

LAND AT BERRYWOOD LANE,  
BRADLEY,  
HAMPSHIRE

## HERITAGE IMPACT ASSESSMENT

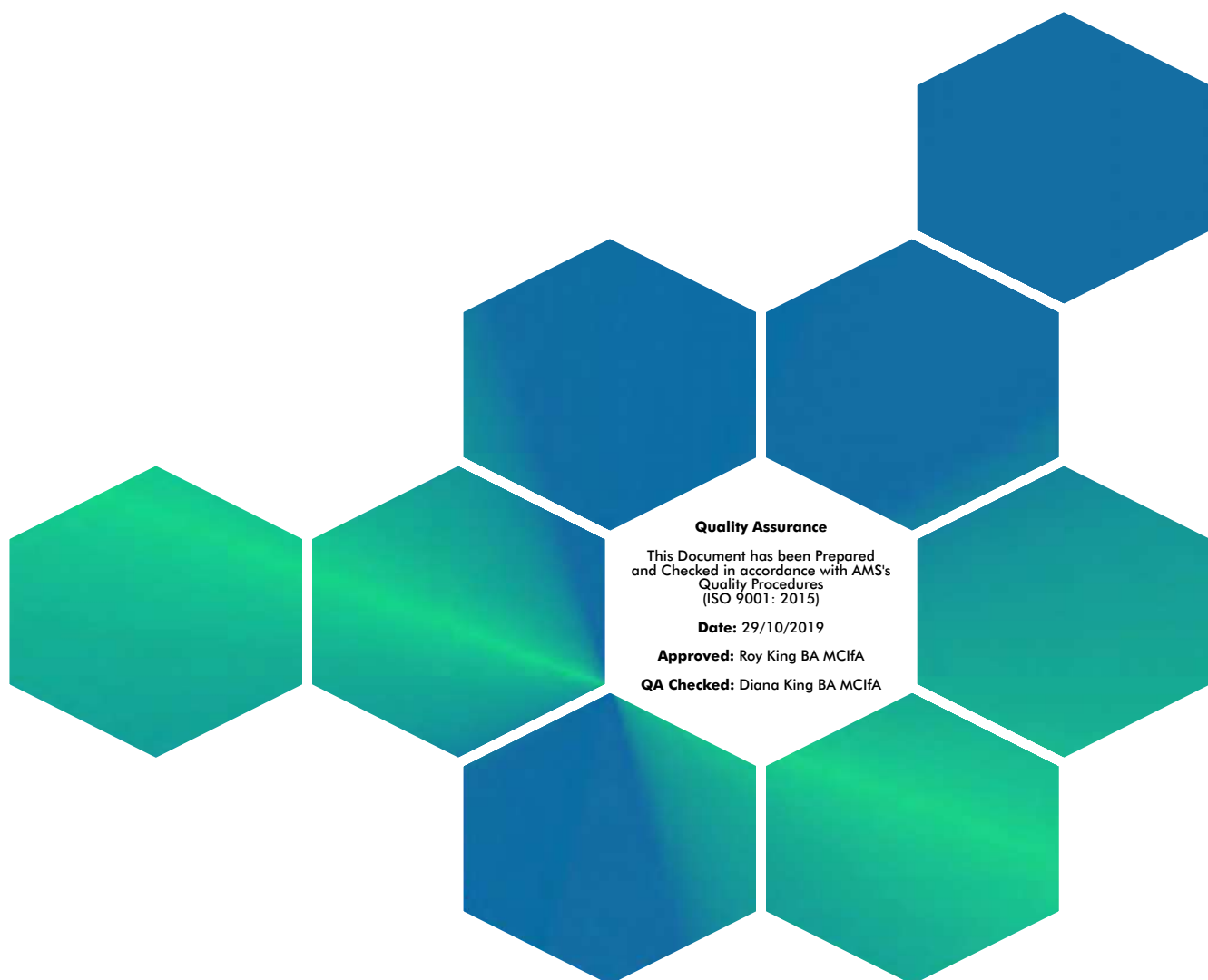
ON BEHALF OF  
MR DARRELL ALDEN



**Land at Berrywood Lane  
Bradley,  
Hampshire**

**NGR: SU 6354 4150**

**Report No. 1330  
October 2019**



**Quality Assurance**

This Document has been Prepared  
and Checked in accordance with AMS's  
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## GLOSSARY OF TERMS AND ABBREVIATIONS

### *Archaeology*

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

### *HER*

Historic Environment Record.

### *HVIA*

Heritage and Visual Impact Assessment.

### *ICOMOS*

International Council on Monuments and Sites.

### *LVIA*

Landscape and Visual Impact Assessment.

### *Modern*

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

### *Medieval*

The period between the Norman Conquest (AD 1066) and c. AD 1500.

### *Natural*

In archaeological terms this refers to the undisturbed natural geology of a site.

### *NGR*

National Grid Reference from the Ordnance Survey Grid.

### *NMP*

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

*Post-Medieval*

Refers to the period from c. AD 1500 to AD 1900.

*Prehistoric*

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43).

*Romano-British*

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

*Saxon or Early Medieval*

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

## SUMMARY

This proportionate heritage impact assessment has considered the potential for the proposed development of a plot of land at Berrywood Lane, Bradley to affect known and potential heritage assets, as required by the National Planning Policy Framework 2019.

There are no designated or undesignated heritage assets recorded on the HER within the site. There are no applicable Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites that may be affected by the proposals. There are two designated assets in the form of the Bradley Conservation Area and a pair of Grade II Listed cottages (Wield View and Jewel Cottage) that have been assessed as having a potential **negligible** effect on their settings as a result of the proposals. No other undesignated assets are recorded within the immediate vicinity whose setting might be adversely affected by the proposals. The report therefore concludes that there is the potential for *less than substantial* harm to result with regard to settings but that this harm is so trivial as to be balanced by the potential benefits of the proposals.

The assessment has considered the potential for heritage assets with an archaeological interest to be present on the site, based on the known archaeological remains that are presently recorded in the vicinity. Significant archaeological activity, particularly dating to the Prehistoric period, is known from the study area, predominantly through aerial photographic survey and the potential for such features to extend into the study area is considered **moderate**. Roman, Saxon and Medieval potential is assessed as **low**, although Medieval agricultural remains are considered **low-moderate**. The potential for features of Post-medieval and Modern date is considered **negligible**. From the Medieval to the Modern period (and perhaps earlier) the site is likely to have been in agricultural use

The groundworks associated with the proposed development therefore have the potential to adversely impact on any buried archaeological features that may be present. At their discretion, the Local Planning Authority may recommend a suitable programme of archaeological investigation and recording. Any such works may result in the requirement for further archaeological mitigation; suitable mitigation strategies including preservation by record and/or preservation *in situ* should result in a **negligible** impact effect.

## 1 INTRODUCTION AND PROJECT BACKGROUND

### Purpose of the report

- 1.1 This proportionate Heritage Impact Assessment (HIA) has been prepared by Roy King BA, MCIfA of Foundations Heritage to accompany a Planning Application in relation to land on the west side of Berrywood Lane, Bradley, Hampshire (SU 6354 4150, Figure 1).
- 1.2 Roy King has over 30 years' experience in heritage matters with particular regard to the preparation of archaeological desk-based assessment and heritage impact assessment. Built heritage input was jointly assessed with Diana King BA, MCIfA, IHBC (Affil) who has over 20 years' experience in heritage matters with particular regard to historic buildings and building recording.
- 1.3 This report presents an assessment of the predicted effects on the significance of heritage assets which could be caused by a new development on the said land (hereafter referred to as the Site). The project was commissioned by Foxley-Tagg Planning Ltd on behalf of Mr Darrell Alden.
- 1.4 This Heritage Impact Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework, policies in the Basingstoke and Deane Local Plan 2011-2029 and other relevant legislation, standards and guidance. This approach allows the assessment to study the potential of the site and the significance of the unknown archaeological resource in relation to the likely impact of the proposed development on it and on any associated monuments. This study also considers the impact of the proposed development on any heritage assets within 1km from the site centre.
- 1.5 A heritage asset is defined in the National Planning Policy Framework (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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.6 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains.

### Site Description

- 1.8 The site comprises part of a field on the west side of Berrywood Lane between the modern cottage known as Whitewalls and the cottage known as Field End Cottage which is currently in the process of being rebuilt. The site area lies to the south of the historic core of the village and is outwith the Bradley conservation area, the boundary to which lies close to the eastern edge of the site. The proposed development area lies on broadly flat ground within the base of a valley, with slopes up to the east and west. The ground is currently given over to grassland and has not been in active agricultural use for many years. The site frontage comprises a mature 2m+ high hedge set back approximately 3mm from the road; Jewel Cottage and Wield View Cottage are a pair



of grade II listed buildings located obliquely opposite to the site area.

- 1.9 The site lies within the Candovers landscape character area (Basingstoke and Deane Landscape Assessment) which gives the following key characteristics: typically quiet, unspoilt rural character, with a sense of remoteness and limited intrusion from people and traffic; generally arable, with large-scale open fields on higher ground, the assarts, large large wavy edge fields, ladder fields and parliamentary fields reflecting enclosure from early medieval to late 19<sup>th</sup> century times, with limited woodland blocks and hedgerows that are low or with few hedgerow trees.

#### The proposed development

- 1.10 The proposals for the site involve the construction of a single 1.5 storey dwelling located close to the frontage of the field near to Berrywood Lane.

## 2 LEGISLATION AND PLANNING BACKGROUND

### Introduction

- 2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

### Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.
- 2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.

### Ancient Monuments and Archaeological Areas Act 1979

- 2.5 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical

interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

### National Planning Policy Framework

- 2.6 The National Planning Policy Framework was published in 2019 replacing the earlier version (2018) as part of the Government's streamlining of the planning process. 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* (MHCLG 2018a). Paragraphs 184-202 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and paragraph 184 states that "*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*". Specific paragraphs which are relevant to this assessment are summarised below.

#### General

- 2.7 Paragraph 185 states that: *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
  - b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) *opportunities to draw on the contribution made by the historic environment to the character of a place.*
- 2.8 Paragraph 189 addresses planning applications stating 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.*"

- 2.9 Paragraph 190 states that *“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 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.”*
- 2.10 Paragraph 192 states that: *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.*
- 2.11 Paragraph 197 states that: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 2.12 Paragraph 198 states that: *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
- 2.13 Paragraph 199 states that: *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
- 2.14 Paragraph 200 states that: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*
- 2.15 Paragraph 201 states that: *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*
- 2.16 Paragraph 202 states that: *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with*

*planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

2.17 The NPPF further notes the irreplaceability of heritage assets and states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness

2.18 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.

#### Designated heritage assets

2.19 Designated heritage assets are specifically covered in paragraphs 193-196 of NPPF.

2.20 Paragraph 193 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*.

2.21 Paragraph 194 states that *“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”*.

2.22 Paragraph 195 states that *“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.”*

2.23 Paragraph 196 states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*. Paragraph 20 of the accompanying Planning Practice

Guidance outlines what is meant by public benefits namely: “public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” (DCLG 2018b).

- 2.24 The key test in NPPF paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 17 of the accompanying Planning Practice Guidance provides guidance and states “what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting (DCLG 2018b).”

#### Local Planning Policy

- 2.25 The Local Authority for planning is Basingstoke and Deane Borough Council. The *Local Plan 2011-2029*, adopted in May 2016 contains delivery policy EM11, which relates to the Historic Environment. It states:

*All development must conserve or enhance the quality of the borough’s heritage assets in a manner appropriate to their significance.*

*Development proposals which would affect designated or non-designated heritage assets will be permitted where they:*

*a) demonstrate a thorough understanding of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset’s significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;*

*b) ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;*

*c) demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;*

*d) conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and*

e) *retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.*

2.26 The Local Plan defines heritage assets thusly: *Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.*

2.27 Basingstoke and Deane Borough Council also have a relevant supplementary planning guidance document. The *Heritage Supplementary Planning Document* was adopted in March 2019. It contains no new policies but sets out a number of principles to expand upon the Council's approach to heritage. These include:

- *Principle SHA01–Development within the setting of heritage assets: impact on significance*  
*In respect of proposals for development within the setting of heritage assets requiring planning permission, proposals should ensure that there is no unjustified adverse impact on significance or on the ability to appreciate significance. The council will look for opportunities for new development within the setting of heritage assets to enhance or better reveal significance. Proposals that preserve those elements of the setting that make a positive contribution to significance, or which better reveal significance, will be treated favourably, in accordance with paragraph 200 of the NPPF.*
- *Principle SHA02 –Development within the setting of listed buildings: design*  
*In respect of proposals within the setting of a listed building, particular attention will be paid to design issues in the evaluation of proposals. Such proposals will need to respond sensitively to the design of the listed building.*
- *Principle SHA03 –Development within the immediate setting of listed buildings: hierarchy of built form*  
*In respect of proposals within the immediate setting of a listed building, such as those relating to garages, annexes and other outbuildings within the immediate setting of a dwelling, and other new buildings close to listed buildings:*
  - a) *Development should generally be subordinate to the original building, in order to ensure an appropriate hierarchy of built form, and should ensure that the significance of the listed building is not unacceptably eroded or compromised;*
  - b) *New and altered buildings should generally be smaller than the principal building in terms of footprint and floor areas: ridge heights should generally be lower and roof spans smaller*
- *Principle SHA04 –Works within the setting of listed buildings: materials, finishes and construction details*

*Materials, finishes and construction details employed in works within the setting of a listed building should respect those of the listed building and/or the local vernacular. Natural materials should generally be used for works within the immediate setting of a listed building.*

- *Principle SHA05 –Development within the setting of a conservation area: impact on significance*

*In respect of proposals for development requiring planning permission within the setting of conservation areas:*

*a) Consistent with Principle SHA01, any development should ensure that there is no unjustified adverse impact on the significance of the conservation area. Development should not prejudice the ability to appreciate that significance, and should, where possible, provide opportunities to aid such appreciation;*

*b) The council will encourage opportunities for enhancement to be taken, e.g. where the character or appearance of a site presently has a negative impact on appreciation of the significance of a conservation area;*

*c) Proposals should preserve or enhance important views and/or vistas.*

- *Principle SHA06 –Development within the setting of a conservation area: design*  
*In respect of proposals for development within the setting of a conservation area requiring planning permission: Proposals should be informed by, and should respond sensitively to, those aspects of the conservation area which make a positive contribution to its character and appearance and/or to its special historic or architectural interest.*

- *Principle ARC01 –Preserving and enhancing the significance of archaeological remains and the ability to appreciate significance*  
*In respect of proposals for development which has the potential to impact archaeological remains, whether standing or buried:*

*a) the significance of those remains and/or the ability to appreciate that significance should be preserved or enhanced;*

*b) When the merits of development outweigh the significance of the archaeological remains and will result in the loss of archaeological evidence, the council will seek to ensure appropriate recording of those remains*

2.28 There is currently no Neighbourhood Plan for Bradley.

2.29 The site area lies immediately outwith the Bradley Conservation Area as detailed in the Conservation Area Appraisal (2004)

### Guidance

2.30 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2017) and Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment*. *Historic Environment Good Practice*

*Advice in Planning: 2 (2015), Preserving Archaeological Remains: Decision-taking for Sites Under Development (2015), The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2017); finally, the Heritage statement also utilised guidance set out by the Highways Agency in Cultural Heritage Management Plans, Section 3, Part 2, Volume 11 of Design Manual for Road and Bridges (2007).*

- 2.31 Due regard was also given to the *South West Archaeological Research Framework Research Strategy 2012–2017*, Somerset County Council (2012). There is no Conservation Area associated with South Marston.

