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Southampton Archaeology Unit

Report 1371

Heritage Statement for land at Pyotts House, Pyotts Hill, Old Basing, Basingstoke, Hampshire

Dr AD Russel BA, PhD, MCIfA
2019

Client: Dr H J Freeman



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**Heritage Statement for
Land at Pyotts House, Pyotts Hill, Old Basing,
Basingstoke, Hampshire**

Dr AD Russel BA, PhD, MCIfA

Archaeology Unit report 1371
National Grid Reference 466337 154505

1. SUMMARY.

The site is located on the north-eastern outskirts of Basingstoke in a semi-rural location to the north of the village of Old Basing. The site lies close to the route of a Roman road and is bounded on its east side by a scheduled monument, the linear medieval earthwork known as the Pyotts Hill Entrenchment, recently identified as a Dark Age defensive earthwork.

Although historically the area has been sparsely populated, with a dense cover of woodland growing on the London Clay, in the past it appears to have been more densely settled and the area around the site has produced scattered evidence of activity, settlement, and some burials, dating from the Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age, Roman and Anglo-Saxon, Medieval and Post-Medieval periods. There is low potential for similar material to be present at the site, particularly in the centre of the site where a tennis court terraced into the slope will have removed any archaeology.

The Scheduled Monument known as the Pyotts Hill Entrenchment forms the east side of the site. This linear bank and ditch was identified in the 1950s as the pale around Basing deer park but recent work suggests the earthwork was built for defensive purposes in the post-Roman period. The earthwork runs between two river valleys, and the ditch lies on the northwest side of the bank (within the present site), suggesting it was designed to block movement from the northeast coming down the Roman road from Silchester. A Dark Age date is most likely, and it may relate to the early settlement of the area by the Saxon tribe of the Basinga's and to the later Battle of Basing in 871. The monument is believed to be the only one of its kind in Hampshire and is considered to be of high significance.

The area to be developed will include part of the monument that is at present owned by the developer, and the three new houses on completion will each include a piece of the scheduled area comprising a stretch of the bank and ditch of the monument. To ensure that the monument is conserved in its current condition a management plan will be drawn up.

The size of the development has been reduced from 5 houses to three, and the houses have been moved further east to create a buffer zone between them and the development. The north house will be 22.8m from the monument, the central house will be 15.5m from the monument, and the south house will be 13.5m from the monument. This is greater than the existing eight houses in the area that lie adjacent to the monument which are between 1m and 12m away. The physical impact on the monument is considered to be negligible, the overall impact on the setting of the monument is considered to be slight.

The significance of the monument is hidden at present and public appreciation of the monument will be enhanced by provision of a display board on the public footpath on the

east side of the development giving the latest interpretation of the history and archaeology of the monument and its position in the landscape.

The former name of the site, “Brick Kiln Cottage” and the presence of a former quarry immediately to the south, suggest that brick making may have been carried on at the site in the post-medieval to early modern period. Brick fragments observed in the soil may be evidence for this. Evidence for clamp kilns and deposits of waste material may be present. Evidence of earlier human activity might survive, but the archaeological potential of the site is generally considered to be low.

The proposed development will take place partly on the footprint of an existing tennis court. The excavations for the tennis court encompassed an area of some 732m² and will probably have removed any archaeological remains that may have been present. There is potential for archaeological remains to survive within the undisturbed areas of the site, but the extent of that survival is not known, so archaeological mitigation may be required as a condition on the development. A watching brief on groundworks would be an adequate form of mitigation and could be conditioned as part of the permission.

2. INTRODUCTION

2.1. The Archaeology Unit of Southampton City Council was commissioned in 2013 to carry out a desk-based assessment of the archaeological potential of land at Pyotts House, Pyotts Hill, Old Basing, Basingstoke, Hampshire, on behalf of Dr H J Freeman. This has been updated and expanded to form a Heritage Statement for a revised development.

2.2. A Desk-based assessment is defined as follows: *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* (Institute for Archaeologists 2015).

2.3. The site is located in the northern part of the parish of Old Basing and Lychpit, close to the eastern boundary of the parish of Chineham (fig 1) and lies within the Old Basing and Lychpit Conservation Area.

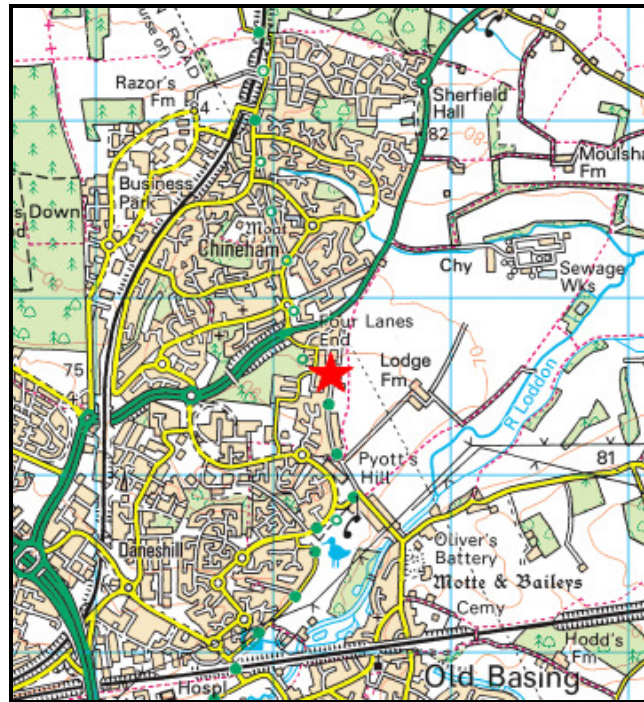


Figure 1. Location of the site marked by red star.

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3. AIMS.

3.1 The aims of the assessment were 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 and its significance, judged in a local, regional, national or international context.

4. ASSESSMENT METHODOLOGY.

4.1 The Archaeology and Historic Buildings Record of Hampshire County Council was searched for information relating to the site. Reference was made to secondary historical sources. Historic maps were consulted. A site visit was made on 21/02/2019.

5. SITE LOCATION.

5.1 The site (figs 2 & 3) forms the south part of the Pyotts House property. It lies on the north-eastern outskirts of Basingstoke, on the north-east side of Pyotts Hill at NGR 466350 154547. It is bounded to the west by a minor road, Pyotts Hill, to the north by Lily Mill Chine, to the east by the Pyotts Hill Entrenchment scheduled linear earthwork, and to the south by an area of woodland. The areas to the west and north have been developed in the last 30 years. To the east, beyond the Pyotts Hill Entrenchment, is a parcel of agricultural land known as *East of Basingstoke* that Basingstoke and Deane Borough Council (BDBC) have proposed for a development of 900 residential units under *Policy SS3.9* of the Basingstoke and Deane Local Plan (<https://www.basingstoke.gov.uk/planningpolicy>).

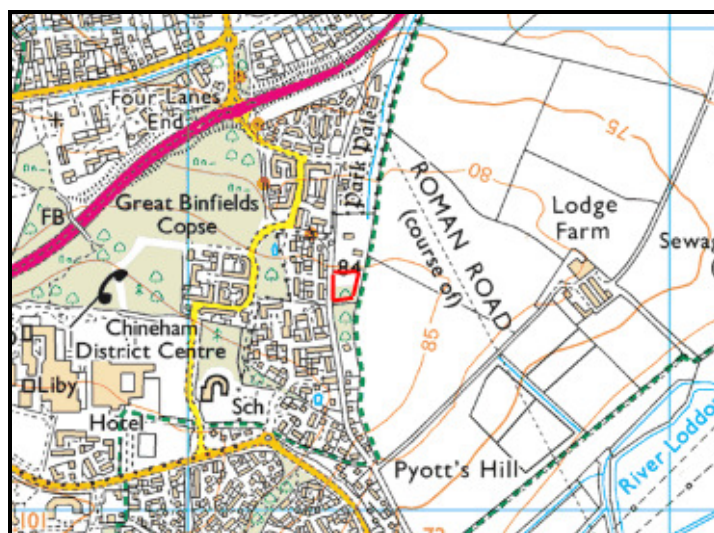


Figure 2. The site, outlined in red, in the context of the surrounding area.
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Figure 3. Site boundary in red, other land in possession of client in blue.

6. TOPOGRAPHY AND GEOLOGY.

6.1 The site is located at the top of Pyotts Hill and partly on the north-eastern slope. The surrounding land slopes down to the north, east and south. The 85 metre contour passes through the southern part of the site. The south-west corner is the highest part of the site and the land slopes down noticeably for a short distance to the north and east. The rest of the site is fairly level. The nearest spot height shown on the 2011 Ordnance Survey map is 83.5m OD on the roadway of Pyotts Hill to the northwest of the site.

6.2 The geological survey map shows that the site lies on the Clay, Silt, Sand and Gravel of the Thames Group subdivision of the London Clay Formation, a sedimentary bedrock formed approximately 34 to 55 million years ago in the Palaeogene Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>)

7. THE PRESENT CONDITION OF THE SITE.

7.1 The site (figs 4 & 5) forms a garden area to the south of Pyotts House, which is accessed by a gravelled drive off Pyotts Hill. The area is mainly laid to grass with flower and shrub beds. There is a tennis court in the centre of the site. The site is surrounded by mature hedges and trees.

7.2 The tennis court in the south part of the site is a level area cut into the higher part of the site. The court is level with the lawn at its north side, most of the east side and the north part of the west side. The ground at the west side of the court slopes up to the south. Around the south-west corner it is c1.5 – c1.7m higher than the court and the reduced area, c3.0m wide, slopes down to the court (figs 4 & 6). The ground to the south of the court slopes down to the east and the reduced area, c3.5m wide, slopes down to the court. There is a slight level reduction c1m wide at the south end of the east side of the court. The level area of the court and its immediate surround measures c17.5m east – west and c34.5m north – south (c604m²). The total area of disturbance including the level reduction is c732m².

7.3 The bank of the Pyotts Hill Entrenchment is present along the entire east side of the site (figs 7 & 8), and is some c2.5m – c3.0m high. Trees of various sizes grow on it along with assorted wild plants, shrubs and grass. The ditch on the west side of the bank is present within the site over much of the length of the bank, but in some areas it has been filled in. It is more visible towards the south part of the site as a sunken feature, between 2m and 3.5m wide, and up to 500mm deep, filled by dead leaves and leaf mould, roughly level with the adjacent ground to the west.

