a location in the HER. In 1552 sources recorded a 'Kings Lying toft' in an area near the south east corner of the study site (70131). 'Bulles Toft' (Bulls toft) is recorded nearby c.60m to the north west of the study site in the period (70132). 'Barnland toft' was in place in a region, c.130m to the south east of the study site (70130). 'Homehouse messuage' and 'Grasseat messuage', c.110m to the south and south west (70133. 70128).
- 4.13 Although settlement is documented within the study area in the Medieval period there is no *in-situ* evidence confirming occupation was taking place within the study site. In fact a number of field systems identified in the study area are indicative of the rural nature of the study site in the Medieval period. There is therefore considered to be a low potential for Medieval remains to be present within the study site.

Post Medieval

- 4.14 Grayshott Hall park and garden was in place after 1810, c.160m to the south west of the study site (51783). Alfred Lord Tennyson lived here in 1867.
- 4.15 A double-rowed avenue of chestnut trees, probably planted c.1860-1870 by Sir Thomas Combe Miller or Sir Charles Hayes Miller, can be seen c.630m to the north west of the study site (69202). They were likely established as part of the conversion of Headley Common into a shooting box in the period.
- 4.16 A searchlight battery has been identified as lying, c.500m to the south east of the study site during the Second World War (41744).
- 4.17 The earliest map of the study site at a reliable scale dates from 1808. This shows Grayshott Farm surrounded by agricultural land (Fig.3).
- 4.18 The OS map of 1869 (Fig.4) depicts the study site made up of a number of fields, which had all been removed by 1897 (Fig.5).
- 4.19 By 1910, the site was again subdivided into a number of fields with small pockets of trees (Fig.6). A number of field boundaries had been removed by 1969 (Fig.8) which have also subsequently been removed.
- 4.20 Google Earth holds satellite imagery of the study site which covers the period 2000-2018. There are no significant changes to the study site or the surrounding land until the latest image of 2018, where the construction of Tennyson Way directly to the east of the study site is observed.
- 4.21 A review of the LIDAR data for the study site, conducted as part of this assessment, did not observe any significant below ground anomalies of interest. The potential for below ground archaeological remains was considered to be low.
- 4.22 The lack of Post-medieval remains recorded in proximity to the study site indicates a low potential for their presence within the study site.

Summary of Archaeological Potential and Assessment of Significance

- 4.23 A review of the available evidence has confirmed that the study site has a low potential to contain archaeological finds or features of all periods.

4.24 The lack of recorded remains could be a product of the lack of systematic previous archaeological investigations in the area. However the absence of evidence does indicate a low potential for substantial remains of all archaeological periods to be present within the study site.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site is currently Applegarth Farm Shop and car park.

The Proposed Development

- 5.2 It is proposed to develop a rural enterprise centre on the site with an expansion to the existing restaurant and farm shop and establishment of a cookery school. Landscaping improvements will allow for growing areas and car parking. An earlier outline application was granted on the site for a similar scheme but this has now lapsed.
- 5.3 Full details of the proposal were not available at the time of writing and so the following assessment of impact is based on a generalised impact typical of the sort of proposed development,

Potential Archaeological Impacts and Mitigation Measures

- 5.4 A review of the available evidence has confirmed that the study site has a low potential to contain archaeological finds or features of all periods.
- 5.5 The lack of recorded remains could be a product of the lack of systematic previous archaeological investigations in the area. However the absence of evidence does indicate a low potential for substantial remains of all archaeological periods to be present within the study site.
- 5.6 Therefore the proposed development will have no archaeological impacts and consequently further archaeological investigations are considered to be unnecessary.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at Applegarth Farm, which is proposed for re-development as a rural enterprise centre. (Fig. 1).
- 6.2 A review of the available evidence has confirmed that the study site has a low potential to contain archaeological finds or features of all periods.
- 6.3 The lack of recorded remains could be a product of the lack of systematic previous archaeological investigations in the area. However the absence of evidence does indicate a low potential for substantial remains of all archaeological periods to be present within the study site.
- 6.4 Therefore the proposed development will have no archaeological impacts and consequently further archaeological investigations are considered to be unnecessary.