### 3 ASSESSMENT METHODOLOGY

#### Introduction

- 3.1 This heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the Written Scheme of Investigation (2019). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals on the significance of designated heritage assets around the Site. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.
- 3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.
- 3.3 The assessments of potential and significance in regard to the buried archaeological resource are extrapolations from known data both within and around the study area.
- 3.4 In assessing the archaeological potential and significance of the site and heritage assets, the criteria specified in Tables 3.1-3.4 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. The tables are based upon DMRB (2007), which constitutes the most widely accepted form of tabulated data.

Table 3.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological features and finds are unlikely to be present.
Low	Archaeological features and finds may be present but are likely to be infrequent or rare.
Low-Moderate	Archaeological features and finds may be present but are likely to occur only infrequently and may have poor coherence.



Moderate	Archaeological features and finds are likely to be present and may include coherent groupings. .
Moderate-High	Archaeological features and finds are probable, with likely coherent groupings and possibly structures.
High	Archaeological features and finds are likely to be present, with features occurring frequently and having high coherence.
Very High	Archaeological features and finds are to be expected with finds predicted in quantity and with features that have very high coherence, highly likely. Structures are likely.

3.5 Where archaeological features are statutorily or non-statutorily designated, this can assist in the grading of their significance. For example, Scheduled Monuments are of a national importance, whilst locally designated archaeological sites are of local importance. However, not all archaeological features are designated. To assist in assessing the significance of these features, the relevant criteria, as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, provide useful guidance. These criteria include:

- Period
- Rarity
- Documentations/finds
- Group value
- Survival/condition
- Fragility/Vulnerability
- Diversity
- Survival/potential

#### Definition of significance

3.6 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

#### Establishing significance

3.7 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II\* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II\*). Grade II Listed Buildings are of special interest. Undesignated assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record, are nevertheless still of heritage interest.

3.8 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:

- Identification of the importance of known and potential heritage features; and
- Identification of the magnitude of the effect.

3.9 Current national guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria, which are listed below, are used to establish the significance of heritage assets:

Evidential value: the potential of a heritage asset to yield evidence about past human activity including through archaeological remains or built fabric.

Historical value: this derives from particular aspects of past ways of life, or an association with notable families, persons, events or movements which can be seen to connect the past with the present.

Aesthetic value: this derives from the sensory and intellectual stimulation people draw from a historic asset. It may include its physical form, and how it lies within its setting and may be the result of design or be unplanned.

Communal value: this derives from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be commemorative or symbolic.

3.10 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets result in an overall heritage significance rating as demonstrated in Table 3.2 below:

Table 3.2 Significance Ratings

Value/Significance)	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites.  Assets that are of acknowledged international importance.	Structures that are inscribed as World Heritage Sites.  Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities.  Historic landscapes of international importance, whether designated or not.  Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments.  Undesignated assets of schedulable quality and importance.	Listed Buildings	Registered historic landscapes.  Registered battlefields.  Registered Parks and Gardens

Medium	Local authority designated sites.  Non-designated sites or other assets of regional importance.	Conservation Areas  Non-designated buildings that may be of listable quality.	Unregistered historic landscapes that might be of sufficient quality to allow designation.  Unregistered historic landscapes with moderate preservation and time depth.
Low	Non-designated assets of local importance.  Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups.  Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.		
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	

3.11 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following five-level scale of significance as a guidance. Effects can either be **beneficial** or **adverse**, see Table 3.3.

*Table 3.3: Table of Impacts Criteria*

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Minor Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Slight Adverse	Effects small areas of known or potential resources at a local level or	Change to key historic building elements, such	Change to few historic landscape elements, parcels or components;

	where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	that the asset is slightly different.	slight visual changes to a few key aspects of historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Substantial Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.

Table 3.4 Significance of Effects Matrix

Value/Significance		Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
		High	Neutral	Slight	Slight/Moderate	Moderate/ Large	Large/ Very Large
		Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
		Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
		Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
			No Change	Negligible	Slight	Moderate	Substantial
Magnitude of Impact							

3.12

As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can be no moderate or substantial beneficial effects of proposals to archaeological resources. For built heritage, the conservation and restoration of building can have moderate or substantial beneficial effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.

- 3.13 NPPF draws the distinction between **substantial** and **less than substantial harm** to heritage value of assets affected by development proposals. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be **substantial**, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are 'totally altered'.

#### Effects on significance brought about by a change in setting

- 3.14 Setting is defined in the NPPF (Annex 2) 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.'* Historic England guidance (2017) further notes that *all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not*. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.
- 3.15 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.16 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as *"a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset"*. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.
- 3.17 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and *"may have a setting"*.
- 3.18 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE

2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.

3.19 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.*

3.18 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*

3.19 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *"the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution"* and goes on to state that *"this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset's intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated"*.

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *'the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence"*.

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

## 4 SOURCES

- 4.1 The information available in the Hampshire Historic Environment Record has been consulted within a 1km search radius of NGR: SU 6354 4150. Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields has been acquired from Historic England and also assessed for a 1km radius around the site. Information with regard to Conservation Areas and Local Buildings of Special Architectural or Historic Interest has been acquired from Basingstoke and Deane Borough Council.
- 4.2 Information held by the Hampshire Record Office has been consulted for cartographic and other historical data. Regional and national journals, where available/relevant, have been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region, as appropriate.
- 4.3 An aerial photographic assessment was undertaken in regard to this site, using material held by the National Library of Air Photos and available LiDAR data held by the Environment Agency was also considered.
- 4.4 Appropriate on-line resources, such as Pastscape, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

## 5 SITE WALKOVER SURVEY

- 5.1 The walkover survey was undertaken on 12<sup>th</sup> June 2019. The Site is described in section 1.5 to 1.7 and comprises a plot of land located at the base of the valley followed by Berrywood Lane. It is currently well-maintained pastureland. The topography comprises a gentle slope to the west, becoming more pronounced further back from the road frontage and sits at approximately 129m Above Ordnance Datum (AOD).
- 5.2 No evidence for below-ground disturbance was noted within the site, which has been in agricultural use since at least the mid-19<sup>th</sup> century and probably since the Medieval period. According to the current landowner (pers. com.) the site frontage was overgrown for some distance back into the field and cleared by himself some 20 years ago. Root damage from the existing trees along the drive may be anticipated for a distance of approximately 7-8m from individual trunks.
- 5.3 The walkover survey did not identify any other evidence of relevance to this study.
- 5.4 According to the British Geology Viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) the bedrock geology across the site area comprises *Seaford Chalk Formation - Chalk. Sedimentary bedrock formed between 89.8 and 83.6 million years ago during the Cretaceous period.* However, a band of *Head - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period* runs along the valley bottom immediately to the east of the site and may potentially extend into the site area. No superficial deposits are recorded.

- 5.5 There are no recorded boreholes from within the site area. A well (BGS ID: 421993) is documented to the front of Field End Cottage in 1967 (described as 'Yard Farm') but had been concreted over at the time of the visit and no relevant details are recorded. A second well (the Village Well; BGS ID: 421994) is documented to the north in the heart of the village, near Mar Lodge, but no relevant details are recorded.
- 5.6 No further observations were made during the site walkover survey that were considered germane to this study.

## 6 AERIAL PHOTOGRAPHS

- 6.1 All available vertical and oblique aerial photographs listed on cover search number AP/121719 were examined at the Historic England (HE) Archive. These photos were taken between 1947 and 2006. Vertical photographs were examined using a magnifying mirror stereoscope. The Cambridge University Collection of aerial photographs (CUCAP) was not open for consultation at this time, however a proportion of the collection has been made available for viewing online. Images taken between 1999 and 2018 were examined at [www.earth.google.com](http://www.earth.google.com) and the aerial and birdseye images were similarly examined at [www.bing.com/maps](http://www.bing.com/maps).
- 6.2 The site appears to have been utilised as agricultural land for the duration of the aerial photographic resource and no cropmarks or earthworks were visible within the proposed development area.
- 6.3 There are numerous settlement features, ritual features, trackways, enclosures and field systems visible on aerial photography within the study area, predominantly to the northeast, northwest and southwest of the site area. These are well-defined both on vertical photography and specialist oblique photography undertaken by the former RCHM(E), all of which appear to be plotted by the Hampshire HER and detailed on Figure 2 with the exception of two former small-scale chalk quarries to the east and southeast.
- 6.4 No additional archaeological features were identified during the course of the aerial photographic assessment.

## 7 ARCHAEOLOGICAL AND HISTORICAL BASELINE

- 7.1 The purpose of this section of the report is to provide background information to place the site in its broader landscape and historical contexts. It is not meant to provide a comprehensive discussion of the historic landscape within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described, as stipulated in the NPPF.
- 7.2 The Hampshire Historic Environment Record lists a number of monument and event entries within the 1km search buffer, as detailed in the HER Table and Figure 2. There are no Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the 1km search buffer. There are nine Listed Buildings within the search buffer, although two of these are located within Lower Wield almost 1km to the south with no potential to be affected by the proposals. There are Conservation Areas at Bradley and Lower Wield, but the latter has no intervisibility with site and is not considered further.



#### 7.4 Historic Landscape Character

7.4.1 The northern part of the site is characterised as falling within 'old settlement; village/hamlet extant in 1810 (HLC1401), with the remainder of the field described as 'large wavy fields, regular form with wavy boundaries; ?Late medieval-17<sup>th</sup>/18<sup>th</sup> century enclosure (HLC1216).

#### 7.5 Evidence for Prehistoric activity

7.5.1 A single Prehistoric find is known from the study area in the form of a micro burin (HER 20363), which is now in Winchester Museum. Three Bronze Age saucer barrows (HER 20351, 20352 and 20353) are known from the southwestern edge of park Close approximately 900m to the southwest of the site. Extensive cropmarks are known from aerial photographs around Bradley and, although these are predominantly undated include two morphologically discrete elements in the form of Middle Iron Age Banjo enclosures (HER 36600 and 36601) located 700m and 900m northeast respectively. It is likely that many of the surrounding earthworks also date to this period and reflect contemporary landuse.

#### 7.6 Evidence for Roman activity

7.6.1 There is no evidence for Roman activity within the study area, although it is possible that some of the cropmark features are contemporary.

#### 7.7 Evidence for Early Medieval activity

7.7.1 No are no records related to the Saxon or Early Medieval Periods on the HER. Bradley is first mentioned in AD 909 as Bradanleag in a charter of King Edward the Elder, at which time it formed part of the manor of Overton. Early Saxon settlement can be difficult to identify as it was often represented by small family groups or hamlets, prior to the nucleation of villages.

#### 7.8 Evidence for Medieval activity

7.8.1 Evidence for Medieval activity near to the site is largely related to the historic core of the settlement around the grade II\* listed 13<sup>th</sup> century church (UID 1093023), which is located approximately 300m to the north of the site area. Bradley was still part of Overton at the time of the Domesday Survey in AD 1086 at which point it was known as Bradelie (HER 69017) but was recorded as a discrete manor by AD 1167. A number of earthworks close to Manor Farm (HER 33108) have been interpreted as evidence for a shift of settlement during the Medieval period. A castle named as Hurst Castle (HER 20330) is purported to have been located within Bradley Wood. A number of earthworks have been identified within this area, but a possible association with brickwork casts some doubt on the identification.

7.8.2 Much of the surrounding land is likely to have been in agricultural use during this period and at least some of the undated earthworks are likely to be representative of this activity.