7.4 Examination of the soil in various flower and shrub beds revealed the presence of scattered brick fragments, mostly smaller than 50mm. Some had colour variations that suggest they may be kiln wasters, which may indicate that brick production was undertaken at or near the site. However, in parts of the site deposits were observed that included used bricks, together with roof tile and slate fragments, suggesting buildings have been demolished, or hardcore imported, and it is possible that the brick fragments noted in the soil may have come via those routes.

7.5 To the south of the site, a former quarry between Pyotts Hill road and the Pyotts Hill Entrenchment is visible from the road, beyond a low boundary bank. The north edge of the quarry is not visible from the south edge of the site and is probably over 10m to the south.

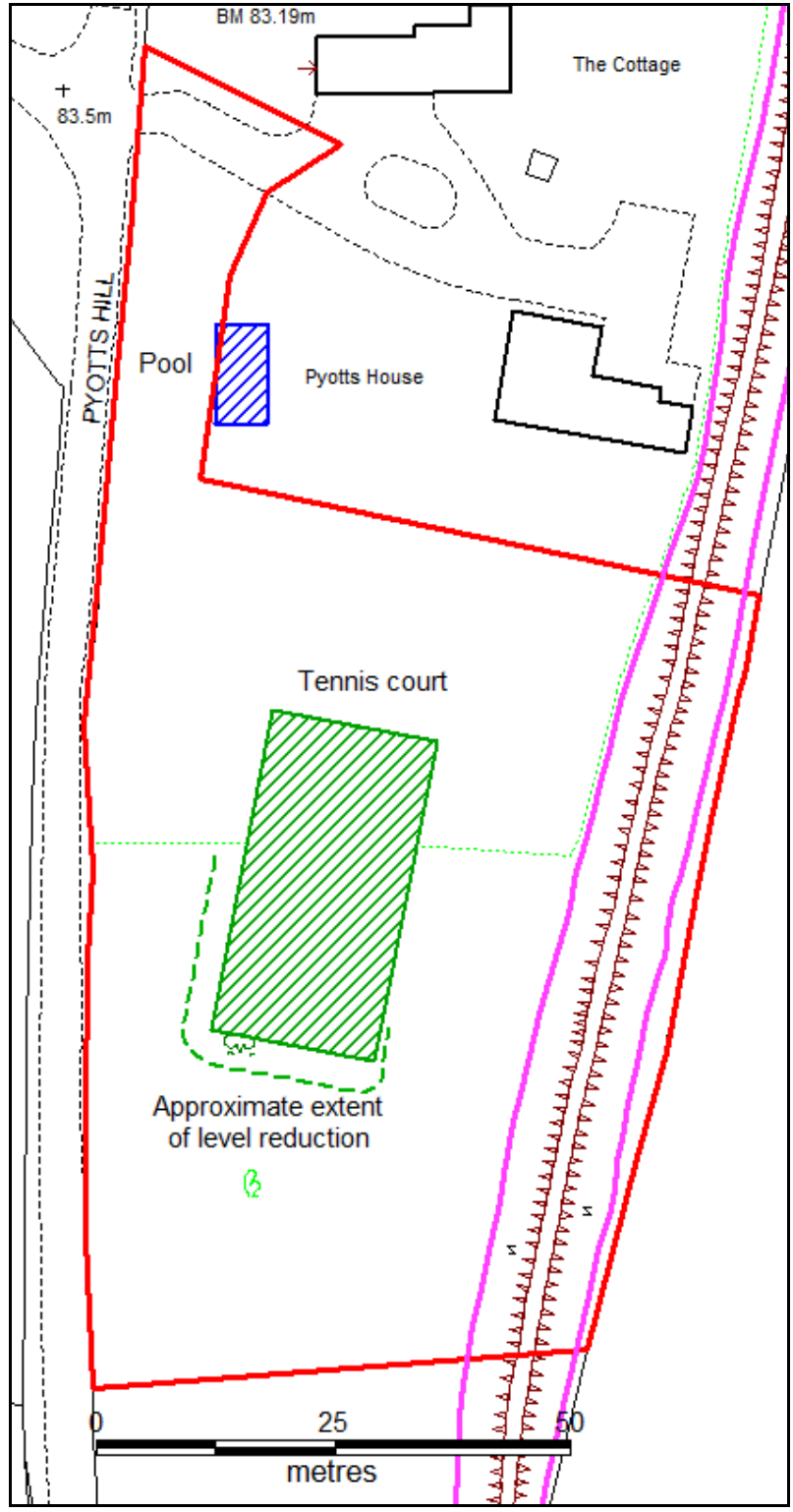


Figure 4. Detailed plan of the site showing the area disturbed by the pool and tennis court. The scheduled earthwork is shown by the purple outline along the west side of the site.

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Figure 5. View looking south across the site.



Figure 6. The level reduction west of the tennis court, looking north.



Figure 7. View of the ditch looking north at south end of the site, with bank to right.



Figure 8. View of the bank from the east side, looking southwest.

8. LEGISLATION AND POLICY

8.1 The Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002) states that:

Archaeological sites that have been designated as being of national importance are contained within a schedule maintained for that purpose and are referred to as Scheduled Monuments. They are protected by the 1979 Act. Works impacting these monuments will require scheduled monument consent independently of any planning permission. The settings of these monuments are also protected and are a material consideration within the planning process. Whilst the national planning policy framework seeks for development to not only respect and conserve but also enhance and be informed by these heritage assets it also recognises that in some circumstances an adverse impact might be accepted but only in 'wholly exceptional circumstance'. NPPF accords the same level of protection to national important archaeological sites which have not been designated as scheduled monuments within the planning system, although these sites are not protected by the 1979 Act.

8.2 National Planning Policy Framework (Revised February 2019)

NPPF paragraph 189 states that;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

NPPF paragraph 190 states;

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

NPPF sets out guidance on assessing the significance and the impact of the proposal.

Paragraph 192 states;

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 193 states

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 195 states

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 196 states

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NPPF Glossary (Annex 2) makes the following definitions

a designated heritage asset

World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

a heritage asset

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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

setting of a heritage asset

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.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

9. HISTORICAL BACKGROUND.

9.1 Old Basing, originally known as Basing, derived its name from an Anglo-Saxon tribe known as the Basingas ("Basa's people") who settled in the area in about AD 700 (Ekwall, 1940). Basing, which gave its name to the Hundred of Basingstoke, was a royal estate in the Middle Saxon period (Hinton, 1986), its status possibly connected to the occurrence of the Battle of Basing (*Basengum*) on 22 January 871, when a Danish army defeated King Aethelred of Wessex, and his younger brother Alfred. The Pyotts Hill Entrenchment (see below) may be linked to this incident.

9.2 Basing is mentioned in Anglo-Saxon charters of the 10th century including in AD 945, when King Edmund granted a monastic dwelling (mansio) "called the king's horse croft" at Basing, two hides at Lickpit (now Lychpit), with woodland at Oakridge and land at Binfields to Aethelnoth, his chaplain, who in turn granted the lands to the New Minster, Winchester in about 956. The manor of Basing was mentioned in the will of King Eadred (946 – 955 AD), who left it to his mother.

9.3 Under Edward the Confessor Basing was held by Altei, and was assessed at 11 hides. In 1086 it was assessed for the Domesday Survey at 6½ hides and was held from King William I by Hugh de Port. There were three mills worth 50s. The value of the manor had increased from £8 to £16 (Page, 1911).

9.4 In the late 12th century the manor passed by marriage to the powerful St. John family and was part of the barony of St. John until the 15th century, when it passed by inheritance to the Paulet family. Sir William Paulet, Baron Beauchamp, became controller of Henry VIII's household and treasurer, and was created Marquess of Winchester in 1551. He retained high office through the reigns of Henry's three successors until his death in 1572 and was responsible for the building of the Tudor mansion at Basing House. His descendant John Paulet defended Basing House against Parliamentary forces in 1645, but the house was destroyed after the siege.

9.5 After the restoration of the monarchy in 1660, the Paulet family regained their confiscated lands. Charles Paulet was later created 1st Duke of Bolton. The family held the manor until the early 20th century, residing at Hackwood Park, in the south-east of the parish.

9.6 The site lay in the manor of Chineham (recorded as "Chinham" in the 11th century and as "Chynnham" and "Chynham" in the 14th century) was held from Hugh de Port in 1086 by Aghemund, who had previously held it from King Edward the Confessor. In 1272 the lord of the manor was William de Chineham, whose heirs held it until the 15th century. It

was subsequently held by various families until it was acquired in the 19th century by Lord Bolton. By the mid-19th century Chineham consisted of a small farm and hamlet near an abandoned medieval moated site (see below). It later developed into a small linear settlement along the Reading road.

9.7 The site is shown on a mid-18th century map of the Duke of Bolton's estate at Old Basing (below, map 9) as occupied by Charles Heath, with a structure, presumably indicating a dwelling, in the north part of the plot. It is shown on the 1842 Tithe map of Old Basing (map 14), with a building in the approximate location of Pyotts House. The Ordnance Survey map of 1872 (map 15) and later editions show "Brickkiln (sic) Cottage", later "Brick Kiln Cottages" at the site of Pyotts House. The name suggests that brick-making was being carried out in the vicinity, if not at the site itself. The woodland immediately to the south was formerly a quarry (Partridge, 2012). The local area was well known for brick-making, and local bricks were used to build the Tudor mansion at Basing House. A large brickyard on the north-east edge of the village is shown on the 1872 map.

10. CARTOGRAPHIC EVIDENCE.

A brief overview of the known cartographic evidence follows.

10.1 The earliest map to show Old Basing, as "Basing" is Saxton's map of Hampshire dated 1575 (map 1), which also shows Basing House and a number of emparked areas. Later maps of the late 16th century and 17th century are generally similar (maps 2 to 7), showing little detail, and although most show a number of deer parks, they are not always in the same place. Kitchin's map of 1751 (Map 6), shows a park pale around Basing House but the topographical accuracy of the map is poor.



Map 1. Detail of Saxton's map of Hampshire, 1575. Approximate location of site marked by red star.