Sources

General

British Library
 The National Archives
 Hampshire Historic Environment Record

Cartographic

1759 Taylor's Map of Hampshire
 1791 Milne's Map of Hampshire
 1808 Ordnance Survey
 1826 Greenwood's Map of Hampshire
 1846 Headley Tithe Map
 1855 Headley Enclosure Map
 OS mapping 1808-2020

Websites

Archaeological Data Service – www.ads.ahds.ac.uk
 British History Online – <http://www.british-history.ac.uk/>
 British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
 Historic England National Heritage List for England -
<https://www.historicengland.org.uk/listing/the-list/>
 Heritage Gateway - www.heritagegateway.org.uk
 MAGIC - www.magic.gov.uk
 PastScape - www.pastscape.org.uk

Bibliographic

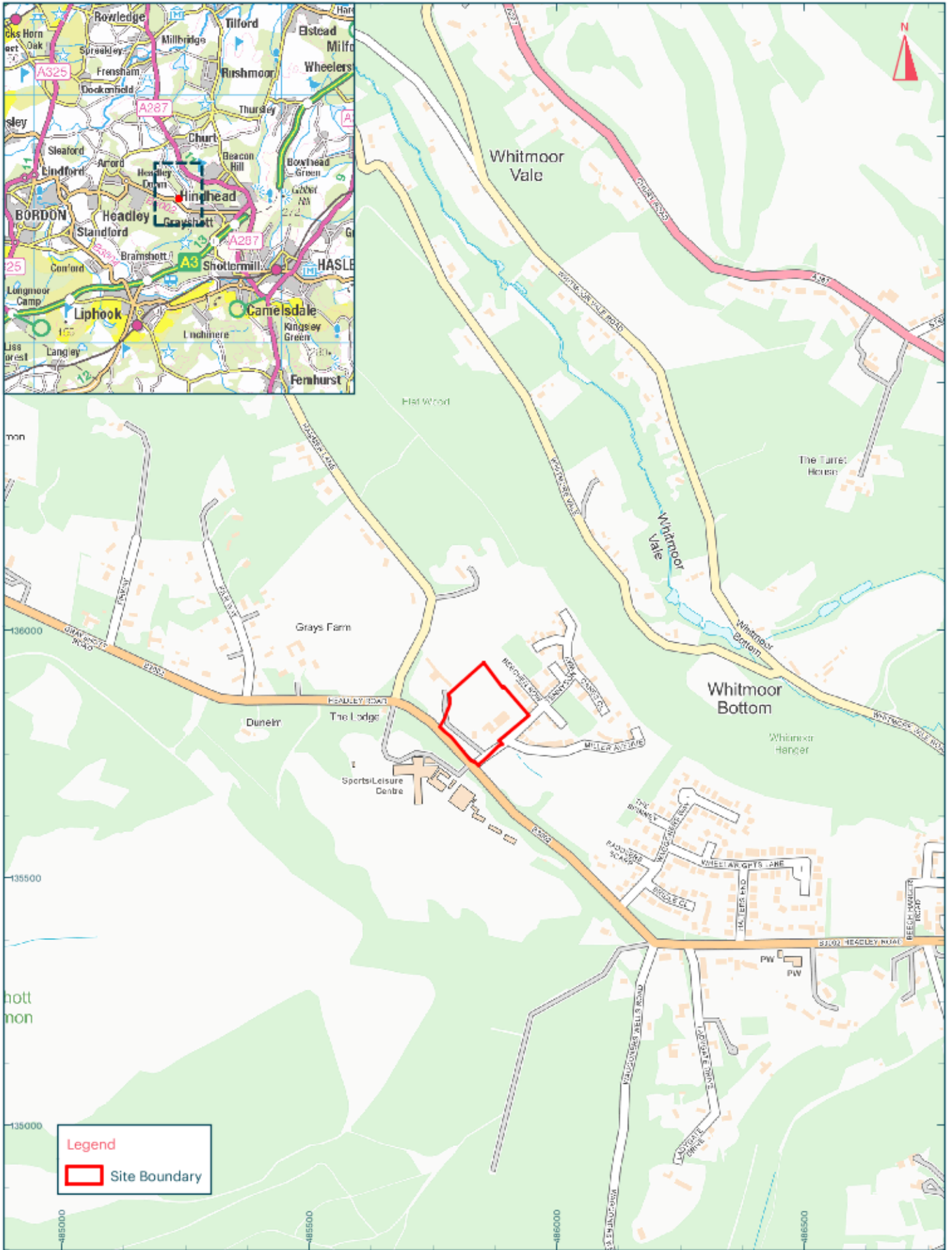
DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments.
 DCMS
 Department of Communities and Local Government. 2019. Planning Practice Guidance
 Department for Communities and Local Government. 2019. National Planning Policy Framework
 DCLG
 Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing
 Significance in Decision-Taking in the Historic Environment
 Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The
 Setting of Heritage Assets