#### 7.9 Evidence for Post-medieval activity

- 7.9.1 Post-medieval monument activity on the HER comprises a single entry in the form of a building shown on the tithe map (HER 60901), approximately 300m to the north of the site. Bradley was badly affected by a fire in 1881 that destroyed many of the earlier buildings; notable survivals include the 17<sup>th</sup> century grade II listed Upper Farm (HER 2164, UID 1093025) located to the north of the church (HER2162), itself rebuilt in 1877. There are seven curtilage listed structures associated with the farm, which are recorded on the HER. These comprise a cartshed (HER 53133), two stables (HER 53132 and 53137), a feedstore (HER 53135), a garage, stores and cartshed (HER 53136), an outbuilding (HER 53131) and a store and shelter (HER 53134).
- 7.9.2 The 17<sup>th</sup> century grade II listed Rectory (HER 21654, UID 1093026), is located approximately 145m northwest of the site. The HER also records a curtilage listed boundary wall (HER 53139) and a coach house (HER 53138) associated with the Rectory. A number of other listed and unlisted 19<sup>th</sup> century buildings form the historic core of the village, these include the late 18<sup>th</sup> century Pond View (HER 2166, UID 1093027) located approximately 205m north of the site and Manor Farmhouse (HER 2163, UID 1093024) located approximately 260m north of the site. A pair of 19<sup>th</sup> century grade II listed cottages Jewel Cottage and Wield Cottage (HER 14949 and HER 2167, UID 1093028) are located broadly opposite the site area across Berrywood Lane.
- 7.9.3 The site area is likely to have remained agricultural land throughout this period.
- 7.10 [Evidence for Modern activity](#)
- 7.10.1 There is a single entry dating to this period on the HER in the form of a grade II listed telephone kiosk (HER 2168, UID 1237118) located approximately 230m north of the site. Many of the existing buildings forming the village may, however, clearly be dated to the modern period. The site area appears to have remained in agricultural use throughout.
- 7.11 [Evidence for Undated activity](#)
- 7.11.1 There are numerous cropmarks within the study area that include complex settlement remains, field systems and enclosures. These comprise a complex settlement remains (HER 3622) approximately 400m northwest of the site, a sub-rectangular enclosure and complex of linear and curvilinear features (HR36598) located approximately 150m east/northeast at its closest point, and a complex of trackways and rectilinear features (HER 36602), approximately 500m northeast – within which both Iron Age banjo enclosures are located. A linear feature (HER 36599) is located 300m to the east and a curvilinear feature (HER 36603) approximately 900m northeast. A complex of linear features (HER 36619) focused approximately 800m southwest may include features that represent field boundaries illustrated on the tithe map extending to within 50m of the site area. A small enclosure (HER 36625) located approximately 400m southeast of the site is likely to represent a former chalk quarry. The final undated feature comprises linear earthworks (HER 36845) to the south of the church, which may represent Medieval or early Post-medieval activity.

## 8 HISTORIC MAP ANALYSIS

- 8.1 A series of historic maps has been analysed to place the site in its broader historic and landscape contexts. Both 1:10560/1:10000 and 1:2500 scales were examined, but no significant levels of additional detail were noted on the 1:10000 plans and these are not re-produced in this report.
- 8.2 Bradley is shown on a number of early County maps but none of these show any relevant site detail. The earliest plan identified during the course of the assessment was the tithe map of 1839. This shows the site area located within a large arable field called 'Middle Gaskind' and fronting, then as now, onto Berrytown Lane; with a dwelling to the northwest broadly on the site of the current Whitewalls and another dwelling to the southeast broadly on the site of the former Field End Cottage. The grade II listed cottages of Wield End and Jewel Cottage are illustrated to the east of Berrytown Lane. The field containing the site is bounded to the east by another arable field (Lower Gaskind), from which it is divided by a trackway which now forms the line of Berrywood Lane; the road having formerly passed to the east of the field, along the boundary of what is now Gay Dog Kennels. At this point the site area is occupied by John Snow and owned by Charles Edmund Rumbold Esq, then the MP for Great Yarmouth.
- 8.3 The 1:2500 Ordnance Survey map of 1871 shows the site area remaining part of an agricultural field and with no appreciable change to the cottages to the north, south and east, although a number of field boundaries shown on the tithe map have been removed and the block of probable orchard to the rear of Whitewalls has been cleared and incorporated into the plot (Figure 3).
- 8.5 The 1896 1:2500 Ordnance Survey map (Figure 4) shows no changes to the site area, although the building approximately on the site of Field End Cottage is not illustrated and a tithe field boundary to the west which was not illustrated in 1871 has been reinstated (assuming it was actually ever removed).
- 8.6 The 1:2500 Ordnance Survey map of 1910 (Figure 5) shows the site area as unchanged; a number of new field boundaries are illustrated to the east of Berrywood Lane, but no other significant changes are apparent.
- 8.7 No Ordnance Survey cover was identified between 1910 and 1957, but an aerial photograph dating to 1947 clearly indicates a number of features that appear consistent with earlier field boundaries in the close vicinity of the site. The structure on the site of Field End Cottage has reappeared on this photograph and the trackway to the immediate east of this building has now become the main route of Berrywood Lane, with the former roadline now reduced to a track around a new farm-type structure (Bradley Farm) associated with long thin rectangular buildings and other features to the southeast. In the plot to the northwest, the cottage on the road frontage has been removed and two new buildings constructed in what was the rear garden to the former cottage.
- 8.8 The 1:10560 Ordnance Survey map of 1957 (Figure 6) shows the site area as unchanged from the 1947 aerial photograph.
- 8.9 The 1:2500 Ordnance Survey map of 1978 (Figure 7) shows the site area unchanged; to the south, the structure close to Field End Cottage appears to have seen some alteration and the 'farm' complex to the southeast is now labelled as 'The Bungalow',

'Kennels' and 'Poultry House'. To the northwest, the two former buildings have been removed and replaced by the existing Whitewalls and Oak Cottage. Two new detached houses, Meadowlands and Horseleas, have also been constructed to the north of Berrywood Lane.

- 8.10 The 1:2500 Ordnance Survey plan of 1994 (Figure 8) shows no changes to the site area or its vicinity, with the exception of changes to the structure on the site of Field End Cottage and the construction of Well Garden to the southeast of it.
- 8.11 The 1:1250 Ordnance Survey plan of 2003 (Figure 9) shows no changes to the site area and limited changes to the vicinity; an extension has been constructed to the rear of Wield View and the poultry houses at the farm to the south have been removed.
- 8.12 The 1:10000 Ordnance survey raster map of 2019 (Figure 10) shows no relevant changes to the site or its vicinity beyond a number of additional structures at the kennels to the south.

## 9 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 9.1 Using an analysis of the data described in Sections 7 and 8, this section of the report will offer an assessment of likely potential for archaeological remains to be present within the site for each of the archaeological periods. The assessment of potential is based upon the known archaeological resource of an area, coupled with any known landuse which may have affected the archaeological resource. A lack of archaeological assets in an area may, of course, be due to a lack of previous suitable investigation in the area, rather than a true absence.
- 9.2 On the basis of the available evidence the potential of the site to contain archaeological deposits relating to Prehistoric activity is assessed as **moderate**, given the extensive evidence illustrated on aerial photographs in the vicinity that may date to this period; the absence of convincing features within the site area prevent a higher assessment of potential. The potential for Roman activity is assessed as **low**; none of the aerial photographic evidence can convincingly be assigned to this period, although this cannot be entirely ruled out on the basis of the available evidence. Evidence for Early Medieval (Saxon) activity is assessed as **low** on the basis of the available evidence, but scattered settlement may exist for which no evidence is yet known. The site area is likely to have been in agricultural usage during the Medieval period and evidence may survive in the form of buried ridge-and-furrow, although this is notable in its absence on aerial photographs. The potential is therefore assessed as **low** for non-agricultural features and **low-moderate** for evidence of farming. There is no convincing evidence for any form of Post-medieval activity outside of agriculture and the site does not appear to be crossed by any field boundary, although the potential exists for earlier enclosure boundaries. As a result, the potential for this period is assessed as **low** for evidence relating to agricultural features and **negligible** for non-agricultural features. There is no evidence for Modern activity within the site area and the potential for this period is also assessed as **negligible**.
- 9.3 The significance of archaeological remains within the site area would be dependent on their nature; but are likely to be of **medium** significance if relating to settlement activity and **negligible-low** for agriculture-related features. It is likely that some surface damage has occurred during post-medieval and modern agricultural activity within the site.

## SETTINGS APPRAISAL

- 10.1 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated assets was appraised and this section of the report will detail the findings of the settings appraisal.
- 10.2 The size of the proposed development is small in area and its height, at a maximum of 6.8m, will not exceed that of the trees forming a loose shelterbelt on the northwestern and north side of the plot. For reasons of distance and/or screening no appreciable impact on settings beyond a 1km radius has been identified. The nature of the surrounding topography, characterised by high hedges and the location of the site at the base of the Candover Valley has a strongly limiting effect on long distance views, although some views are attainable from a public footpath on rising ground to the northeast.
- 10.3 This section considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm.
- 10.4 The NPPF states that *"the significance of heritage assets can be harmed through alteration caused by development, including development within their setting"*. Using the Historic England guidelines, where the proposed development is considered to result in harm in accordance with paragraphs 194-6 of the NPPF, the level of harm is assessed in this report as being, either less than substantial (some harm) or substantial (very harmful).
- 10.5 **Significance rating**
- 10.5.1 In accordance with the significance ratings shown in Table 3.2 the significance of the Listed buildings can be classified as **high** as they represent heritage assets of national importance, while Conservation Area(s) may be considered of **medium** significance as they are normally of regional significance. For the purposes of this report unlisted buildings of importance are considered of **low** significance, other than where they contribute to the significance of the Conservation Area.
- 10.6 **Change to existing setting**
- 10.6.1 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed with regard to a change in setting (Step 3). These comprise location and siting, form and appearance, wider effects, and permanence.
- 10.7 **Location and siting**
- 10.7.1 The proposed development is located to the south of the core of the village of Bradley and west of Grade II Listed 19<sup>th</sup> century Wield View and Jewel Cottages. The site area has probably been farmland since before the Medieval period and is located at the base and lowest east-facing slope of the Candover Valley on the west side of Berrywood Lane.
- 10.7.2 There are no Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the assessment radius. The closest designated assets comprise the

Grade II Listed cottages on the east side of Berrywood Lane but there are a number of other Grade II Listed buildings and unlisted notable buildings within 1km. The historic core of the village around the church comprises an Area of High Archaeological Potential, with an Area of Archaeological Potential on its western side, incorporating Manor Farm. The site area lies well to the south of these areas and no appreciable intervisibility exists between them.

10.7.3 The site is located partially on flat topography at the valley base at a height of approximately 128m AOD and extends onto the gentle north-facing lower slopes of the valley. No Zone of Theoretical Visibility plan was available in relation to the development and the screening effect provided by topography, woodland and built environment has been assessed without the benefit of this tool. Appropriate site visits were consequently undertaken to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets.

## 10.8 Form and appearance

10.8.1 The proposed development would result in the introduction of a new 1.5 storey dwelling in an area that currently and historically has been farmland. The proposals do not appear significantly out-of-character or appearance in relation to the historic character of the general area which is broadly formed by a nucleated village centre with dispersed cottages interspersed with tracts of farmland extending south from the village core. Sensitive design and use of materials would further mitigate any potential change in appearance.

10.8.2 Existing modern development associated with Bradley has resulted in some loss of this historic character, not least with the construction of Bradley Farm (now the Gay Dog Boarding Kennels), Whitewalls, Oak Cottage and Horselea, all of which are located close to the proposed development site.

10.8.3 The proposed new building will infill a plot between Whitewalls/Oak Cottage and Field End Cottage, which is currently being rebuilt. At 1.5 storeys high it will be complementary to the height of the former and at a lower ridge height than the latter. It is also likely to be approximately the same height as the Grade II Listed cottages to the east of Berrywood Lane. The proposed development will not therefore appear to be a dominant element within the historic character of the settlement.

## 10.9 Wider effects

10.9.1 The proposed scheme is well screened; the belt of trees to the north is higher than the ridge height of the proposed new house and the general landscape is characterised by high boundaries, particularly along road lines in the form of tree belts and mature hedges. The generally flat/gently sloping topography accentuates the screening effect of these boundaries, particularly to the north and northeast. Existing topography, vegetation and built environment act to entirely screen the proposed development from the historic core of the village and no views appertain from any listed or notable building within the Conservation Area, with the exception of Wield and Jewel Cottages. Wider effects that impact the Conservation Area itself are discussed below in detail in paragraphs 10.17.7 and 10.17.11-12.

10.9.2 No views of the site area apply from either of the long-distance footpath (the Oxdrove Way or the Three Castles Path).

## 10.10 Permanence

11.10.1 The proposed new development is anticipated to remain in place for the foreseeable future; as such it should be considered permanent and non-reversible.

## 10.11 Resulting effect on the significance of heritage assets

10.11.1 No significant changes to non-visual elements (such as noise or odours) is anticipated outside of the construction phase and the potential long-term impact on heritage significance is therefore generally limited only to a visual effect. It is also important to note that visual effects do not automatically equate to harm.

## 10.12 Level of harm

10.12.1 The level of harm will be assessed using the criteria set out in Table 3.3. The proposed development will have no impact on any surviving historic boundaries and consequently will have no appreciable impact on the historic landscape or any of its elements. The development will, however, result in a slight visual change to the setting of a number of heritage assets which are detailed below.

10.12.2 Table 3.4 will allow the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data will be subject to review through professional expertise and judgement which may alter the overall magnitude of effect accordingly.

10.12.3 In accordance with paragraphs 194-6 of the NPPF if a level of harm will be caused to the significance of heritage assets, this has to be assessed as being either *less than substantial* or *substantial*. As per paragraph 196, the local planning authority should weigh any less than substantial harm against the public benefits of the proposal.

## 10.13 Other designated heritage assets

10.13.1 No other relevant designated heritage assets beyond those examined in this report have been identified.

## 10.14 Mitigation

10.14.1 No mitigation measures are currently considered appropriate.

## 10.15 Settings Assessments

10.15.1 The detailed assessment is set out in this section. No private property was accessed as part of this project and in some cases the settings assessment has been made using a combination of professional judgement, views from within the site, and views from points close to the asset.