Map 2. Detail of Norden's map of Hampshire, 1595. Approximate location of site marked by red star.



Map 3. Detail of Norden's map of Hampshire, 1607. Approximate location of site marked by red star.



Map 4. Detail of Speed's map of Hampshire, 1611. Approximate location of site marked by red star.



Map 5. Detail of Jansson's map of Hampshire, 1646 (North is to the right). Approximate location of site marked by red star.



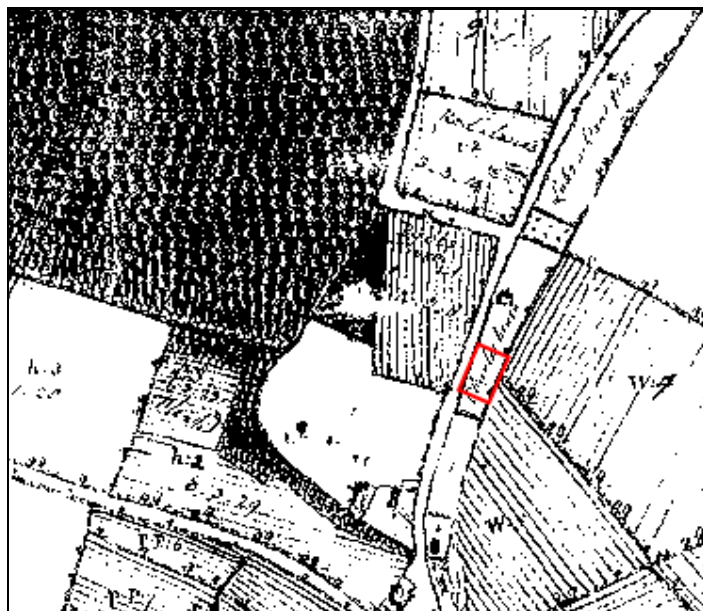
Map 6. Detail of Kitchin's map of Hampshire, 1751. Approximate location of site marked by red star.

10.2 Maps of the later 18th century, by Taylor (1759) and Milne (1791, the first to show "Old Basing") are more accurate and show more detail of the topography (maps 7 and 9). Taylor's 1759 map shows the distinctive dog-leg in the Pyotts Hill road with a building in the approximate location of the assessment site. Milne's 1791 map (map 9) does not show the building.

10.3 The assessment site is first shown in detail on the mid-18th century map of the Duke of Bolton's estates at Basing (map 8), which shows the site, occupied by Charles Heath, with a representation of a structure, probably a house to the north. This is probably what is now Pyott House.



Map 7. Detail of Taylor's map of Hampshire, 1759. Approximate location of site marked by red star.



Map 8. Detail of a mid-18th century map of the Duke of Bolton's estates at Basing, with the approximate location of the site outlined in red.



Map 9. Detail of Milne's map of Hampshire, 1791. Approximate location of site marked by red star.

10.4 The earliest accurately surveyed maps to show Old Basing are the Ordnance Survey drawing, dated c1806 (map 10) and the First Series Ordnance Survey map, dated 1817 (map 11) which was based on it. Greenwood's map of Hampshire dated 1826 (map 12) was based on the Ordnance Survey map. These all show the Pyotts Hill Entrenchment to the east of the assessment site as a wooded linear feature, with a structure at the approximate location of Pyotts House.



Map 10. Detail of Ordnance Survey drawing dated 1806. The site lies within the red oval.

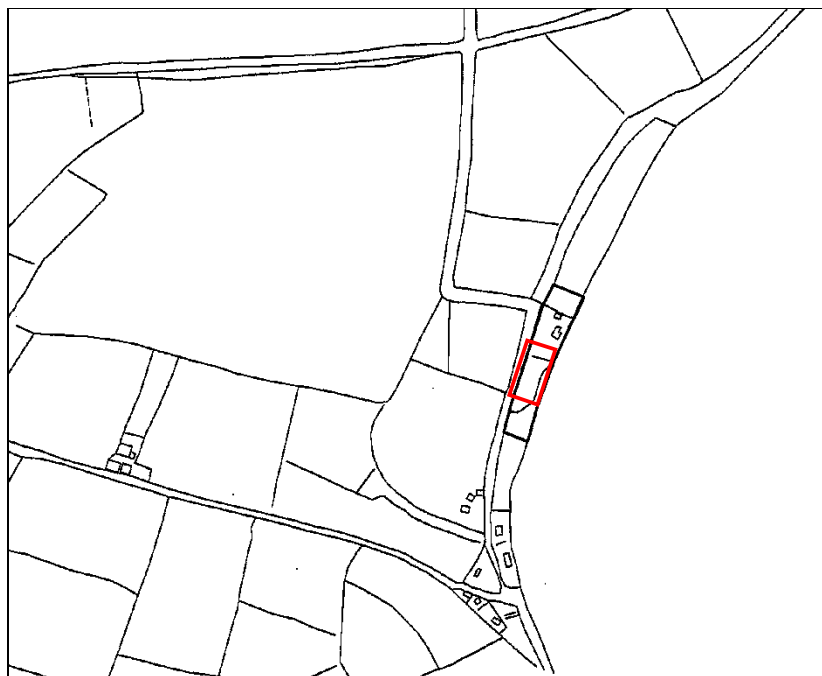


Map 11. Detail of the First edition Ordnance Survey map dated 1817 and based on Map 5. The site lies within the red oval.



Map 12. Detail of Greenwood's map of Hampshire, 1826. Site lies within the red oval.

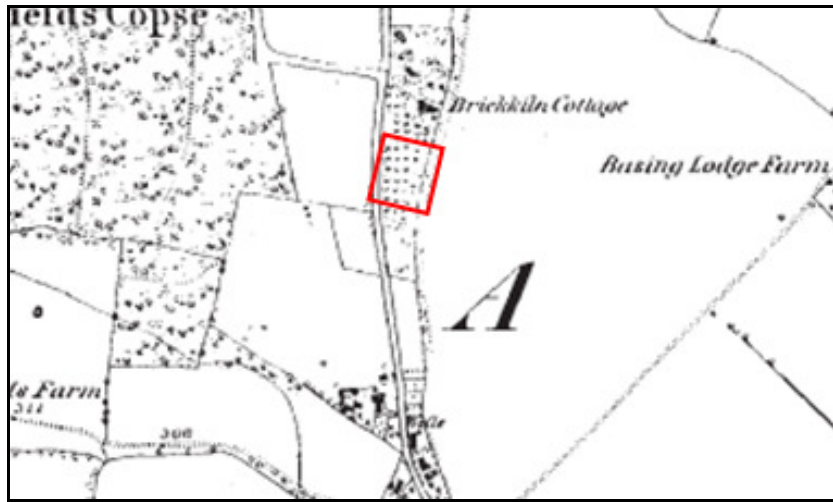
10.5 The Tithe map of Basing dated 1842 (map 13) shows the site with two buildings to the north one in the approximate location of Pyotts House.



Map 13. Tracing of the tithe map of Basing dated 1842 showing the approximate location of the site in red.

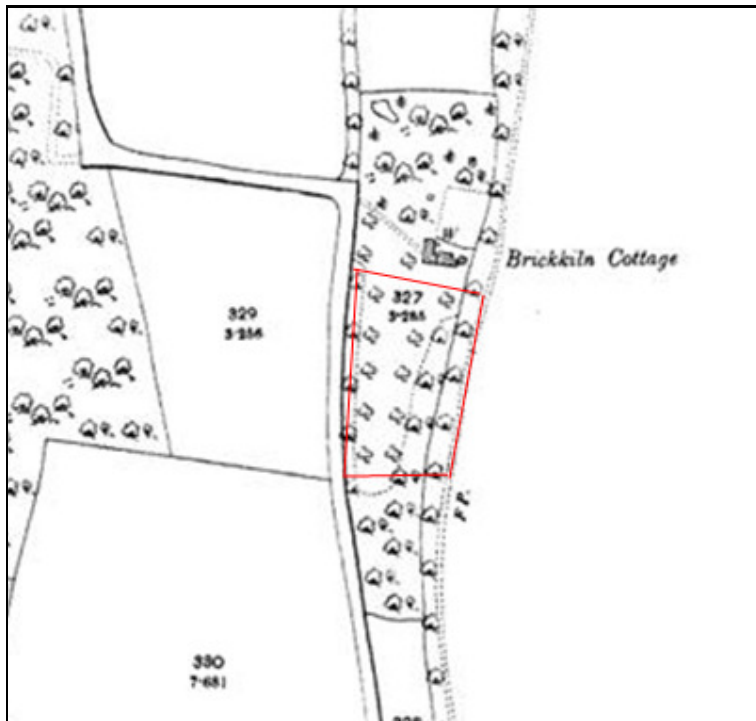
10.6 The large scale Ordnance Survey map, of 1872 (map 14) shows the assessment site with regularly-spaced trees, perhaps denoting an orchard, with "Brickiln (sic) Cottage" to

the north at the site now occupied by Pyotts House. The 1897 and 1911 editions (maps 15 & 16) show little change. The 1911 map labels the earthwork as 'Entrenchment', recognising its archaeological interest.