Lidar

Lidar data were downloaded from the Environment Agency website in January 2021 -
<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SU 83 NE	2006	1

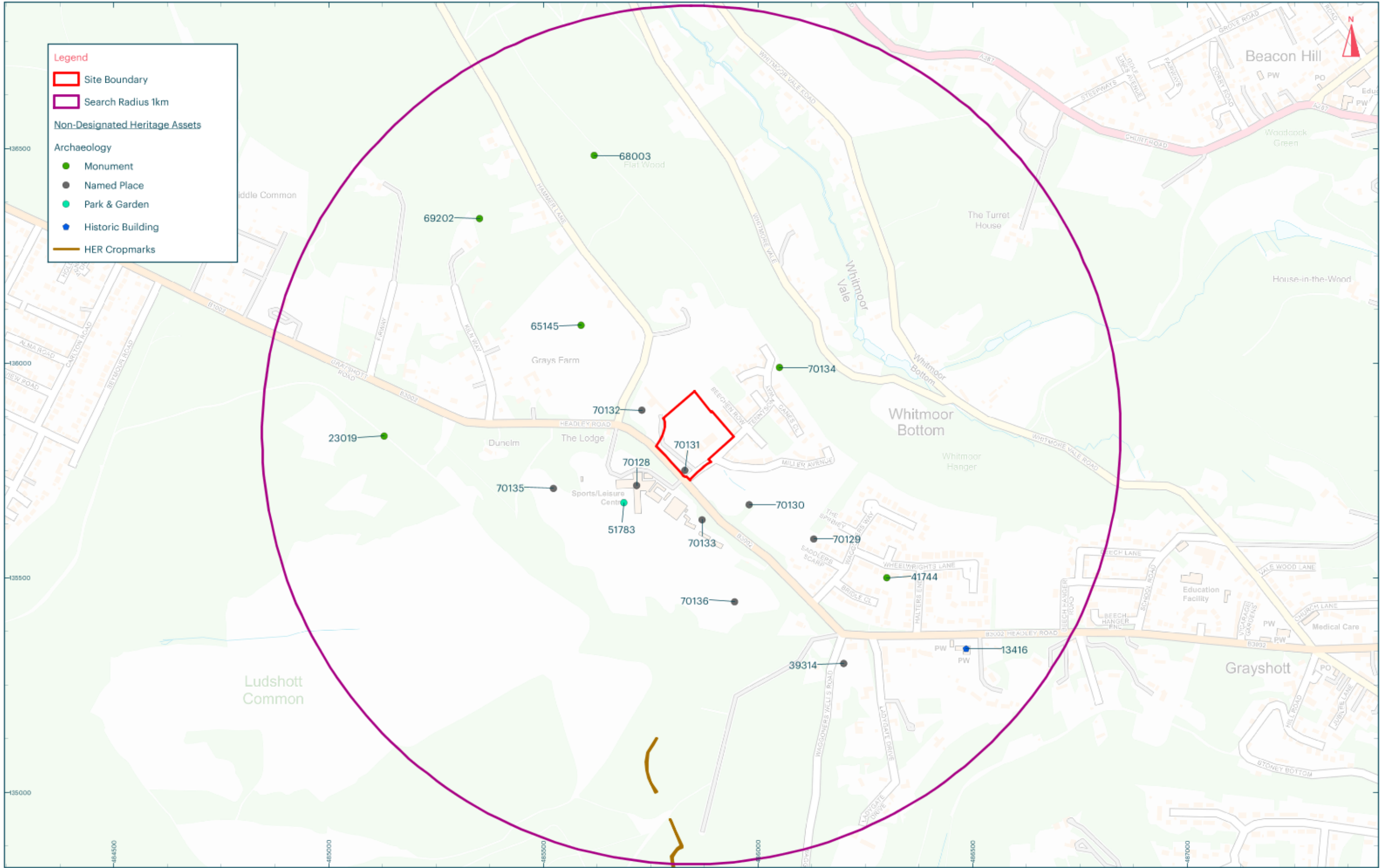
SU 83 NE	2011	1
SU 83 NE	2014	1
SU 83 NE	2020 (NLP)	1