## 10.16 Scheduled Monuments

- 10.16.1 There are no scheduled monuments that may be affected by the proposals.
- 10.16.3 The proposed development is therefore assessed as having a **neutral** effect on this asset type.
- 10.17 **Conservation Area, Listed Buildings and Notable Buildings**
- 10.17.1 This section describes the designated and non-designated heritage assets around the Site which could have their settings and consequently their heritage significance affected by the proposed development. This includes a brief description of the heritage assets, a significance rating and a general assessment of their intervisibility with the Site.
- 10.17.2 Existing built environment in the vicinity of the site is generally restricted to relatively low-level structures, rarely exceeding 2-storeys in height; the church tower is perhaps the most elevated structure, but the church has only a small broach spire. Given the parameters of the project, assessment has been restricted to assets located within 1 km of the site.
- 10.17.3 The Bradley Conservation Area was designated in 1992 and the Appraisal adopted in 2004. The site falls without the designated area, the boundary to which runs along the northern and eastern edges of the area of the proposed development. It is important to note that the purpose of Conservation Area legislation is not to fossilise settlements or prevent all change, but to manage it in a manner that preserves special interest. It is the nature of towns and villages to grow and this will normally occur at the periphery of the settlement; good design is, however, required and can enhance a Conservation Area through adding to the evolution of a place. Change in this context does not equate to harm.
- 10.17.4 Other than the Conservation area itself, topography and vegetation characteristic of the surrounding countryside along with existing built environment and the existing historic settlement pattern has resulted in only a single designated or non-designated asset, the pair of cottages known as Wield View Cottage and Jewel Cottage (UID 1093028), having the potential for an impact upon its setting. The cottages are located approximately 30m southeast of the proposed development. The listing description states: *Early C19. A pair of cottages of one storey and attic, 4 windows. Thatched roof, hipped at north end and brought to a low eaves over an outshot. Eyebrows. Red brick walling in English bond, with some blue headers. Cambered ground-floor openings. Casements. Two plain doors in solid frames one with a modern brick porch, the other with a tiled canopy.*
- 10.17.5 The cottages are located on the southern extent of the historic village and originally located in a predominantly rural context; both have seen some alterations to their fabric. The church and village core stand to the north with agricultural land in all directions, other than the cottages broadly on the site of Whitewalls and Berry Cottage and at the approximate location of Field Barn Cottage. The replacement of the original cottages with post-1960 buildings at Whitewalls and Oak Cottage and construction of Meadlowlands and Horselea to the north between the cottages and the Rectory, the 20<sup>th</sup> century construction of Bradley Farm to the south, and the on-going replacement of Field End Cottage has drained part of this significance away and has compromised the setting of the cottages, reducing the contribution of the area to the historic character of the village. Nonetheless, the remaining open areas are important to the heritage



significance of the cottages as experienced through their setting. There is, however, no relevant historic relationship between the cottages and the site area, beyond a general settlement pattern of dispersed settlement, predominantly associated with farming, around a nucleated village core.

- 10.17.6 Despite the relative proximity of the cottages to the site, intervisibility is limited by the vegetation in the form of hedges forming the boundary to the front gardens and further screened by the trees and mature hedgerow along the western side of Berrywood Lane (Plates 1 and 2 from within the site and Plate 3 from outside the listed cottages). Seasonal adjustment will slightly increase visibility through the vegetation screening the site, but views will remain highly filtered throughout the year. Views are further compromised by the presence of overhead power lines along the site frontage that provide a significant adverse effect in themselves with regard to setting and which will act to draw the eye away from any structure beyond. These filtered views, however, provide little potential for the proposals to affect the way in which the heritage significance and special characteristics of the cottages and their setting are experienced; the addition of a single building within the northern part of the area between Whitewalls and Field End Cottage will not harm the open character of the land opposite the cottages to such a degree that it can no longer be appreciated.
- 10.17.7 From further afield, it is possible to view the cottages and the proposed development site in the same view from a limited number of places on the public footpath past Upper Farm to the northeast, which rises to the crest of the hill. No views from the farmhouse or church appertain due to topography and modern built environment in the form of the modern house at Horselea. From several points on the footpath, the roof line of the cottages is visible in the valley bottom, but these views are filtered by the topography and vegetation and to a significant extent the eye is caught by the bright white façade of Horselea which stands in the foreground (Plates 7 from east of Uphill Farm and 8 from the crest of the hill). The mature trees along the northeastern side of the site are visible in the same view and the potential therefore exists for the proposed development to be equally apparent. However, given the distances involved and should the new house be built using a muted palette, the proposals will not result in any appreciable change to the setting of the cottages in that there would be no appreciable effect on heritage significance or the way in which the assets are experienced. The potential impact of the proposals on the setting of the listed cottages is therefore assessed as **negligible**.
- 10.17.8 Consideration must, of course, also be given to the Conservation Area itself. The Conservation Area Appraisal defines the significance of Bradley thusly: *The village of Bradley is a small settlement, of mixed building types and ages, huddled around a central green and pond. The hill rising from the village centre, north-east of the church, is one of its most distinctive features. It enables important views into and out of the historic village centre, nestling below the church. The village has grown around the green and pond and the more modern development is now as much a feature of the area as older properties. The position of key buildings of special historic and architectural interest in the streetscene (for example, the thatched Pond View), is crucial in defining the overall character of the village. Whilst much of the built form of the village is of little intrinsic character, the contribution of 19th and 20th century buildings is important given their general complimentary domestic scale, form and materials and their adherence to the overall character of the village. There is a strong visual link between the church and the buildings that define the village green. This, combined with*

*the long views into the village from the north, produces the special character of the conservation area.*

- 10.17.9 With particular regard to setting, the Appraisal states: *The Conservation Area boundary extends beyond the settlement to include some of the open fields surrounding Bradley. They form an extensive arable landscape, except at the southern edge, where there is the complex of buildings at Bradley Farm. There are, therefore, long views out of the village along the valley, and to the horizon that reinforce its rural setting and character.*
- 10.17.10 The appraisal notes the contribution of 20<sup>th</sup> century buildings given their adherence to the overall character of the village; however, Whitewalls, Oak Cottage (Plate 4) and Horselea, all of which are painted white, are difficult to visualise as being complementary, given the unrendered brick construction of other buildings in the village. It is the opinion of this report, therefore, that these buildings provide a neutral, or actively detrimental contribution to the character of the Conservation Area and that, should the proposed new building be constructed in a manner more complementary to the traditional building styles, this would help offset out-of-character appearance of the modern buildings on the southern fringe of the village.
- 10.17.11 The long views from the north have been partially considered above in paragraph 10.17.7 and Plates 7-8 and the proposed new house would have little appreciable effect on them. From the crest of the hill the site area already appears to be a separate plot from the surrounding fields and does not, therefore provide a significant contribution to the rural setting and character of the Conservation Area. There is little scope to appreciate the field as forming a part of the agricultural hinterland of the village and development of the proposed new dwelling, which would leave significant parts of the field undeveloped, would consequently have little impact, given the traditional 'roadside' form of this part of the village. Extensive agricultural fields to the east and west of the site and all around the village provide an adequate reminder of its rural context. A view from higher ground to the south of the site demonstrates the limited effect of the proposals towards the Conservation Area (Plate 5).
- 10.17.12 The Conservation Area Appraisal includes one 'key view' that is particularly relevant to this study and which is illustrated on the appraisal area map from the Berrywood Lane to the southwest across the site area. However, the presence of the mature hedge along the site frontage means that there are no potential views towards the rising ground beyond; consequently, the proposed development would have no adverse effect on this viewpoint (Plate 6). However, even in the absence of this hedgerow, the key view would be relatively unchanged in regard to heritage significance, with views beyond the proposed new building of the open fields and Park Copse to the southwest. Given the nature of the existing built environment along this part of the western side of Berrywood Lane the introduction of the proposed development would not result in any significant change to the setting of the Conservation Area; any appreciable impact would predominantly be on amenity rather than heritage significance. The construction of a high-quality building, complementary to the traditional built character of the village, would represent a beneficial evolution rather than a detrimental change.
- 10.17.13 The construction of a building in this area would therefore look less out of place than otherwise and, given its location within and close to the valley floor, would not have an appreciable impact on the long-distance views that contribute to the setting of the Conservation Area. It is worth noting again at this point that neither visibility nor change *per se* automatically equate to harm and any adverse effects in this case are assessed

as more harmful to amenity than heritage significance. No other potential effect on the special character of the Conservation Area has been identified by this report and the potential impact on the Conservation Area and its setting has been assessed as **negligible**.

#### 10.18 Viewpoints

10.18.1 A number of indicative viewpoints were taken from relevant areas to provide illustrative views to and from the site area and support the discussions of setting and heritage significance (Figures 12- 13; Plates 1-8).

#### 10.19 Relevance and association with the site area

10.19.1 The site area is physically detached from the historic core of Bradley and is characteristic of landuse in the form of dispersed cottages around a nucleated village core with outlying buildings along the roadside to the south. The traditional character of the area and relevant heritage assets would not be appreciably harmed by the construction of a single building that appears in character with other modern developments along this part of Berrywood Lane. The presence of existing modern housing has already acted to reduce any relevance and association with regard to heritage significance and the small-scale of the proposed development within what appears to already be a pre-defined plot will consequently result in no more than a **negligible** effect on the relevance and association of the site with the village.

### 11 IMPACT ASSESSMENT

11.1 This section assesses the potential physical and non-physical impacts of the proposed development.

#### 11.2 Above Ground Archaeological Remains

11.2.1 The proposals have no potential direct impact on above-ground archaeological assets in the form of scheduled monuments or non-designated archaeological features (as opposed to standing heritage assets such as listed buildings) resulting in a **neutral** effect.

#### 11.3 Buried Archaeological Remains

11.3.1 The proposals for the site have the potential to involve disturbance to surface and sub-surface deposits. Aerial photographic and geophysical survey has the presence of significant areas of multi-period archaeological activity within the vicinity.

11.3.2 No archaeological features are known from within the site area. However, the site is located within an area containing extensive cropmarks that are indicative of early settlement and landuse, predominantly likely to be of Prehistoric date. The full extent of this archaeological activity is uncertain, given the limitations of aerial photographic evidence whereby a number of factors can act to reduce visibility or interpretation. It remains possible, therefore, that buried archaeological features are present within the site area, although the potential is very limited for post-medieval and early modern building remains.

- 11.3.3 Any archaeological features that do survive would have the potential to suffer a significant impact from groundworks, in some cases so as to be removed entirely, although all buried remains within the footprint of the proposals and any associated service runs would have potential to be disturbed, altered or truncated by the groundworks. There is, therefore, a general potential for groundworks of this type to cause between a **minor** and **medium** adverse effect to most features if unmitigated. Mitigation works would potentially reduce all impact effects to **negligible** through design strategies and preservation by record and *in situ*. Consideration should be given to a programme of archaeological evaluation within the site areas.
- 11.3.4 It is an accepted precept that buried archaeological features may retain a 'setting'; however, in the case of the current development the only relevant buried archaeological features are located to the northeast. The introduction of the proposed new build is not considered to have any appreciable potential to impact upon these buried assets, resulting in a **neutral** effect.
- 11.4 **Standing Heritage Assets and Settings**
- 11.4.1 The settings assessment has identified that there is no intervisibility between the site and heritage assets in the form of Scheduled Monuments, Registered Parks and Gardens, or Registered Battlefields.
- 11.4.2 The proposed development will potentially result in a **negligible** effect on the Conservation Area and a single designated heritage asset within it, in the form of a pair of Grade II Listed cottages. No practicable mitigation is considered applicable in either case. The proposals will therefore result in *less than substantial harm* and at the lower end of that scale. In accordance with NPPF paragraph 196, a balancing exercise will therefore need to be undertaken by the decision-maker. This report contends that the 'harm' is so minimal in this case that it can be adequately balanced by the potential of the new build to create a new building complementary to the traditional character of the village to offset the out-of-character buildings at Whitewalls and Oak Cottage.

## 12 CONCLUSIONS

- 12.1 This proportionate heritage impact assessment has considered the potential for the proposed development of a plot of land at Berrywood Lane, Bradley to affect known and potential heritage assets, as required by the National Planning Policy Framework 2019.
- 12.2 There are no designated or undesignated heritage assets recorded on the HER within the site. There are no applicable Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites that may be affected by the proposals. There are two designated assets in the form of the Bradley Conservation Area and a pair of Grade II Listed cottages (Wield View and Jewel Cottage) that have been assessed as having a potential **negligible** effect on their settings as a result of the proposals. No other undesignated assets are recorded within the immediate vicinity whose setting might be adversely affected by the proposals. The report therefore concludes that there is the potential for *less than substantial harm* to result with regard

to settings but that this harm is so trivial as to be balanced by the potential benefits of the proposals.

- 12.3 The assessment has considered the potential for heritage assets with an archaeological interest to be present on the site, based on the known archaeological remains that are presently recorded in the vicinity. Significant archaeological activity, particularly dating to the Prehistoric period, is known from the study area, predominantly through aerial photographic survey and the potential for such features to extend into the study area is considered *moderate*. Roman, Saxon and Medieval potential is assessed as *low*, although Medieval agricultural remains are considered *low-moderate*. The potential for features of Post-medieval and Modern date is considered *negligible*. From the Medieval to the Modern period (and perhaps earlier) the site is likely to have been in agricultural use
- 12.4 The groundworks associated with the proposed development therefore have the potential to adversely impact on any buried archaeological features that may be present. At their discretion, the Local Planning Authority may recommend a suitable programme of archaeological investigation and recording. Any such works may result in the requirement for further archaeological mitigation; suitable mitigation strategies including preservation by record and/or preservation *in situ* should result in a *negligible* impact effect.