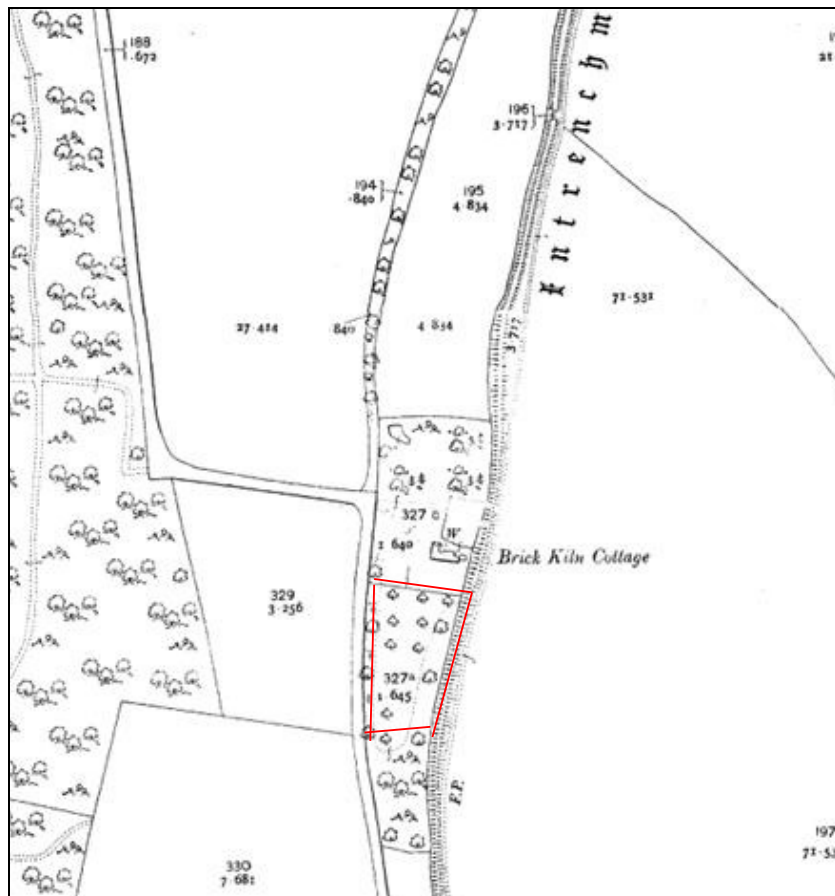
Map 14. Detail of the Ordnance Survey map dated 1872. Pyotts House was then called Brickkiln Cottage.

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Map 15. Detail of the Ordnance Survey map dated 1897. Pyotts House was then called Brickkiln Cottage. Approximate outline of site marked in red.

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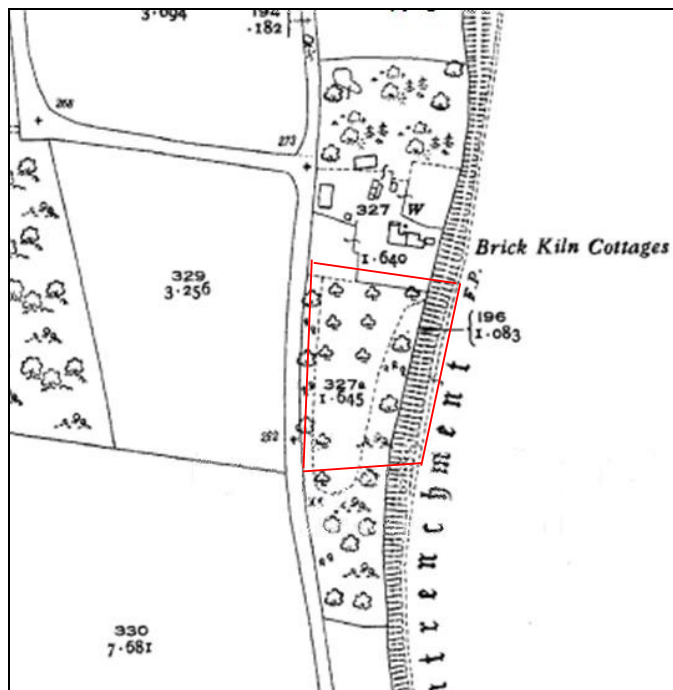
Map 16. Detail of the Ordnance Survey map dated 1911. Pyotts House was then called Brick Kiln Cottage. Approximate outline of site marked in red.

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10.7 On the 1932 edition Ordnance Survey (map 17) the site is shown with fewer trees. Pyotts House is labelled “Brick Kiln Cottages” with outbuildings to the north-west.

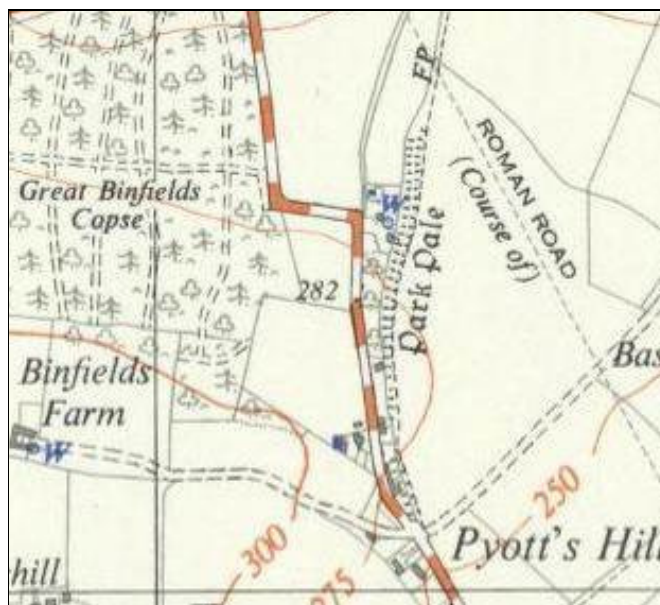
10.8 The 1958 edition of the 2 ½” (map 18) shows the surrounding area before extensive development began. The linear ‘entrenchment’ of earlier maps is now labelled ‘Park Pale’. The 1968/77 edition (map 20) shows the house as “Pyotts House” with a second dwelling “The Cottage” to the north at the site of an earlier outbuilding.

10.9 The Ordnance Survey edition of 1968-77 (map 19) shows that most of three cover across the site has gone. Brick Kiln Cottages to the north have been renamed Pyotts House.



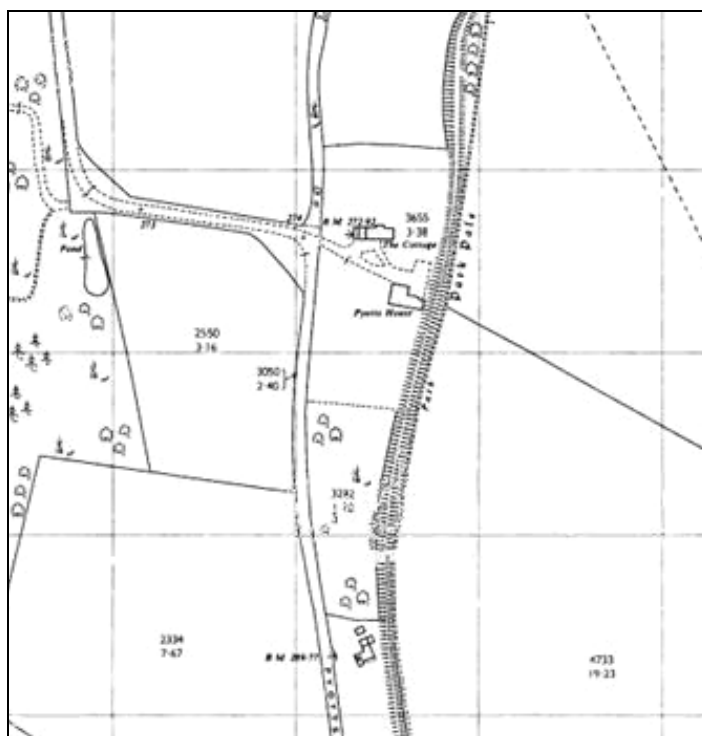
Map 17. Detail of the Ordnance Survey map of 1932 showing structures at the site. Pyotts House was then called Brick Kiln Cottages. Approximate outline of site marked in red.

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Map 18. Detail of the Ordnance Survey map dated 1958.

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1km of the site, but Wellocks Hill is located south-west of the village, about 2km from the site.

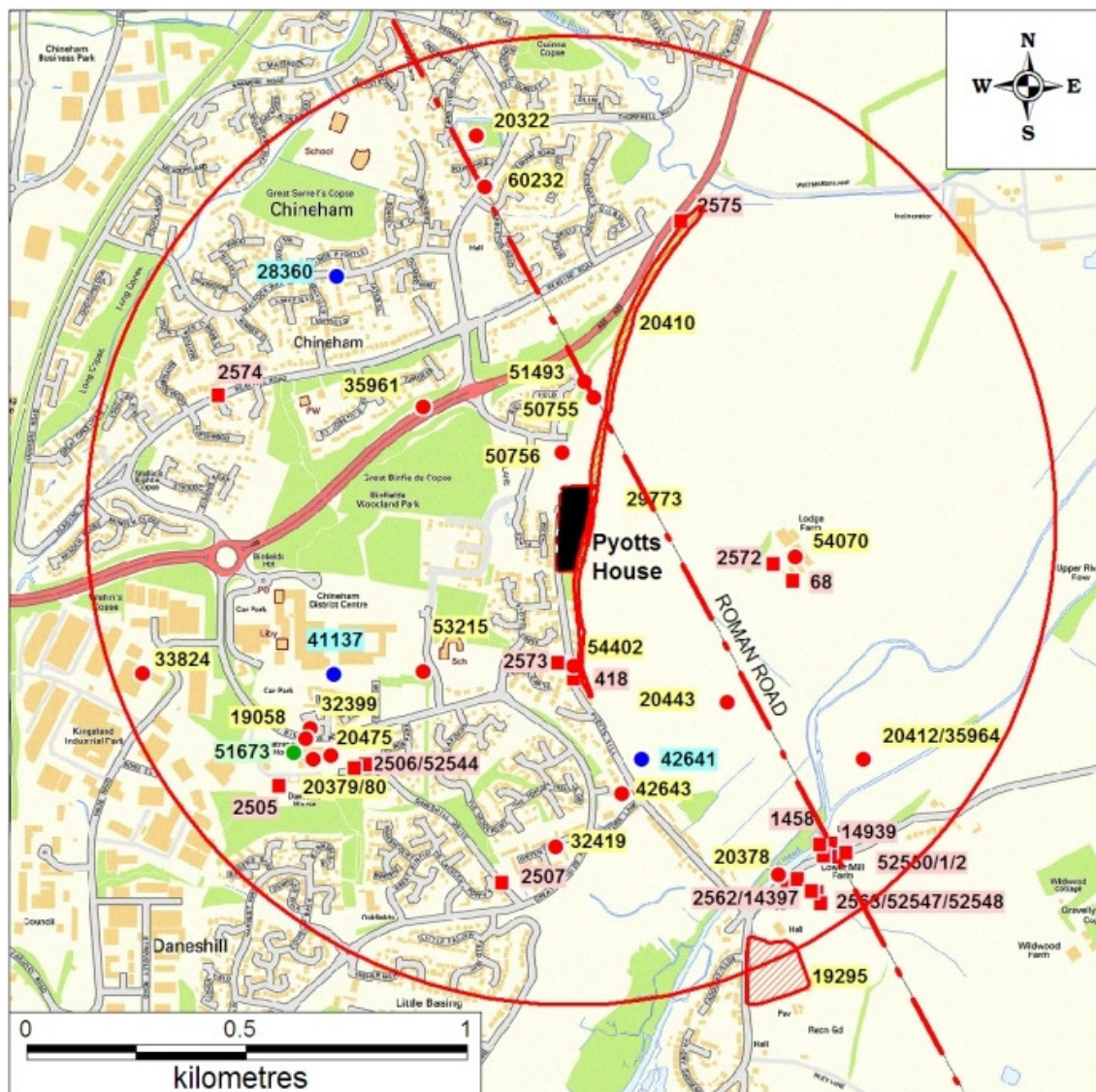


Figure 11. Archaeological sites and find spots referred to in the text. Site filled black.