Title:
Figure 1: Site Location
Address:
Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:10,000
0 300m



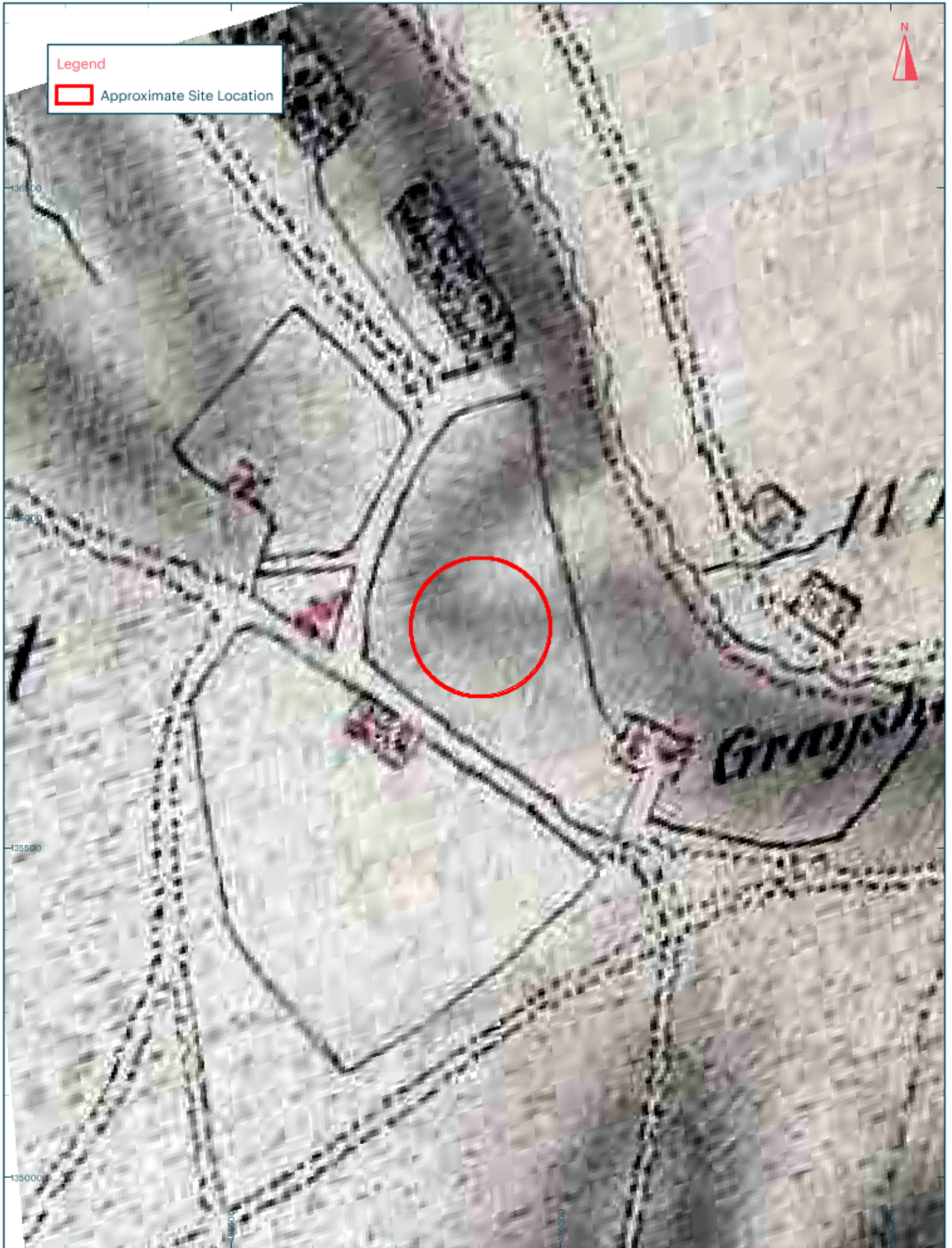


Title:
Figure 2: HER Data Plot - Monuments
Address:
Applegarth Farm, Grayshott, Hampshire