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## 14 ACKNOWLEDGEMENTS

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## **APPENDIX 1:**

### **Gazetteer Historic Environment Information**

HER Table: Monuments

OBJECTID	MonumentID	SiteRecord	SiteName	Period	SiteSummary	Eastings	Northings
46837	69017	NamedPlace	Bradley	medieval	First documented in AD 1086 as Bradelie (wide woodland).	463661	141673
44153	60901	Monument	Site Of Building	post medieval	Site of building shown on the Bradley tithe map (1843)	463514	141823
22675	36845	Monument	Linear features	unknown	Linear earthwork	463600	141770
20055	36625	Monument	Enclosure	unknown	(1) A possible irregular enclosure visible on air photographs. AP ref: C38A 320	463880	141140
31170	36622	Monument	Series Of Linear And Curvilinear Features, W Of Manor Farm	unknown	(1) A complex series of linear and curvilinear features some probably forming enclosures. There are all large, associated maculae (SU64SW70B. Probably part of a settlement site. AP ref: 6341/1/62. (2) Some of these features are probably visible as partia	463000	141670
20053	36619	Monument	Linear features	unknown	(1) Linear feature visible on air photographs. AP ref: 6340/1/74-5	463070	140770
20041	36603	Monument	Curvilinear feature	unknown	(1) Curvilinear features ruuning approximately NW - SE on air photographs AP ref: 6341/6/634	464030	142270
31156	36602	Monument	Trackways By Bradley	unknown	A series of trackways and other rectilinear features visible on APs	464260	141790
20040	36601	Monument	Banjo Enclosure, Bradley	prehistoric	Banjo enclosure (800 BC-42 AD)	464300	142040
20039	36600	Monument	Banjo Enclosure, Bradley	prehistoric	Banjo enclosure (800 BC-42 AD)	464080	141920



HER Table: Monuments

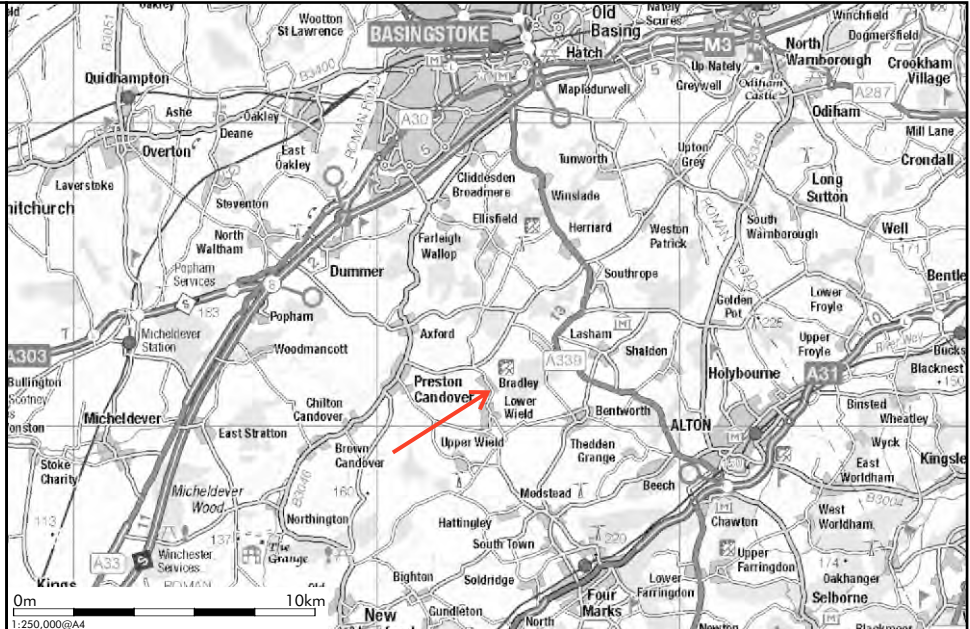
12654	36599	Monument	Linear Feature By Bradley	unknown	A linear running NE - SW visible as a light mark on air photographs	463970	141510
31155	36598	Monument	Sub-Rectangular Enclosure At Bradley	unknown	(1) A sub-rectangular enclosure visible on air photographs. There are numerous linear and curvilinear features around the enclosure. (2) Transcription derived from the composite plot AP ref: BNQ56 (3) The associated linears are visible as light marks on	463820	141710
7381	33108	Monument	Bradley	medieval	Possible site of shifted settlement. Earthworks extant near manor farm.	463400	141700
15435	20363	Findspot	Micro Burin	prehistoric	(1)Micro burin recovered from general area centred overleaf. In Winchester Museum.	463500	140500
6328	20353	Monument	Saucer Barrow, Park Copse	prehistoric	(1)One of three saucer barrows on a southern slope. (1956). 15.5m in overall diameter. (1967). (2)Three sites, at least one of which may be a saucer barrow.	462960	140846
15430	20352	Monument	Saucer Barrow, Park Copse	prehistoric	(1)One of three saucer barrows on a southern slope. 18.0m in overall diameter. (2)Three sites, at least one of which may be a saucer barrow.	462877	140874
28215	20351	Monument	Saucer Barrow, Park Copse	prehistoric	One of three saucer barrows on a southern slope.	462796	140903
6327	20350	Monument	Undated Earthwork, Bradley Wood	unknown	An undated earthwork with a possible quarry.	464480	141250

**HER Table: Listed Buildings**

<b>OBJECTID</b>	<b>MonumentID</b>	<b>SiteRecord</b>	<b>SiteName</b>	<b>SiteSummary</b>	<b>SiteStatus</b>	<b>Eastings</b>	<b>Northings</b>
37889	53133	HistoricBuilding	Former Cartshed At Upper Farmhouse	Cartshed. C19. Brick walled cartshed, open to NE. Roof missing.	Curtilage (Grade II)	463561	141896
37890	53137	HistoricBuilding	Stables Se Of Manor Farmhouse	Late C19 stable. Brick with gabled slate roof. Single storey.	Curtilage (Grade II)	463397	141711
37862	53135	HistoricBuilding	Feedstore At Upper Farm	Late C19 feedstore/feed processing building. One and a half storeys. Gabled slate roof with a modern skylight on SE slope. Vertical boarded door. Flemish garden wall bond.	Curtilage (Grade II)	463526	141870
37866	53136	HistoricBuilding	Garages, Stores And Cartshed Range At Upper Farm	Late C19 brick range with slate roof. 3 garages with double vertical boarded doors. Stable to RH. 5 bay animal shelter or cartshed of similar construction to 53134. At LH end is a small store/workshop that is narrower and lower than the rest of the range	Curtilage (Grade II)	463539	141852
37851	53139	HistoricBuilding	Boundary Wall To The Old Rectory	Boundary wall to The Old Rectory. Brick and flint. C19	Curtilage (Grade II)	463456	141611
37861	53132	HistoricBuilding	Stables Nw Of Upper Farmhouse	C19 stables. Brick, gabled slate roof, corrugated iron to back slope. 2 stables doors in SW elevation and 5 windows - 3 now partially boarded. Top opening lights above 3 panes.	Curtilage (Grade II)	463571	141877
37849	53131	HistoricBuilding	Outbuilding Ne Of Upper Farmhouse	C19 brick outbuilding with slate roof, slates laid economically. 2 doors.	Curtilage (Grade II)	463600	141850
37850	53134	HistoricBuilding	Store And Shelter At Upper Farmhouse	Possible former cartshed, See animal shelter description.	Curtilage (Grade II)	463546	141890

**HER Table: Listed Buildings**

20669	2166	HistoricBuilding	Pond View	Late C18. One storey and attic. Thatched roof, 1/2 hipped with catslide on the south west side. Red brick walling in monk bond (some English), with the headers, cambered ground floor openings. Modern casements. Boarded door in solid frame with small	Listed Building	463420	141683
20670	2168	HistoricBuilding	K6 Telephone Kiosk By Village Pond	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.	Listed Building	463416	141705
11840	2162	HistoricBuilding	Church Of All Saints	1877, Medieval church virtually rebuilt, but with re-use of old material.	Listed Building	463573	141813
12010	2165	HistoricBuilding	The Rectory	C17 and later vicarage.	Listed Building	463463	141639
4165	2167	HistoricBuilding	Wield View Cottage	House (1800 AD-1835 AD)	Listed Building	463602	141499
9163	14949	HistoricBuilding	Jewel Cottage	House (1800 AD-1835 AD)	Listed Building	463592	141504
4163	2163	HistoricBuilding	Manor Farmhouse	Farmhouse (1700 AD-1835 AD)	Listed Building	463350	141705
4164	2164	HistoricBuilding	Upper Farmhouse	Farmhouse (1600 AD-1899 AD)	Listed Building	463582	141842
37895	53138	HistoricBuilding	Coach House S Of The Old Rectory	C19 brick coach house. Half hipped tile roof. 3 double door openings on E elevation - central one with former arch. Ridge stack. Hayloft door in S gable end.	Curtilage (Grade II)	463469	141603



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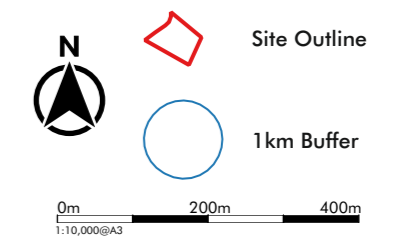
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**Drawn By:** DK  
**Approved By:** RK  
**Date:** 29/10/2019



Site Outline

**Figure 1:**  
Site Location

**Figure 2.1:**  
 Map of Historic Environment Data,  
 Monuments and Designations

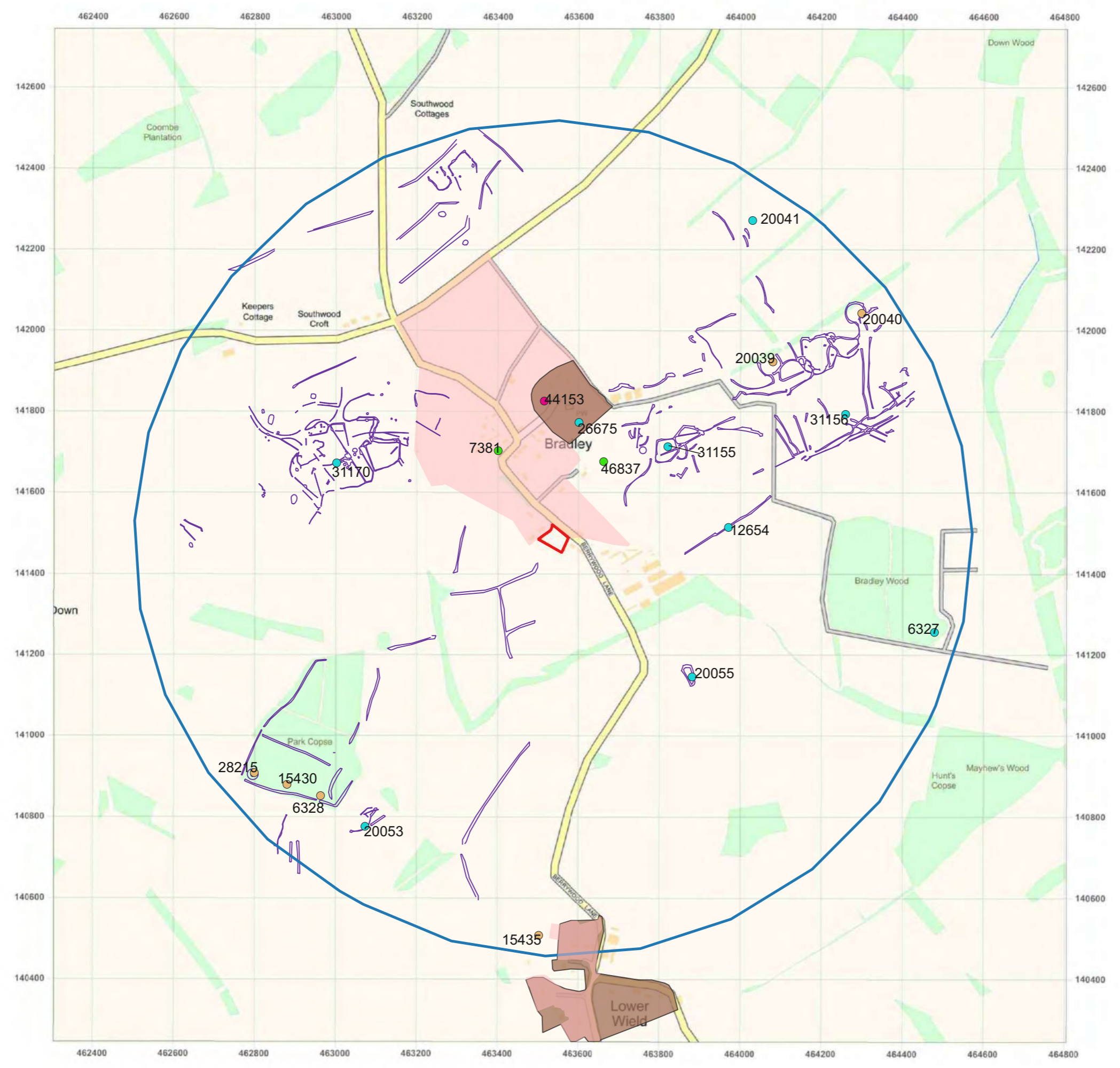


**KEY**

- Prehistoric (6)
- Medieval (2)
- Post-medieval (1)
- Unknown (9)
- Cropmarks
- Conservation Area (2)
- Historic Rural Settlement (2)

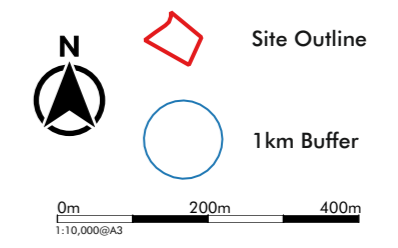
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 Drawn By: DK  
 Approved By: RK  
 Date: 28/10/2019