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- Red spots = archaeological sites and find spots;
- Red squares = listed and historic buildings;
- Red hatched areas = scheduled monuments;
- Blue spots = historic place names;
- Green spots = historic gardens

11.2.3. Neolithic

The only recorded evidence of Neolithic activity is a small, poorly worked Neolithic flint axe (20443) found at Old Basing.

11.2.4. Bronze Age

Evidence for settlement at this period was found at Daneshill, about 700m to the south-west of the site. A Bronze Age cremation cemetery (19058) with 14 Early Bronze Age

cremation burials was found, some within urns and all in an area c10m across. No evidence for a barrow was found and it may have been a flat cemetery (Millett & Schadla-Hall 1992).

11.2.5. Iron Age

By the Iron Age period settlement seems to have been more intensive and occupation sites are known at Daneshill, and Chineham. The Daneshill finds were Early Iron Age pottery (20379) (Applebaum, 1953), and residual Iron Age pottery (32399) was found in Romano-British features at the site of a Roman enclosure (Millett & Schadla-Hall 1992). The best evidence for a settlement comes from Great Binfield Copse, Chineham (53215), c400m south-west of the site, where a ditch, containing 112 sherds of Iron Age pottery and 102 fired clay loom weight fragments, was interpreted as one side of an enclosure. There were two or three ring gullies, one associated with a group of shallow post-holes. A small hearth was excavated but was not positively dated. Artifacts included Iron Age pottery, fragments of clay loom weights, burnt flint and iron slag. Two ditches that contained Roman pottery and brick were probably evidence of a field system (Berkshire Archaeological Services, 2000 and 2001a).

11.3. Roman

The Iron Age settlements at Daneshill (20380) and Chineham (20379) continued into the Roman period (32399) and Roman pottery fragments including a flanged rim of possibly New Forest Ware were recovered during trench digging in Old Basing (20475). 4th century pottery has been recovered from Great Binfield Copse, Chineham (53215). The Chichester-Silchester Roman road (29773) passes about 100m from the north-east corner of the site. The agger with side ditches is visible on air photographs as crop marks and is intermittently visible on the ground. Further north the causeway or *agger* of the Roman road, constructed using natural gravels was found, together with the side ditches (51493). Not far away at Windsor Lane, Chineham, however no trace was found (50755).

11.4. Medieval

Recent investigations by Hampshire County Council (Adams 2017) have concluded that the Scheduled Monument known as the Pyotts Hill Entrenchment (1001924) is of Dark Age date, and was a defensive earthwork rather than a Park Pale as is marked on Ordnance Survey maps (see below 11.8.1). The present site lies just outside the defended area. Some 215m south of the assessment site the ditch of the Pyotts Hill Entrenchment was excavated at 28 Pyotts Hill (54402). It was 1.6m wide and 1m deep with a broad, shallow 'U' shaped profile although it is not clear if the measurements are for the whole feature or part of it (Berkshire Archaeological Services, 2003). No dating evidence was recovered.

Just outside the 1km zone to the south the excavations at Cowdrey's Down revealed important evidence of a "high status" Anglo-Saxon settlement site occupied from the 6th century AD until c800AD (Millett & James, 1984). It included several substantial timber buildings.

Saxon settlement is suggested by the deserted medieval village of Chineham, mentioned in the Domesday Book (28360), and Binfield Farm, first documented in AD 945 as BECMNIT (sic) FELDA (open land with bent grass) (RCHME 1996) (41137).

To the north of the present site the presence of medieval settlement is indicated by a moat at Four Lanes Farm, Chineham (20322). The width and depth of the north arm may indicate a former use as fishpond (Stamper, 1983). Just to the south of the moat a clearly defined rectangular cropmark perhaps marks a medieval building (60232) (Wessex Archaeology 1997).

Just to the north of the present site a hollow way flanked by low banks was recorded (50756). It may have been medieval (Berkshire Archaeological Services 2001b).

Pyotts Hill itself probably had its origins in the medieval period (42641) as men were taking their names from this place name in the 14th century. The medieval version of 'Pyarde' survived into the post-medieval period as a settlement name on documents (Currie, 1999).

Further south around Old Basing was the Lower Mill (20378), and medieval and post-medieval pottery was recovered from Little Basing (32419).

A park is mentioned in the Pipe Rolls of the Bishopric of Winchester in 1302 when the late John de St. John (owner of Basing) was listed as the owner (20468). Henry III had confirmed free warren to John de St. John, as granted to his father Robert de St. John, but free warren does not imply a park. Later evidence consists of Tudor and later maps whose accuracy is limited (see above). O.G.S. Crawford of the Ordnance survey Archaeology Section identified Lodge Farm (2572) as the location for a hunting lodge within Basing Park, and he was undoubtedly responsible for the legend 'Park Pale' which appears on OS maps from 1958 (Crawford, 1953, 196). Colin Anderson plotted the boundary of the deer park (Anderson, 2004), partially based on records made by Leonard Cantor (Cantor, 1983). This boundary, which is now recorded on the AHBR, shows a substantial park extending from Pyotts Hill Entrenchment in the west to Deanlands Farm in the east and from Whitmarsh Lane in the north to Newnham Lane in the south. Given the lack of documentary evidence, (no mention appears in the original VCH or the updated 2015 article on Old Basing Landownership 1500-2015) compared to the wealth of records relating to nearby Hackwood Park, the role of the earthworks to the east of the present site as a park pale seems unlikely.

Lodge Farm (54070) c500m east of the site, was thought by OGS Crawford to be built on the site of a hunting lodge in Basing Deer Park (Crawford, 1953). There is little evidence for the park (see above) so the presence of a hunting lodge is unlikely.

11.5. Post-Medieval

An eighteenth-century estate map shows a farmstead in this location, about 500m south of the assessment site, which had disappeared by 1870 (42643). The proximity of two seventeenth century houses and the probable medieval settlement of Pyotts Hill suggests this may represent a medieval or early post-medieval dwelling. A watching brief confirmed the presence of medieval and post-medieval settlement at this location, although the only medieval feature was a large pit. A post-medieval chimney stack constructed of brick kiln wasters was excavated. It was probably attached to a timber building, although no evidence for the latter was found. Other features included the foundations of a boundary wall, field ditches and a line of post-holes, believed to relate to a post-medieval boundary fence. Large amounts of mid-19th century rubbish show the site was abandoned between c1840 and c1870 (Currie, 1999, 2000). The quantity of kiln waste used to construct the chimney suggests the presence of a brick kiln in the vicinity.

11.6. Early Modern to Modern

Elements of the garden of Daneshill House survive following redevelopment (51673). The gardens had tiers of brick terraces and were designed to blend sympathetically with the severe geometric style of the house and to lead into wild woodland walks. Nearby the former site of Chineham Brickworks (33824) is now an industrial estate. It was owned by the Daneshill Brick Company, and closed in 1946 (White, 1973). A brick kiln at Chineham, possibly the forerunner of the works, is shown on the Ordnance Survey drawing of 1806 (map 11).

11.7. Uncertain date

A watching brief prior to development in the Binfields Development Area revealed a shallow ditch and bank aligned north – south and still upstanding as an earthwork (35961). It was probably an old field boundary. No other deposits were observed and no finds were recovered.

Two horse molars were found during the digging of a soil test pit on farmland (35964). They were identified by Reading Museum as being from prehistoric to medieval in date.

11.8. Scheduled Monuments and Listed Buildings

11.8.1. Scheduled monuments

19295 Oliver's Battery: a motte and bailey castle at Old Basing

The monument forms a motte and bailey castle overlooking the River Loddon at Old Basing. The castle is on sloping ground, c90m south-east of the river, and has maximum dimensions of 156m (north to south) by 140m. The motte is situated at the north-west corner of the site. A ditch runs along the eastern and southern sides of the sub-rectangular bailey. The southern ditch is flanked by an internal bank. The northern and western edges of the bailey are marked by a noticeable fall in ground level but no ditch or bank is visible. The bailey may have been divided into two areas by an east – west bank, part of which survives at the eastern side of the site. The motte, c40m in diameter and up to 1.6m high, is near the north-western corner. The castle's date of construction is unknown, although the Domesday Book shows a short-lived fall in the value of the land and manor of Basing between 1066 and 1086; a similar fall elsewhere has been attributed to the construction of a castle and this may also be the case here. It has also been suggested that the castle was superseded by the larger stronghold at Basing House, or may have been a siege castle associated with it (Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1010866>).

A mid-12th century grant by John de Port refers to the 'old castle of Basing' implying that there was also a new castle. It is not known whether it refers to this site or Basing House (Page, 1911).