Scale at A3: 1:8,000
0 250m



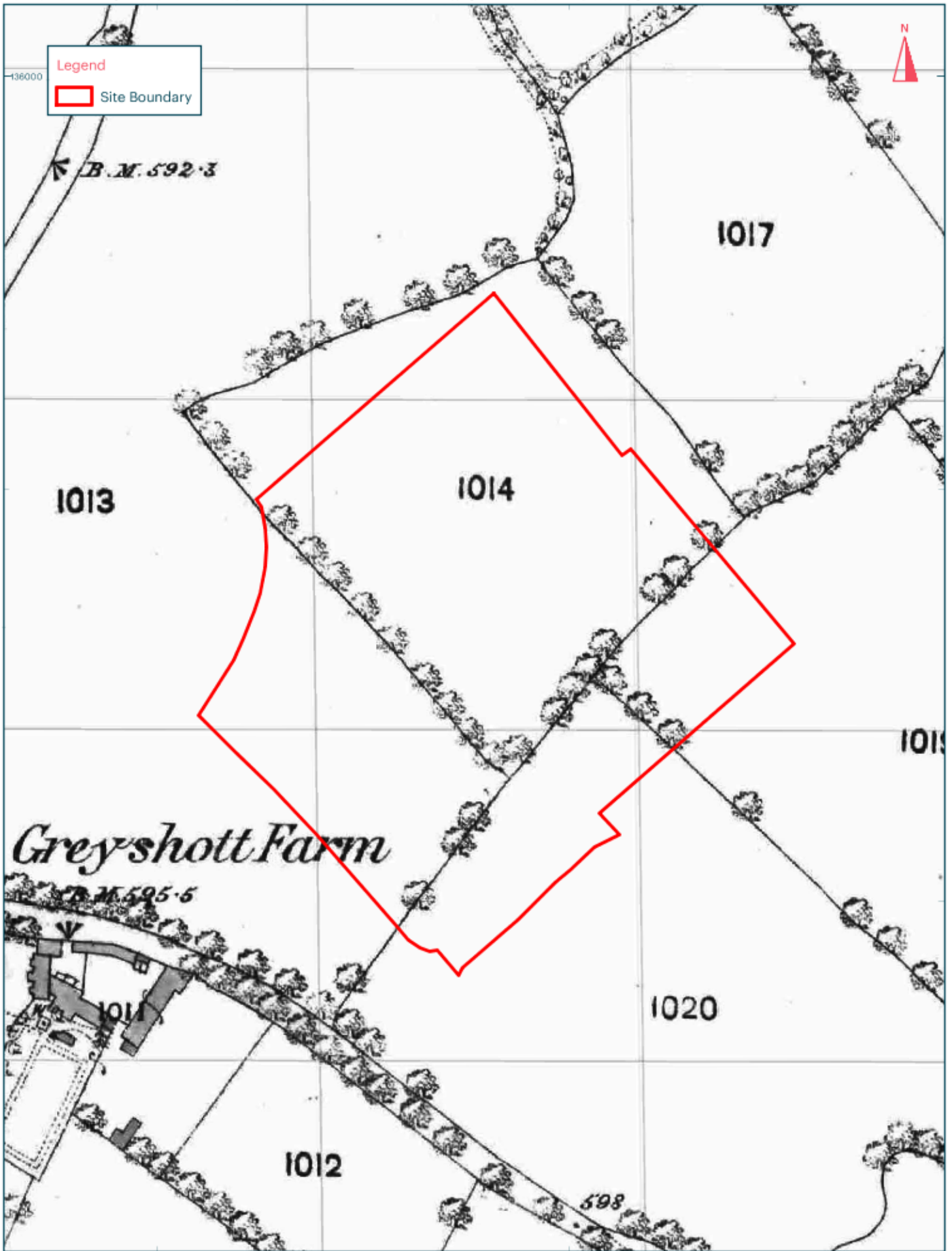
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Licence No: 100056706. Data contained in this material was obtained on 08.02.21