**Figure 2.2:**  
 Map of Historic Environment Data,  
 Listed Buildings

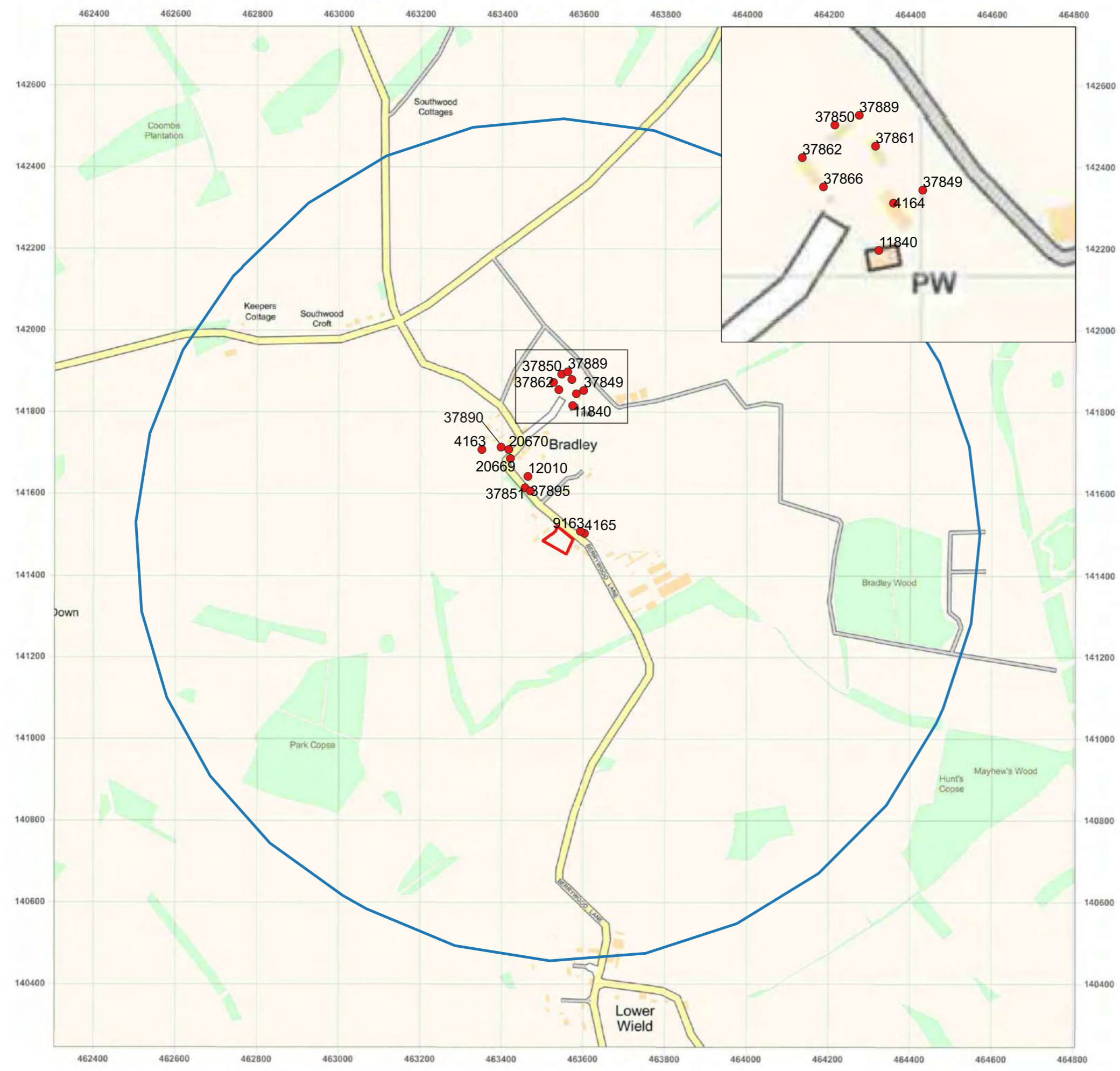


**KEY**

- Listed Building

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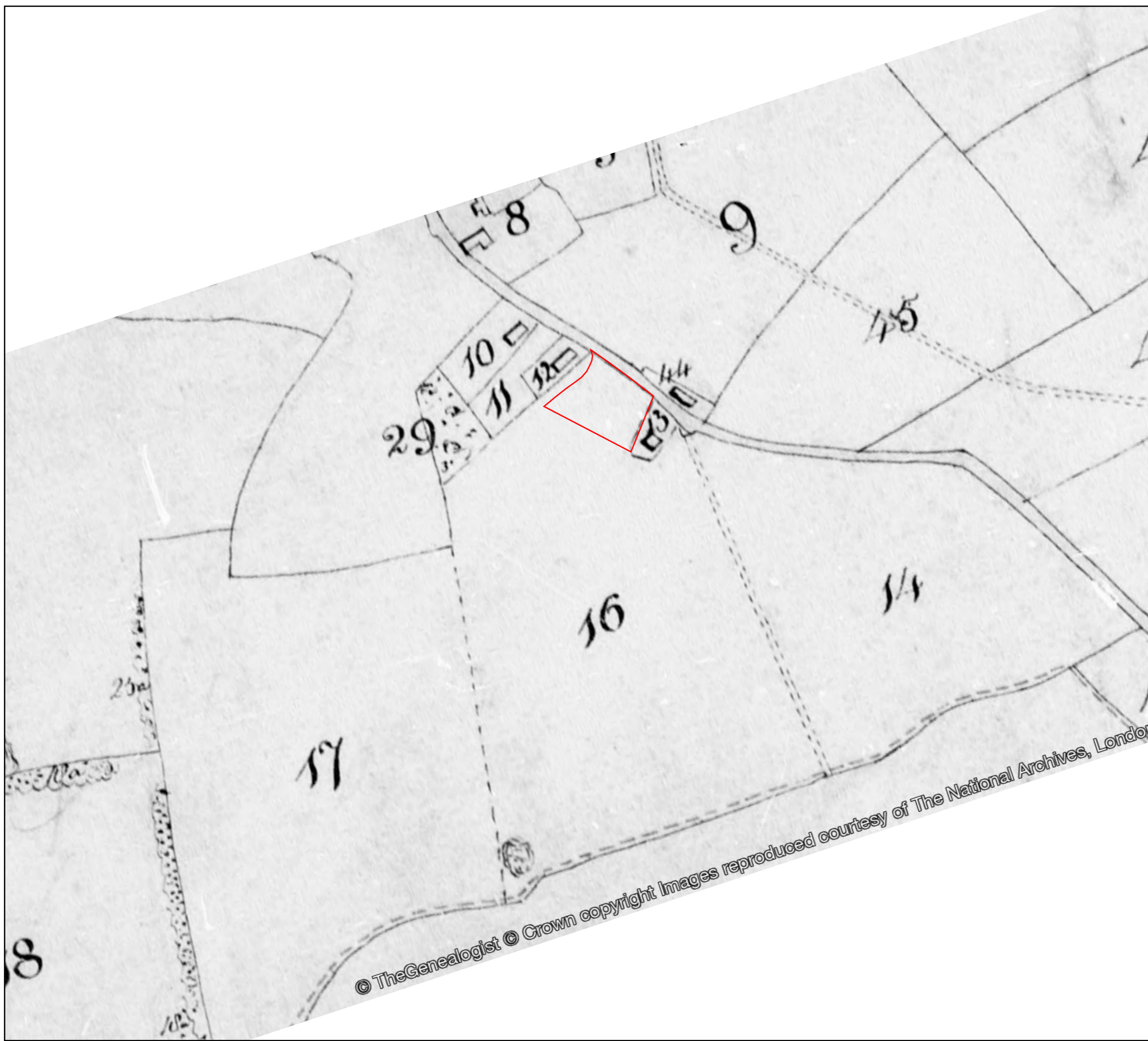
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Approved By: DK  
Date: 28.10.19

Figure 3:  
Tithe Map, 1839

N  
Approximate Site Location  
0m 100m  
1:2500@A3



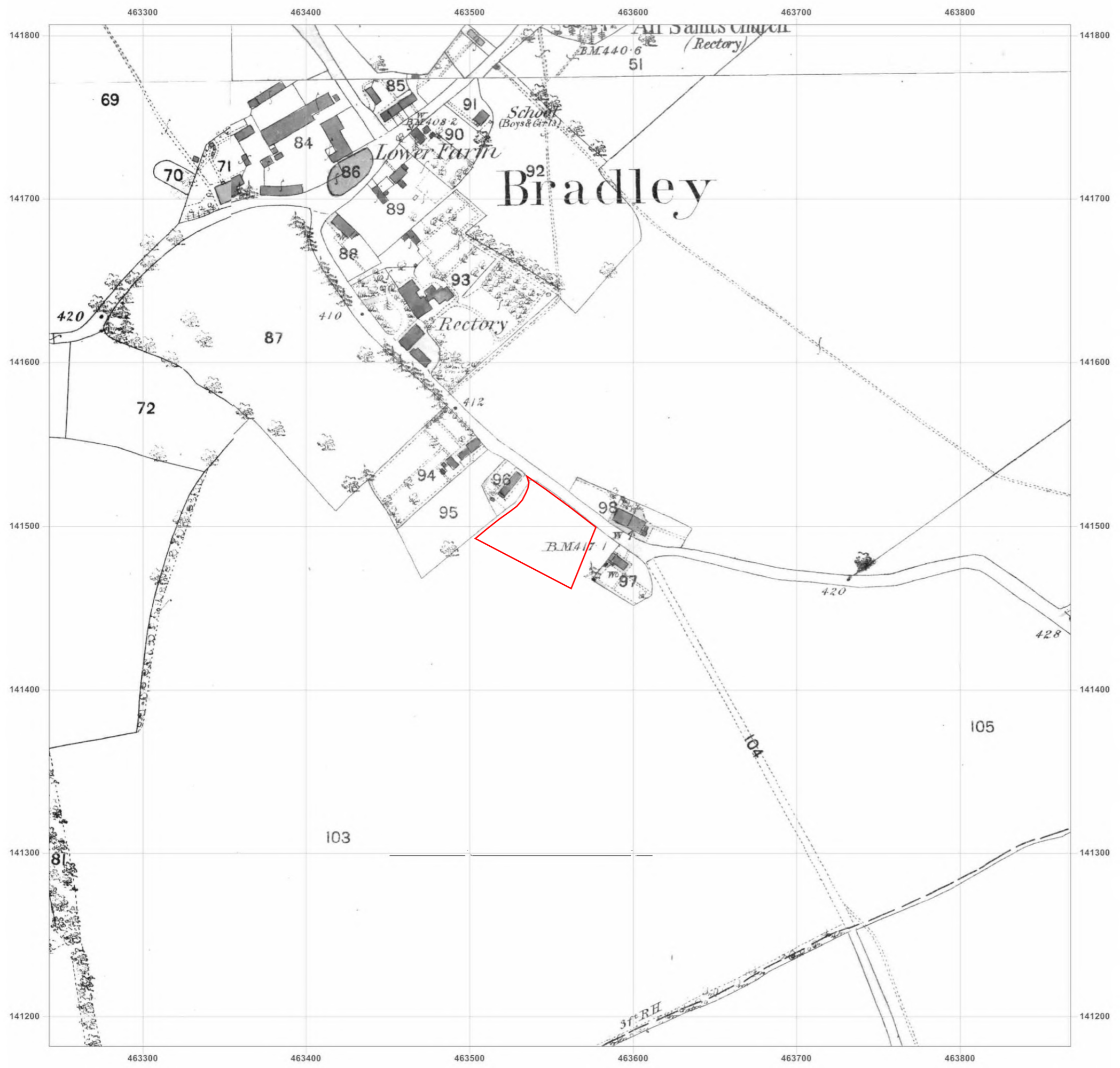
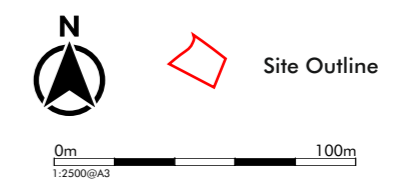
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Figure 4:  
Ordnance Survey Map, 1871