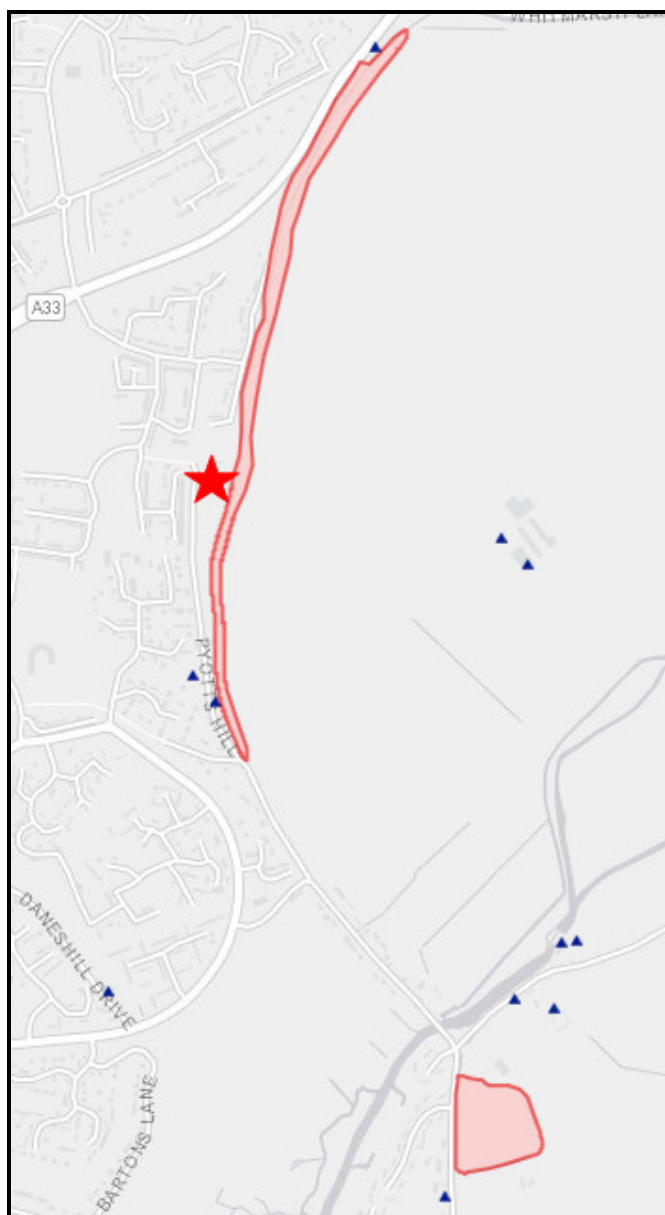


Figure 12. Scheduled monuments (red) and listed buildings (blue triangles) in the vicinity of the site marked by red star (Historic England Mapping accessed 19/3/2019). The Pyotts Hill entrenchment lies adjacent to the site, with Oliver’s Battery to the south.

20410 The Pyotts Hill Entrenchment

A linear earthwork, in total c1.25km long, named as the Pyotts Hill Entrenchment lies immediately to the east of the assessment site and forms its eastern boundary (Monument ID 1001924) (fig 13). The earthwork is generally c1m – 3m high, and at least 2m above the bottom of the ditch that lies to the west of the bank.

It was first brought to notice by the pioneering Hampshire archaeologist JP Williams-Freeman in his 1915 work *An introduction to Field Archaeology as illustrated by Hampshire*. He plumped for the earthwork as being the defences of a promontory fort, enclosing some 300 or 400 acres (Williams-Freeman 1915, 312-313), although the plan in his book (facing page 447) marks it as a ‘Defensive Dyke of uncertain date’. He described

the earthwork as being *'little more than a mile'* in length and *'uniform in profile, the bank standing about 4 feet above the field and 8 to 9 feet above the bottom of the ditch, on its western side.'* (fig 14).



Figure 13. The scheduled area as originally marked on the Ordnance Survey 6 inch to the mile map revised 1909 and published 1913.

The only documentary evidence of the park is in 1302, when it was owned by the late John de St. John, lord of the manor, and there are delineations of park pales on Tudor maps. A watching brief (54402) to the south of the present site found a ditch to the west of the bank which had a broad, U-shaped profile and in the partial section exposed in the footings measured 1.60 metres wide and 1 metre in depth. The report suggests that the feature may be both broader and deeper than was visible. No datable finds were recovered from the ditch. A recent reappraisal of the monument concluded that it is actually a defensive multivallate earthwork dating from the early medieval period (Adam 2017).

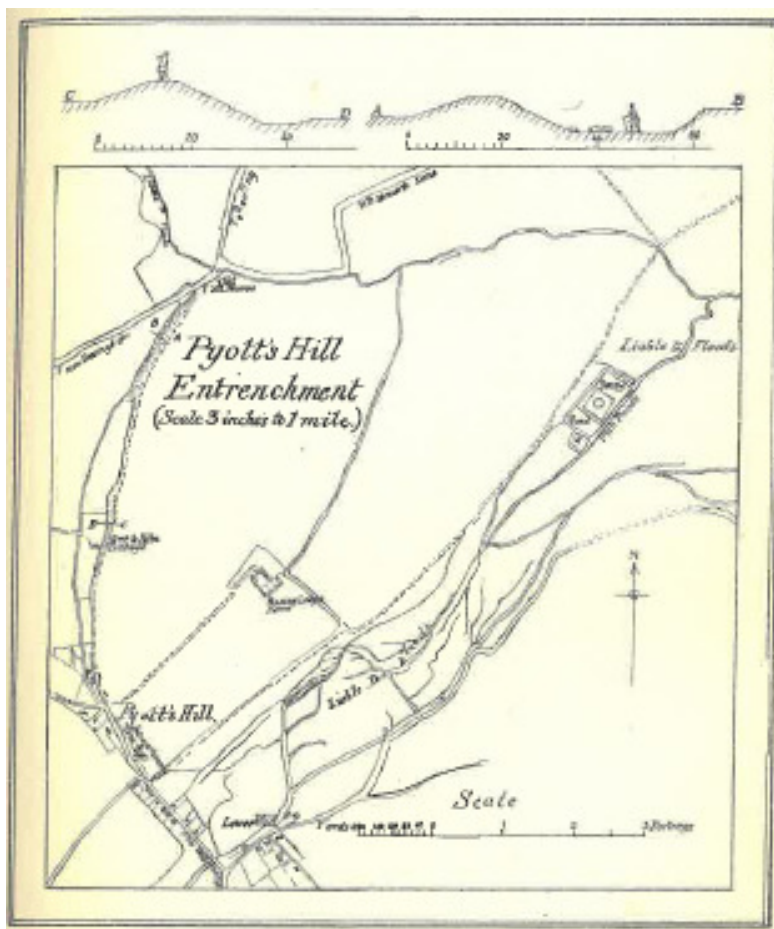


Figure 14. Williams-Freeman's plan of the Pyotts Hill Entrenchment, with measured section (Williams-Freeman 1915, facing page 396)

11.8.2. Listed and historic buildings

68 Barn at Lodge Farm Old Basing Grade II

The barn, dating from the 17th century, has six bays with aisles on each side, weather-boarded walls on a brick base and a roof, hipped at the south and gabled at the north,.

418 Hill Rise Cottage, 26, Pyotts Hill, Old Basing Grade II

The cottage, dating from the 17th century with 18th century and modern additions, has one-storey, an attic, a thatched roof, red brick walling of different periods and exposed timber-framing in the north gable.

1458 Lower Mill, Newnham Lane, Old Basing Grade II

This large, red brick mill of late 18th to early 19th century date, has four storeys, a tiled roof, half-hipped, with a gabled roof and side boarding to the hoist cover. The mill was disused by 1939.

2505 Daneshill House, Lutyens Close, Lychpit Grade II

Daneshill House is a modern country house built in 1903, by Edwin Lutyens, in Arts and Crafts style on the north and east, but Edwardian Baroque on south and west. The H-plan house has two storeys, with red tile roofing, and red brick walls.

2506 Daneshill Cottage, Daneshill Drive, Lychpit Grade II

The Cottage, built c1900 by Lutyens, was designed as a symmetrical pair with unequal rear wings.

2507 Daneshill Old Lodge Old Basing Grade II

The Lodge was built c1900 by Lutyens.

2562 Yeomans, Newnham Lane, Old Basing, Grade II

This 18th century house is of two storeys in painted brickwork in Flemish bond with a tiled roof.

2563 Barn at Lower Mill Farm, Newnham Lane, Old Basing, Grade II

The 18th century barn is a timber framed structure of 5 bays with weather boarded walls, a central projecting entrance on the north-west side and a Queen post truss roof, half-hipped at the ends, hipped above the entrance and clad in corrugated asbestos.

2572 Basing Lodge Farmhouse Old Basing, Grade II

The Farmhouse, of late 18th to early 19th century date, is of two parts. The earlier north side of red brick has a long, two-storeyed elevation, a steep tiled roof, half-hipped at the east end and full hipped at the west end and a massive central stack. The south side has projecting side gables; the upper walls of the centre and west side are tile hung; the east side is in brickwork.

2573 Compton Close, 43, Pyotts Hill, Old Basing Grade II

The house, dating from the 17th century with modern additions, is a timber framed building of one storey and attic, with an exposed frame to the main front, with painted brick infill. The thatched roof has eyebrow windows. The later extensions to the north have tiled roofs.

2574 Milestone, Chineham, Grade II

This early 19th century milestone of white stone with a rounded front and sloping top is inscribed "Southampton 32" on the slope; the rounded face has "Reading 14 Basingstoke 2".

2575 Old Toll House, Chineham Grade II

The Toll House is on the Reading and Basingstoke Turnpike, established in 1801. The two-storey octagonal structure with a later outshot at the rear has a hipped slate roof with wide eaves and a central chimney. The recess for the toll board can be seen above the blocked-in door to the road.

14397 Cart shed at Yeomans, Newnham Lane, Old Basing

The Cart shed, probably dating from the early 19th century and now garages, is not listed but lies within the curtilage of Yeomans (2562, above) and within a Conservation Area. It is of one storey, timber framed, with probably four bays clad in weatherboards with a hipped, tiled roof and a catslide at the rear.

14939 Lower Mill House, Newnham Lane, Old Basing Grade II

This early 19th century house, enlarged in Victorian times, is of two storeys in red brick with symmetrical facades on the south-west and north-east elevations, and a hipped slate roof.

52544 Double Garage approx 11m to E of Danes Hill Court

The garage, now a store, is not listed but lies within the curtilage of Danes Hill. It was built c1900 by Lutyens of red brick, probably from Daneshill Brickworks, with a tiled roof.

52547 Lower Mill Farmhouse, Old Basing Curtilage (Grade II)

This range of farm buildings, in red brick of two storeys with a plain tile roof, now converted to residential use, date from the early to mid-19th century and were altered and converted in the late 20th century.