Title:
Figure 3: 1808 OS Map
Address:
Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:7,500
0 250m

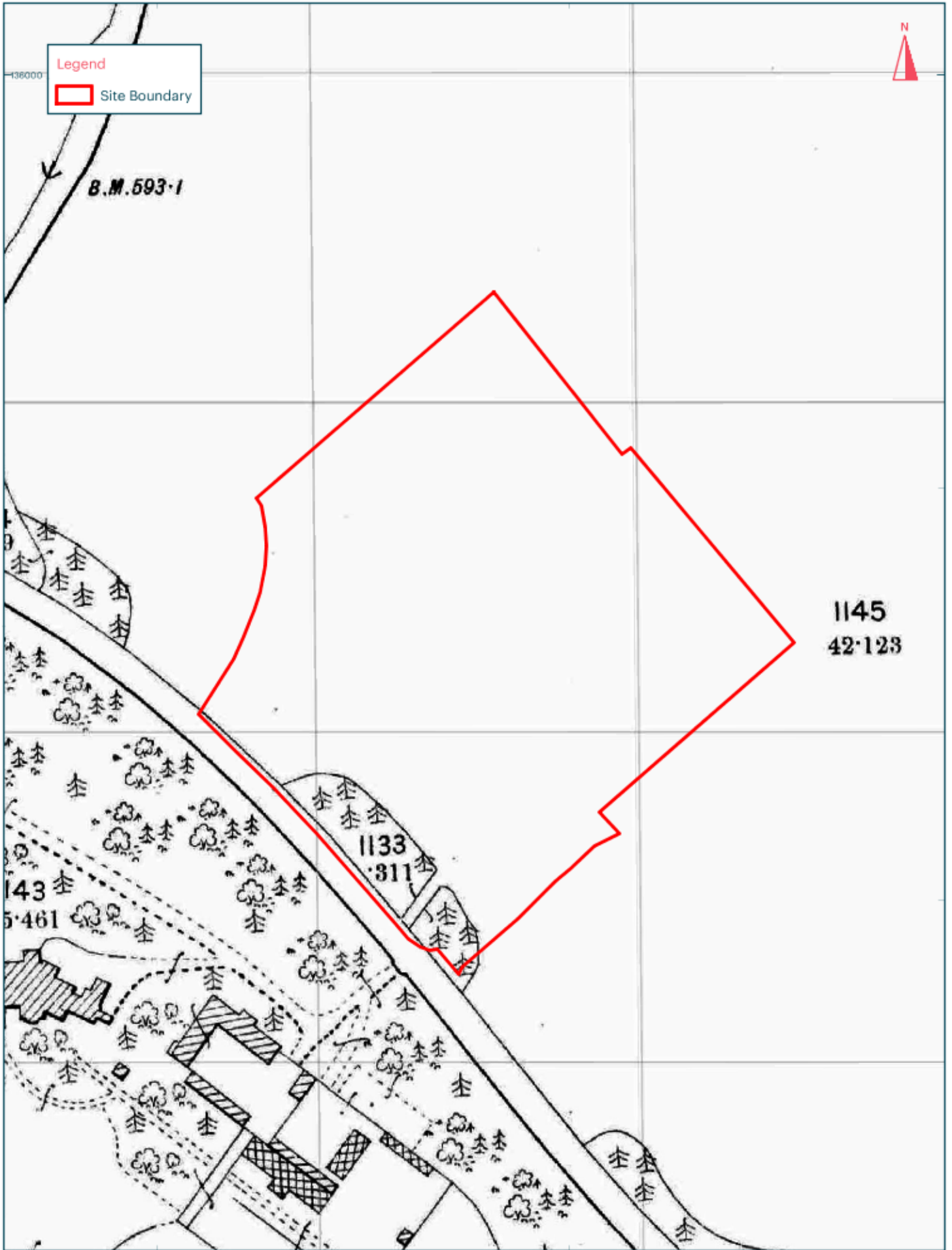




Title:
 Figure 4: 1869 Ordnance Survey 1:2500 Map
Address:
 Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500
 0 50m