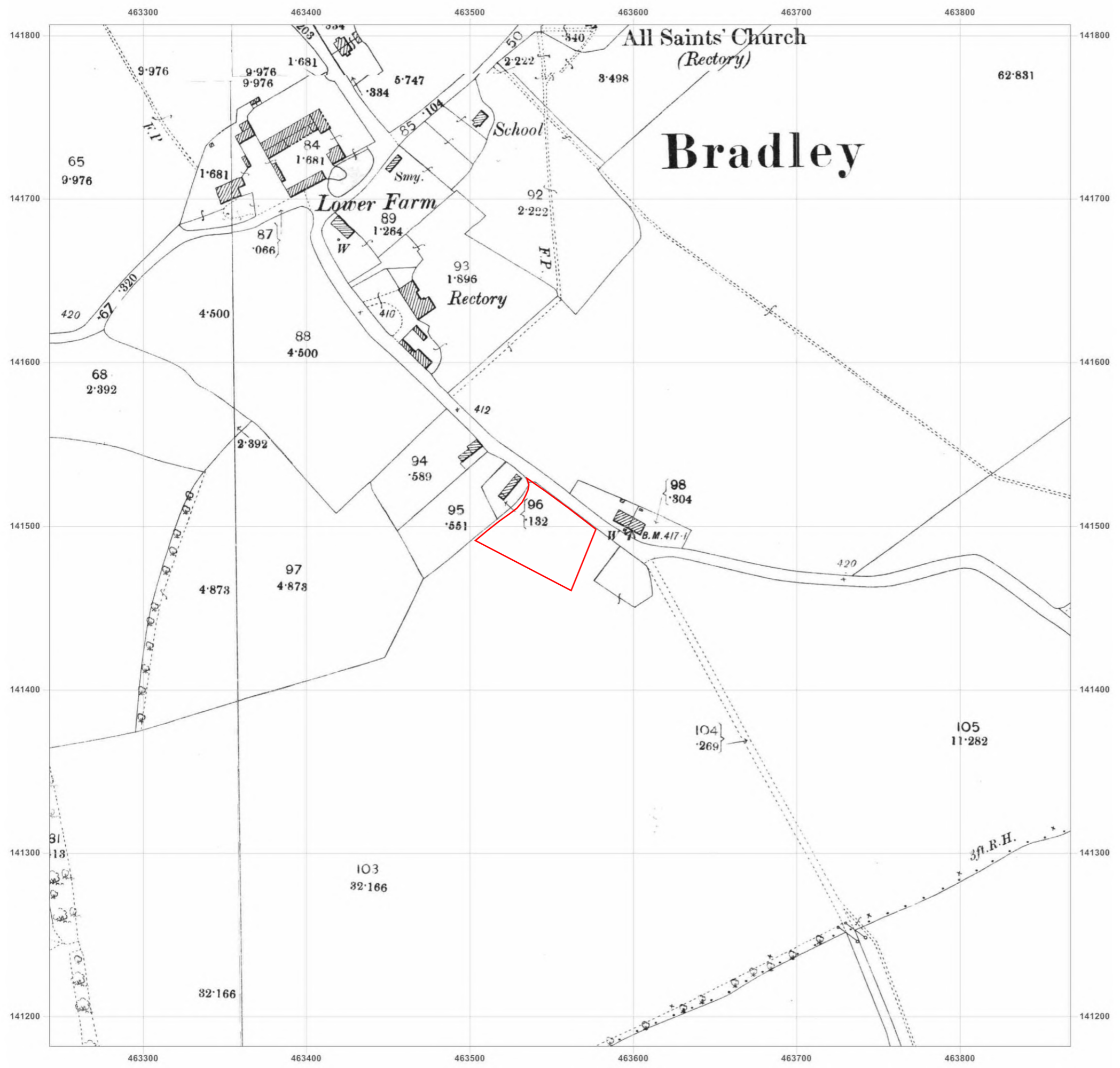
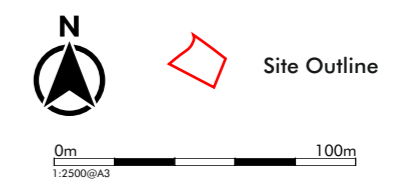
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**Figure 5:**  
 Ordnance Survey Map, 1896

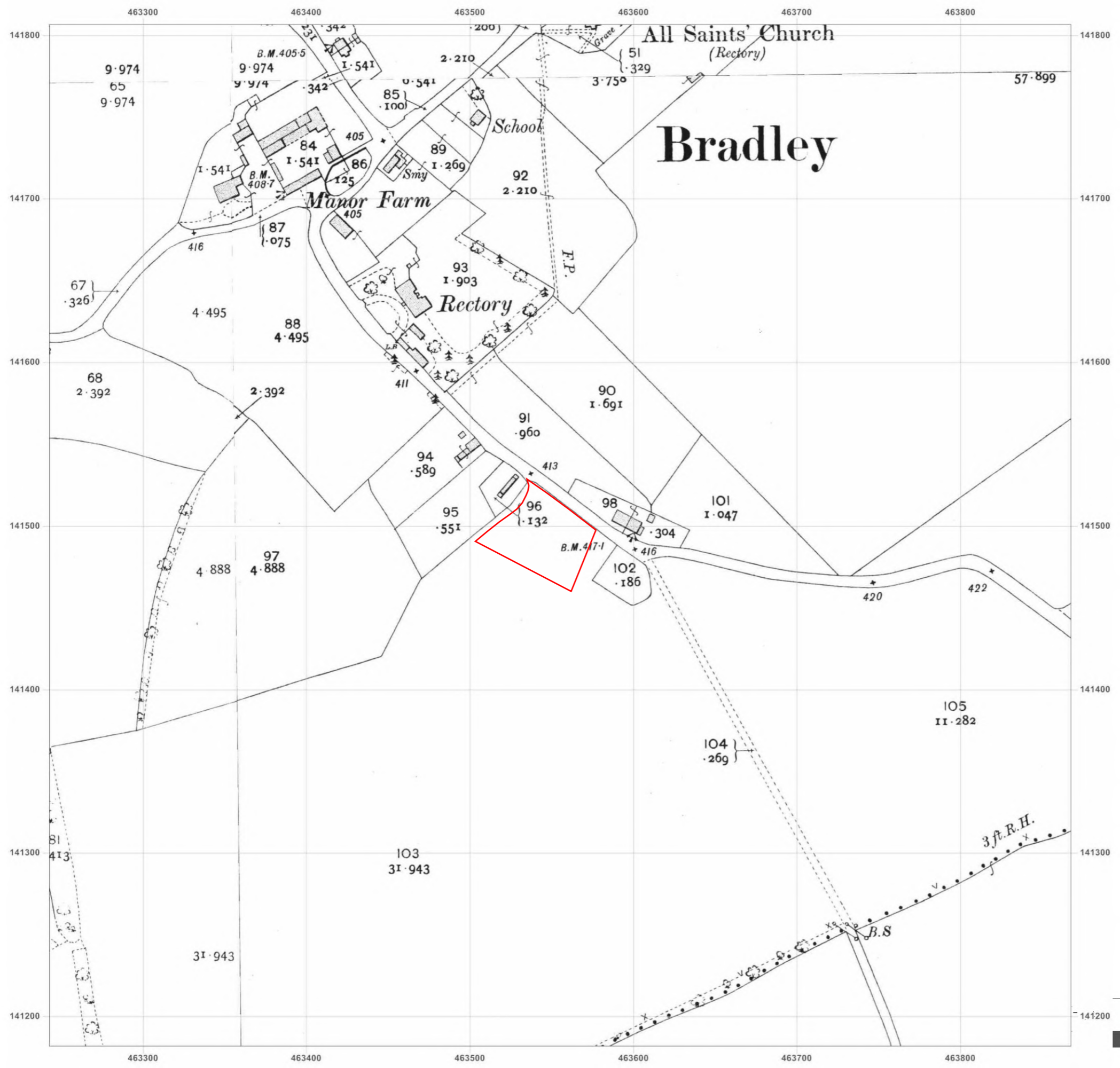
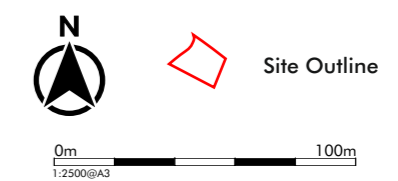


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Figure 6:  
 Ordnance Survey Map, 1910

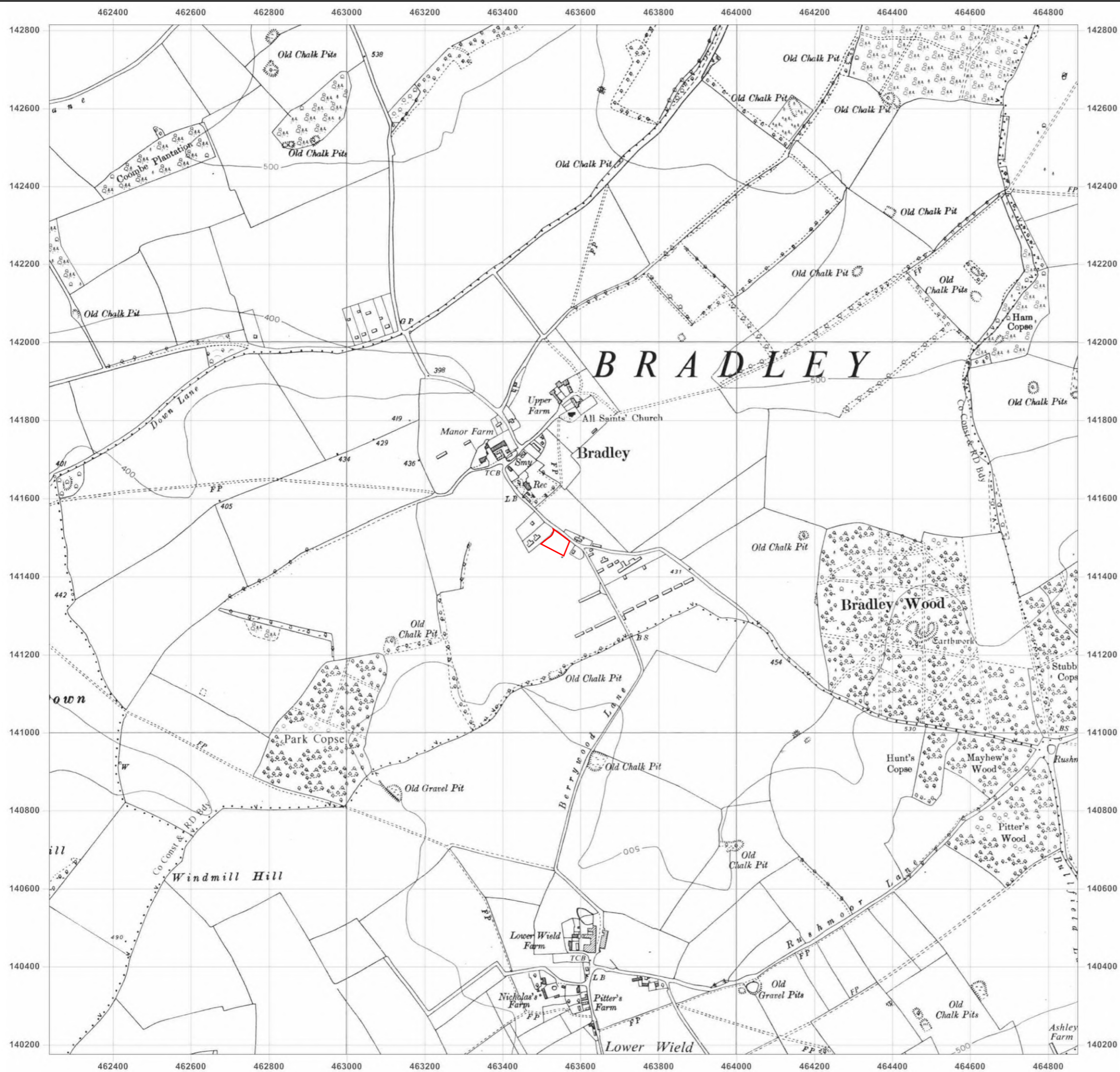
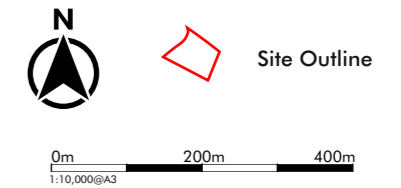


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**Figure 7:**  
 Ordnance Survey Map, 1957

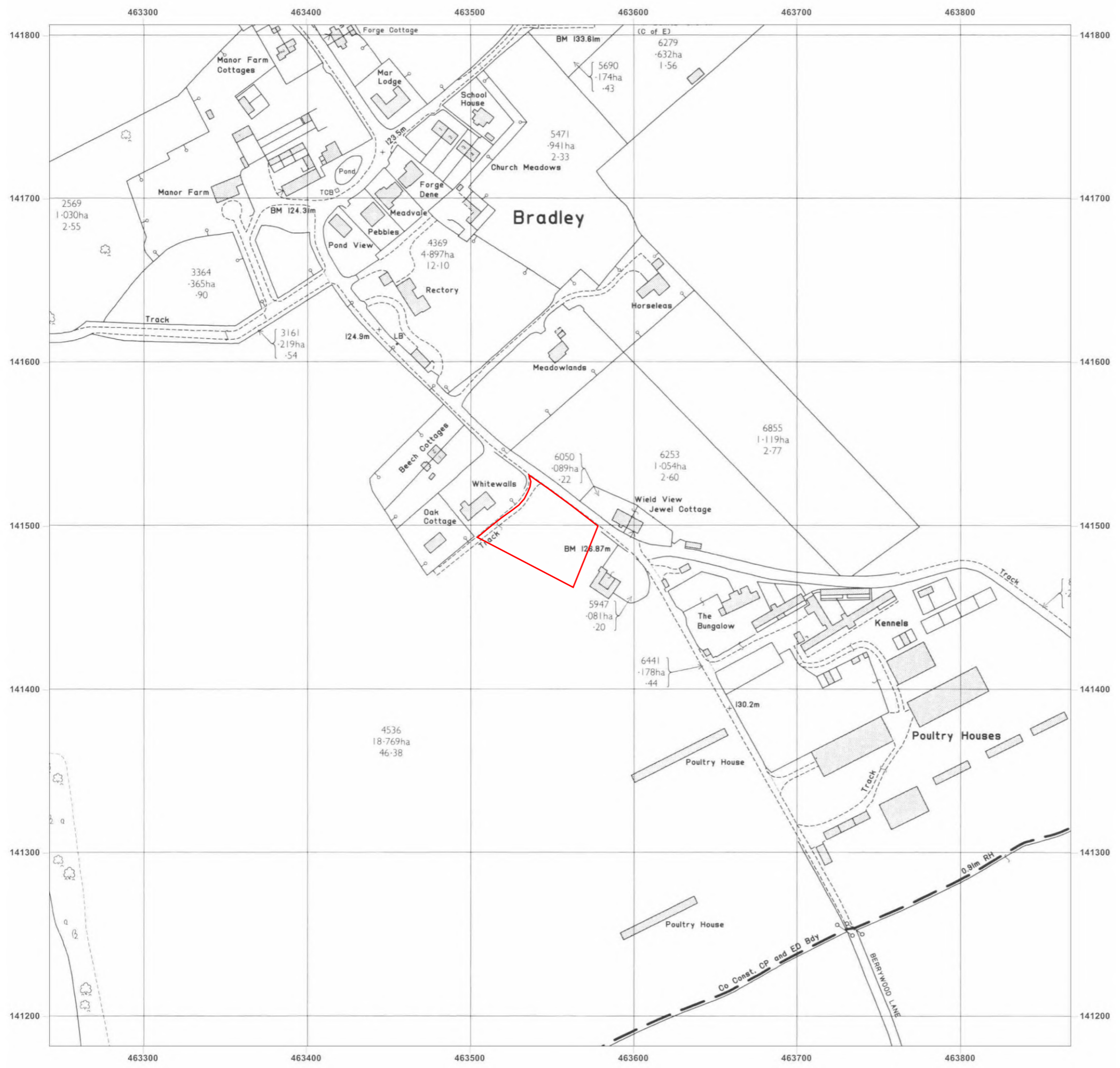
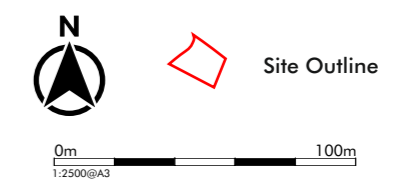