52548 Range of Stables adjoining Barn at Lower Mill Farm to SE

This open fronted shelter, converted to stables but now disused is of one storey in red brick with a plain tile roof. It dates from the early to mid-19th century and was altered in the late 19th century to 20th century. It is not listed but lies within the curtilage of the Barn at Lower Mill Farm.

52550 Barn approx 20m SSW of Lower Mill House, Old Basing

This barn incorporating a coach house, dating from the 18th century has a weatherboarded timber frame of four bays on a brick plinth with a half-hipped tiles roof.

52551 Stable and Outbuildings approx 20m WSW of Lower Mill House

The stable and attached outbuildings dating from the 18th and 19th centuries are of red brick with a weatherboarded timber frame to the south and tiled roofs. They are not listed but lie within the curtilage of Lower Mill House.

52552 Boundary Wall adjoining barn approx 20m SSW of Lower Mill House

The red brick boundary wall of Lower Mill House dates from the 18th or 19th century. It is not listed but lies within the curtilage of Lower Mill House.

11.9 Conservation Areas

11.9.1 The site lies at the extreme north end of the Old Basing Conservation Area, as designated in 1973 by Basingstoke and Dean Borough Council (<http://www.basingstoke.gov.uk/browse/environment-and-planning/conservation/caa/oldbasing.htm>.)

The site falls within **Area 2: Pyotts Hill**, described as follows:

The appearance of this sub-area is principally one of a varied group of historic buildings in a semi-rural environment. The relationship of the buildings, and spaces between them is loose, given some cohesion by the structure of the road pattern. The immediate character is essentially residential, yet views of the surrounding landscape predominate, and create a strong rural quality to the settlement. This rural character is particularly evident along Newnham Lane,

where the Conservation Area extends into the surrounding farmland, to encompass the historic grouping of Yeomans, Lower Mill Farm and Lower Mill.

In terms of key buildings in the Pyotts Hill area the Conservation area appraisal states:

The linear development of Pyotts Hill has a mixed character and, in general, represents the later phases in the development and expansion of the village. The remaining historic focus for this area is primarily centred on two listed buildings 26 Hill Rise Cottage and 43 Compton Close, at the northern end of the settlement. Both thatched, they date from the 17th century with later alterations. With long views between the buildings to the east of open farm land, the quiet character of the narrow lane, in association with these and adjacent cottages, creates a distinctive semi-rural character.

The Pyotts Hill section of the Conservation area is thus defined as a varied group of buildings in a *semi-rural* environment, less rural than the area around Newnham Lane, where the Conservation Area extends into the surrounding farmland. The historic focus of the Pyotts Hill part of the Conservation area is primarily centred on two listed buildings 26 Hill Rise Cottage and 43 Compton Close. In 1999-2000 a small development took place within Area 2 of the CA with the construction of seven houses and a veterinary surgery in the Paynes Meadow development.

The relationship of the buildings, and spaces between them is described as loose. Examination of the area shows that this describes a spacing between the older buildings that varies from 3.3m to 43m, with distances in the Paynes Meadow development of 2m to 3m. Most of the historic houses were constructed for rural workers and are not large.

12. THE SETTING AND SIGNIFICANCE OF THE HERITAGE ASSETS

12.1 Historic England recommends a simple check-list approach to considering the setting of heritage assets so that practical and proportionate decision making is achieved. “*English Heritage Good Practice Advice on Setting and Decision-Taking*” (English Heritage, 2014)

12.2 The process involves five steps namely:

Step 1: identifying which heritage assets are affected and their settings

Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: assessing the effect of the proposed development, whether beneficial or harmful, on the significance of the asset(s)

Step 4: maximising enhancement and avoiding or minimising harm

12.2.1 Step 1: Identifying the affected heritage assets and their settings

The heritage assets in the vicinity of the site have been listed above in Section 11. The heritage assets whose setting might be affected are the Pyotts Hill Entrenchment, a Scheduled Monument, lying partly within the present site, and the Old Basing Conservation Area in which the site lies.

The setting of the Pyotts Hill Entrenchment is considered to be the area from which the monument is visible, encompassing the strip of land between the entrenchment and the road to the west, and a much larger area of open countryside to the east (allocated for

housing in the Local Plan), where the position of the monument can be seen from some distance due to its covering of tall oak trees (fig 14).

The Pyotts Hill part of the Old Basing Conservation area (Area 2) The area is characterised by large detached or semi-detached dwellings set within independent plots facing the road. Historically this area was developed in a ribbon, with dwellings gradually being added to face the road. The CA Appraisal describes the area “*The relationship of the buildings, and spaces between them is loose, given some cohesion by the structure of the road pattern. The immediate character is essentially residential, yet views of the surrounding landscape predominate, and create a strong rural quality to the settlement.*” The Pyotts Hill part of the CA “*has a mixed character and, in general, represents the later phases in the development and expansion of the village.... With long views between the buildings to the east of open farm land, the quiet character of the narrow lane, in association with these and adjacent cottages, creates a distinctive semirural character.*”

The area around the Conservation area when first established was more rural than today, and there has been extensive development to the north and west, and there has also been development within the CA with the development of seven houses and a veterinary surgery in the Paynes Meadow development in 2000. The setting of the CA is considered to be within its own boundary, plus the farmland to the east (recently allocated as housing land).

12.2.2 Step 2: Contribution Made to Significance

The significance of a heritage asset can be considered as the sum of the following groups:

- a) *aesthetic value*, derived from ways in which people draw sensory and intellectual stimulation from a place;
- b) *communal value*, derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals;
- c) *evidential value*, derived from the potential of a place to yield evidence about the past (e.g. archaeology); and
- d) *historical value*, derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event.

(BS 7913:2013. Guide to the Conservation of Historic Buildings).

The Pyotts Hill Entrenchment

The scheduled earthwork is the primary heritage asset of the area, and it occupies a prominent position in the landscape due to the strip of mature oak trees that has grown up on the bank (fig 15). The monument overall with its adjacent footpath provides a walk of some 1300m length with large oak trees on one side and views over open country on the other. The monument has been presented to the public for the past 60 years as the park pale of a medieval deer park; it is considered that there will be greater interest in the reinterpretation as a Dark Age defensive earthwork. There is a long-standing local tale that the nearby place-name of Lychpit is derived from *lych* the Old English name for a corpse, and that the pit was the site of a mass burial associated with the Danish victory over Alfred's Saxons at the Battle of Basing in 871 (<https://en.wikipedia.org/wiki/Lychpit>). The aesthetic value of the monument is considered to be high.

The communal value at present is considered to be low as its history is seen to be linked to a 14th century lord of the manor who used the area for elite hunting purposes. The reinterpretation and link to King Alfred will increase the communal value to high.

The monument has great potential to yield information about the early years of Basing and Basingstoke. The ditch deposits will contain environmental evidence relating to the construction and use of the monument, and any soils sealed beneath the bank should contain environmental evidence relating to the exact moment when the monument was raised. Both ditch and bank could contain artifacts. Following their reinterpretation of the monument Hampshire County Council have put forward proposals for archaeological work on the monument to assess the archaeological evidence that it may contain (Adam 2017). The evidential value is considered to be high.

The historical value is considered to be high, with potential associations with the Saxon tribe that gave Basingstoke its name, and a battle between King Alfred and the Vikings.

The defensive nature of the earthwork in forming a barrier across the landscape can be readily appreciated from east and west. There is little doubt that the setting of the Pyotts Hill Entrenchment contributes greatly to its significance.

The Pyotts Hill part of the Conservation Area

The aesthetic, communal, evidential, and historical value of the Pyotts Hill part of the conservation area is considered to be low, principally because of the presence of a number of modern houses of poor design that have been fitted into the spaces between the older dwellings.



Figure 15. The tree-covered monument viewed from the open fields to the east, the area it would once have defended.

12.2.3 Step 3: Assessing the effect of the proposed development on the significance of the asset

The Pyotts Hill Entrenchment

The proposed development is to be situated to the west of the monument, in a tree-lined area, with a safeguarded zone between the buildings and the monument so that no building will be closer than 12m to the scheduled area. To the south of the site there are already eight houses built on plots to the west of the monument along its eastern side, and the distances between them and the monument range from 1m to 12.6m, with an average distance of 6.4m.

Basingstoke and Dean Planning Committee Report of 17 August 2015 concluded that a previous proposed development (15/02303/FUL) for a larger number of houses would not significantly affect the setting of the Scheduled Monument and that that proposal therefore complied with the National Planning Policy Framework (March 2012) and Policy EM11 of the Basingstoke and Deane Borough Local Plan 2011-2029.

This view was also taken by the Planning Inspector Jonathan Hockley BA (Hons) DipTP MRTPI who ruled in his decision on the same development (13th September 2017) that *the footprint of the existing Pyotts House is set closer to the monument than any of the proposed new units, and that the layout plan details a safeguarded zone to the rear of plots 2, 3 and 8. Conditions could ensure that this safeguarded zone was protected from inappropriate development or landscaping, largely retaining its character as a boundary marker in the landscape. With such measures, whilst having regard to my view above over the effect of the scheme on the OBCA, when taken overall I do not consider that the proposal would harm the specific setting of the SAM.*

This new proposal has fewer houses and it is concluded this development would not harm the setting of the monument either.

The Pyotts Hill part of the Conservation Area

The proposed development will be hidden from the rest of the Conservation area and the effect of the proposed development on the significance of the asset is considered to be low.

12.2.4 Step 4: Maximising enhancement and minimising harm

It is proposed to fix an interpretation board on the fence of the east boundary of Pyotts Hill House. The board will be visible from the public footpath that runs along the east side of the monument, and will give details of the monument and its significance in the history of the area. This will bring the monument's history and archaeology to the notice of local people who use the path for recreation and dog walking.

Harm will be minimised by placing the new houses a minimum of 12m from the monument, and by provision of a detailed management plan to protect/preserve the Scheduled Ancient Monument. The management plan will be agreed between the applicant and Historic England in order to establish how the monument would be managed in the long term and what measures would be undertaken to protect and preserve the significance of the monument by each of the occupiers of the new dwellings.