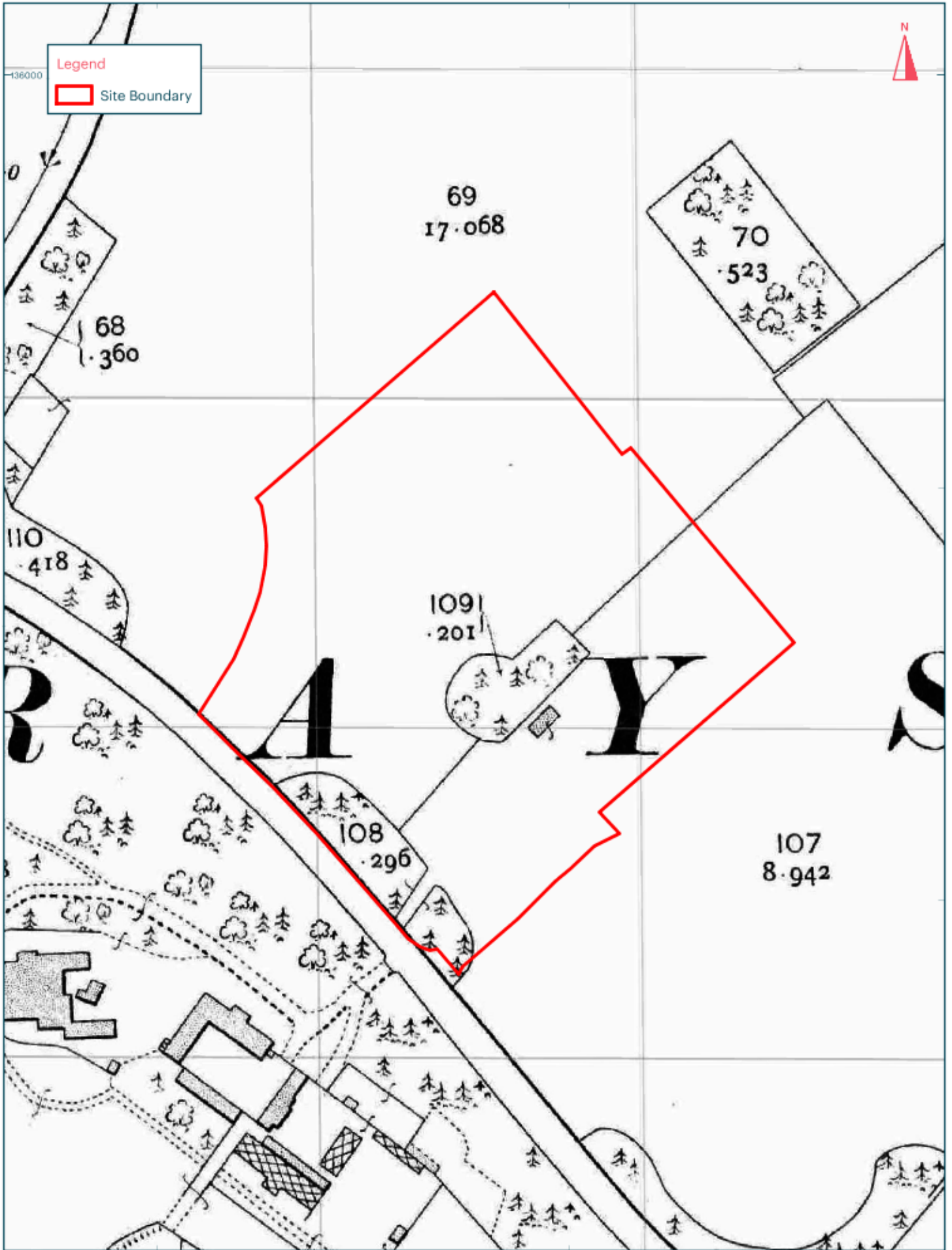




Title:
 Figure 5: 1897 Ordnance Survey 1:2500 Map
Address:
 Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500
 0 50m

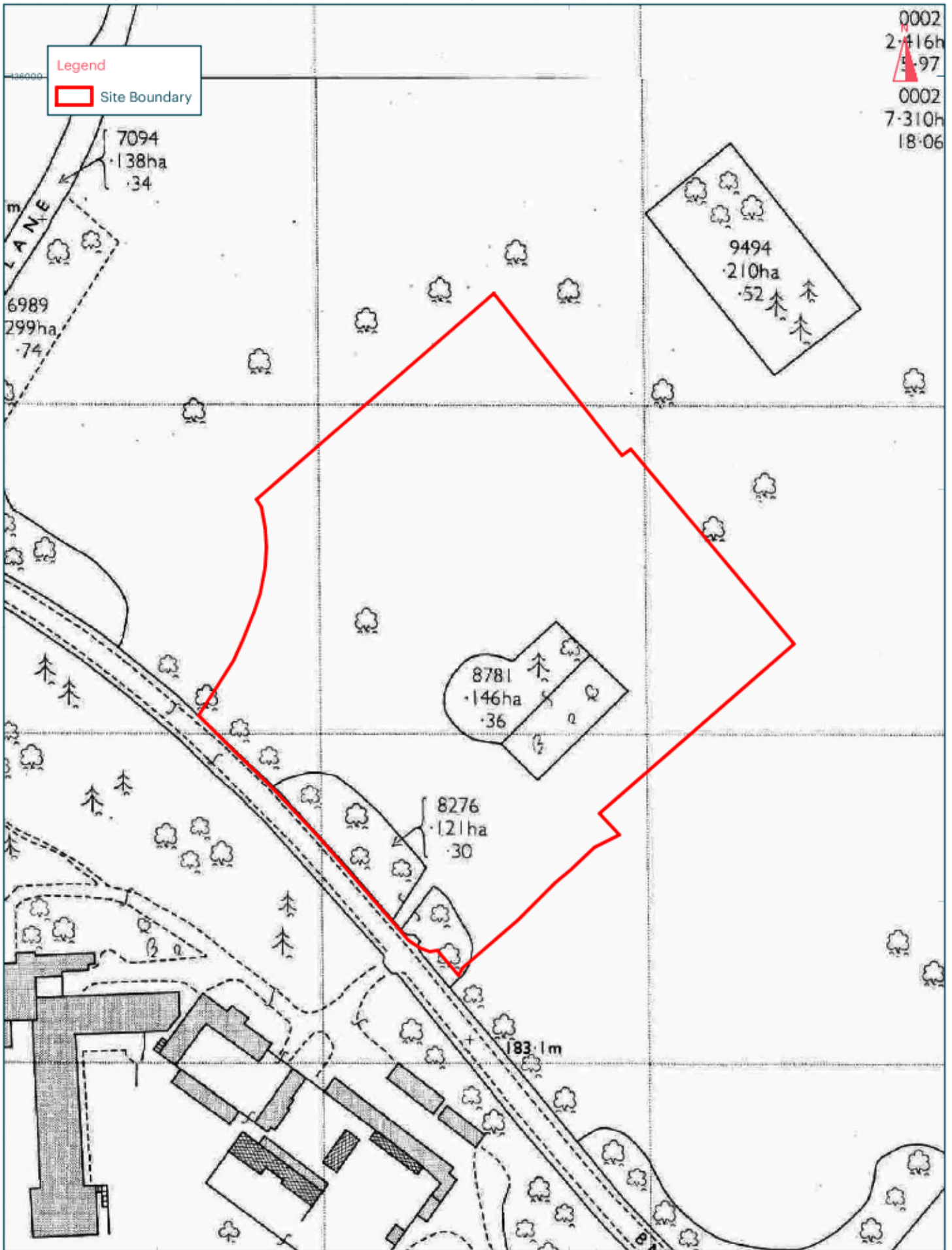




Title:
 Figure 6: 1910 Ordnance Survey 1:2500 Map
Address:
 Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500





Title:
 Figure 7: 1969 Ordnance Survey 1:2500 Map
Address:
 Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500





Title:
Figure 8: Google Earth 2018
Address:
Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500
0 50m





Title:
Figure 9: Proposed Development
Address:
Applegarth Farm, Grayshott, Hampshire

Scale at A4: 1:1,500
0 50m