13. THE IMPACT OF THE PROPOSED DEVELOPMENT.

13.1 The impact on the monument

13.1.1 The proposed development will consist of three houses to be built to the south of the present Pyotts House (fig 16). The north house will be 22.8m from the monument, the central house will be 15.5m from the monument, and the south house will be 13.5m from the monument. The eight existing houses that lie adjacent to the monument are between 1m and 12m away. The development will have a buffer zone of 13.5m minimum between any buildings and the scheduled area, so there will be no direct impact on the physical remains of the monument, nor on the unscheduled ditch to the west of the monument.

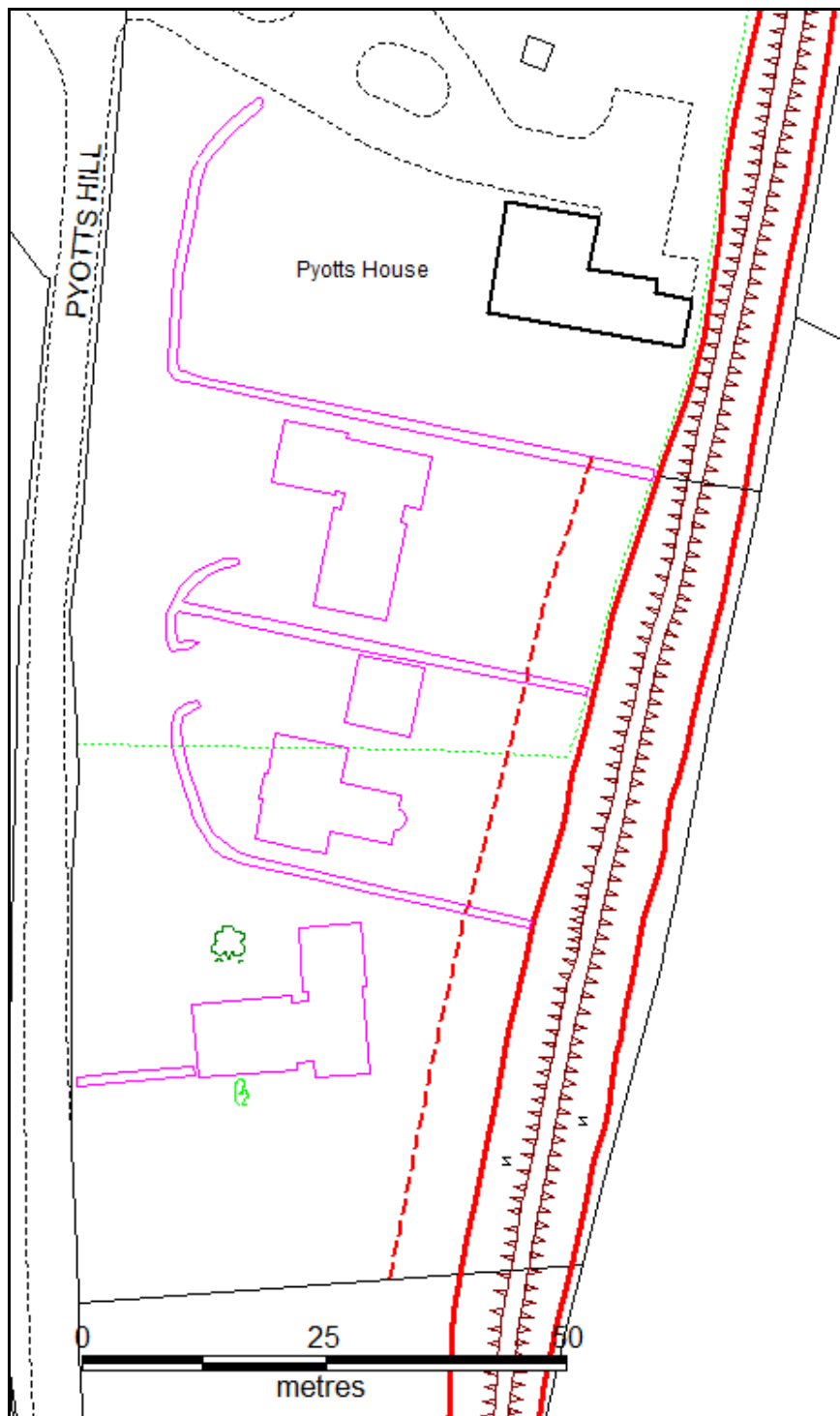


Figure 16. The proposed development with new houses and hedges in purple. The scheduled monument is shown by a solid red line which follows the base of slope as marked on the modern digital OS map. The probable outer edge of the ditch is marked by a dashed orange line 3.5m from the base of the bank, based on site observations.

13.1.2 The development within the Pyotts House plot will have a slight impact on the setting of the monument. The setting as viewed from the north and from Lily Mill Chine and from the roadway of Pyotts Hill may potentially be affected but only if the mature trees and

hedges that border the site were to be removed or reduced. The setting of the monument as viewed from the public footpath and countryside on its east side should not be adversely affected as long as the proposed structures are no higher than the present Pyotts House. The scheduled motte and bailey at Oliver's Battery lies over 900m from the site and its setting will not be affected by development at the site. Of the nearby listed buildings and other historic structures within 1km of the assessment site; the nearest is c200m away. Given the heavy tree cover in the area, and the local topography, none will be affected by the proposed development.

13.1.3 The impact overall is considered to be slight.

13.2. The impact on the conservation area.

13.2.1 The Old Basing Conservation Area is described as “*essentially residential, but with views of the surrounding landscape creating a strong rural quality*”. The Pyotts Hill part of the CA “*has a mixed character... With long views between the buildings to the east of open farm land, the quiet character of the narrow lane, in association with these and adjacent cottages, creates a distinctive semirural character.*”

13.2.2 The relationship of the buildings, and spaces between them is described as loose. Examination of the area shows that this describes a spacing between the older buildings that varies from 3.3m to 43m, with distances in the Paynes Meadow development of 2m to 3m.

13.2.3 Most of the historic houses were constructed for rural workers and are not large, and more recent houses fitted in between them are of a similar scale. Measurements taken off the digital OS map shows that their footprints, excluding garages, range from 36sq m to 200sq m (Pyott House).

13.2.4 The houses sit in their own garden plots. Measurements taken off the digital OS map shows the plots range from 235sq m to 6,854sq m (Pyott House), with seven plots over 1000sq m.

13.2.5 The smallest of the three proposed houses will have a footprint of 119sq m, sitting in a plot of 1347 sq m. The northern house will have a footprint of 141sq m in a plot of 1400sq m, and the southern house will have a footprint of 141sq m in a plot of 2309sq m.

13.2.6 The house sizes, the separation between them, and the size of their plots will thus fit in well with the existing properties and layout within the Conservation Area. The trees on the west side of the site along Pyotts Hill will be retained (earlier plans had an access there) again reducing the impact on the Conservation Area. Overall the impact is considered low.

13.3 The impact on archaeological remains

13.3.1. The assessment site lies in an area that includes archaeological remains dating from the Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, Anglo-Saxon, Medieval and Post-medieval periods. The distribution of the known evidence suggests that there is high potential for similar material to be present at the site.

13.3.2. A Bronze Age cremation cemetery and settlements dating from the Iron Age and Romano-British periods have been found on the higher ground (above 90m OD) to the

south-west at Great Binfield Copse and Daneshill, respectively c400m and c700 south – west of the site. As the assessment site lies at c85m OD and the known occupation sites are relatively closely spaced there is moderate potential for the presence of prehistoric or Romano-British occupation evidence at the site.

13.3.3. The line of the Roman road from Silchester to Chichester passes close to the east and at its nearest is about 100m from the north-east corner of the site. Casual finds of Romano-British pottery have been made close to the line of the road in Old Basing. Roman pottery and building material found by the River Loddon about 1.3km to the east possibly indicate the site of a villa. There is moderate potential for evidence of Romano-British activity associated with the road or the possible villa.

13.3.4. The medieval earthwork of the Pyotts Hill Entrenchment at the east side of the site consists of a bank with a ditch, partly filled in, on its west side. The east end of Pyotts House may have encroached upon the ditch. The ditch was exposed at 28 Pyotts Hill, 215m to the south, where it was 1.6m wide and 1m deep with a broad, shallow 'U' shaped profile.

13.3.5. The former name of the site, "Brick Kiln Cottage" and the presence of a former quarry immediately to the south, suggest that the plot was used as a brick-works in the post-medieval to early modern period. There is high potential for waste material and evidence for clamp kilns and related features to be present at the site.

13.3.6 All central of the three houses will sit on the area of the tennis court, where there has already been a level reduction which will have removed all but the deepest features of archaeological interest. The construction of the other two houses together with their garages and hardstandings will probably result in the destruction of any archaeology that survives at those locations.

14. CONCLUSIONS.

14.1. The site is bounded to the east by a scheduled bank and ditch, which lies within the boundary of the property. The area to be developed will include part of the monument that is at present owned by the developer, and the three new houses on completion will each include a piece of the scheduled area. The garden of each house will include a stretch of the bank and ditch of the monument and a management plan will be put in place to ensure the monument is not damaged in the future.

14.3 The size of the development has been reduced from 5 houses, and the houses have been moved further east to create a buffer zone between them and the development. The north house will be 22.8m from the monument, the central house will be 15.5m from the monument, and the south house will be 13.5m from the monument. This is greater than the existing eight houses in the area that lie adjacent to the monument which are between 1m and 12m away. The physical impact on the monument is considered to be negligible, the overall impact on the setting of the monument is considered to be slight.

14.2 The significance of the monument is hidden at present and public appreciation of the monument will be enhanced by provision of a display board on the public footpath on the east side of the development giving the latest interpretation of the history and archaeology of the monument and its position in the landscape.

14.3 The former name of the site, “Brick Kiln Cottage” and the presence of a former quarry immediately to the south, suggest that brick making may have been carried on at the site in the post-medieval to early modern period. Brick fragments observed in the soil may be evidence for this. Evidence for clamp kilns and deposits of waste material may be present. Evidence of earlier human activity might survive, but the archaeological potential of the site is generally considered to be low.

14.4 The proposed development will take place partly on the footprint of an existing tennis court. The excavations for the tennis court encompassed an area of some 732m² and will probably have removed any archaeological remains that may have been present. There is potential for archaeological remains to survive within the undisturbed areas of the site, but the extent of that survival is not known, so archaeological mitigation may be required as a condition on the development. A watching brief on groundworks would be an adequate form of mitigation and could be conditioned as part of the permission.

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