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**Figure 8:**  
 Ordnance Survey Map, 1978

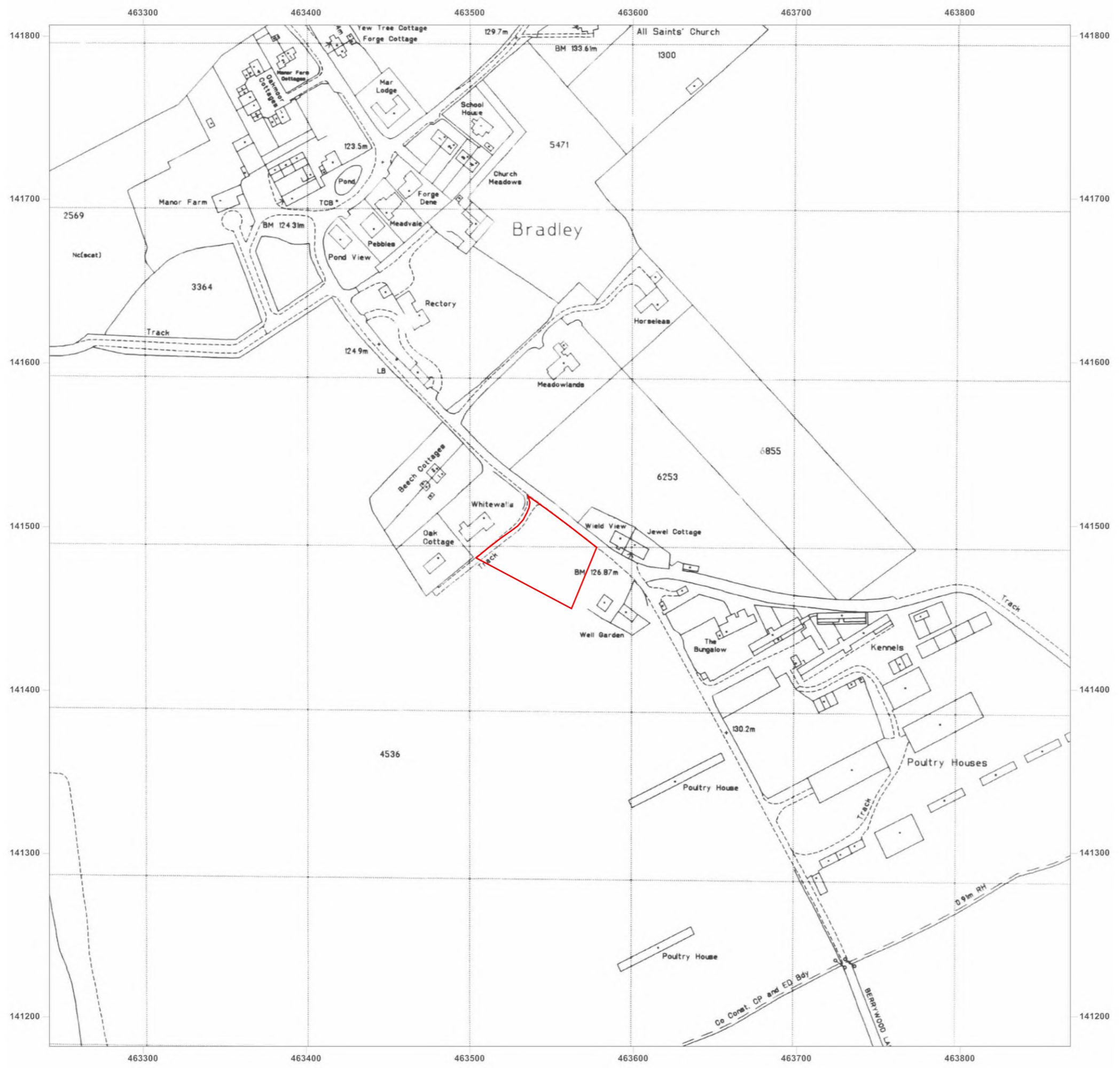
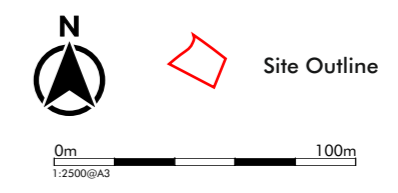


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**Figure 9:**  
 Ordnance Survey Map, 1994

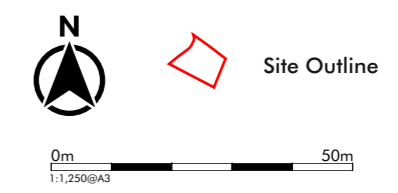


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Figure 10:  
Ordnance Survey Map, 2003

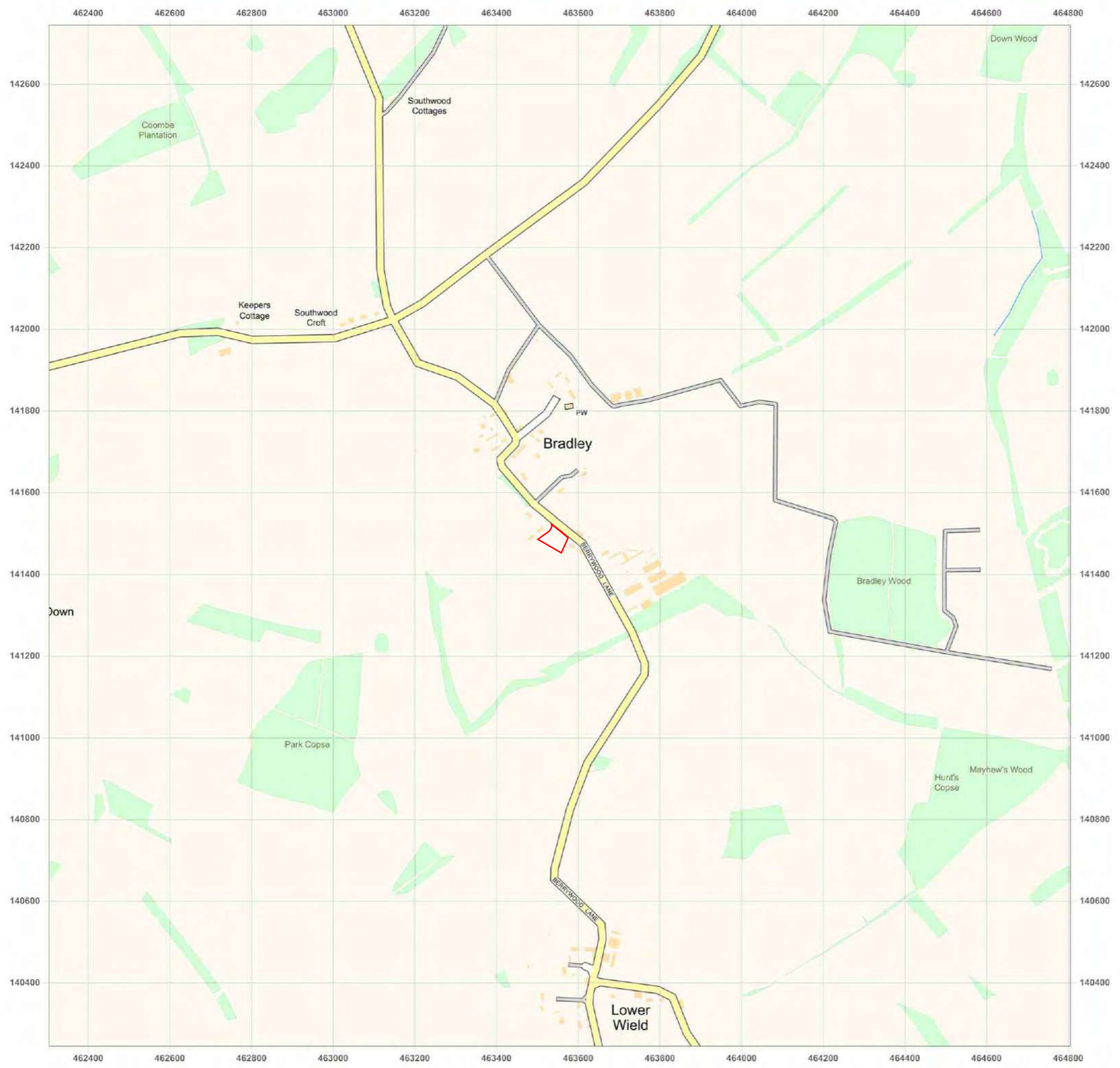
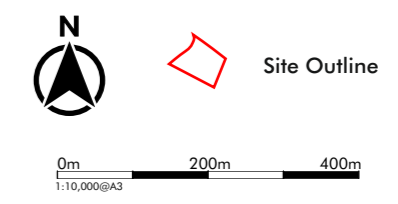


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Figure 11:  
Ordnance Survey Map, 2019



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Plate 1: The site of proposed development looking northeast, Wield View and Jewel Cottages to centre



Plate 2: Northern hedgerow boundary between the proposed development site and Berrywood Lane



Plate 3: The site from the front of Grade II Listed cottages, Wield View and Jewel Cottage, looking west

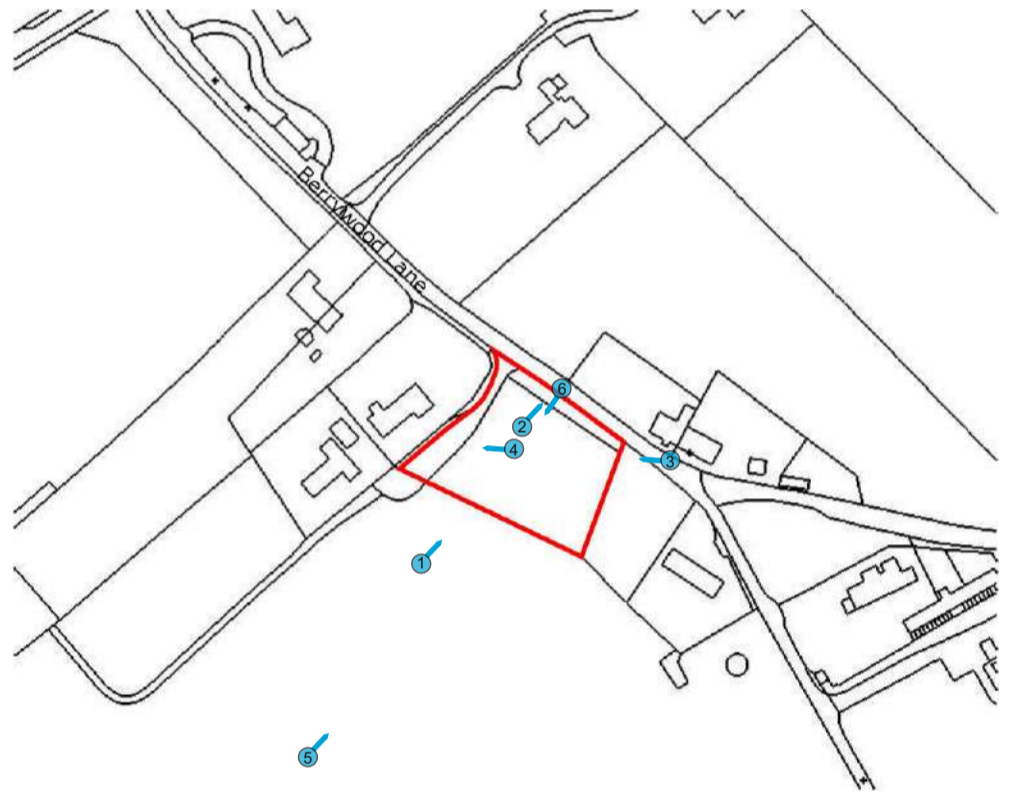


Plate 4: Whitewalls and Oak Cottage from the proposed development site, looking west



Plate 5: The site of proposed development looking northeast, Wield View and Jewel Cottages to centre

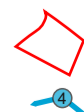


Plate 6: The Conservation Area Appraisal Viewpoint looking from Berrywood Lane over the proposed development site, looking south southwest

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**Figure 12:**  
Viewpoint Plan with Plates 1 to 6



Site Outline



Location and direction of photograph

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





Plate 7: The proposed development site from Uphill Farm on the footpath on the hillside to the northeast, looking southwest



Plate 8: The proposed development site from the footpath on the hillside to the northeast, looking southwest

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<p><b>Site Code:</b> FEC19 <b>Drawn By:</b> DK <b>Approved By:</b> RK <b>Date:</b> 29/10/19</p> <p><b>Figure 13:</b> Viewpoint Plan with Plates 7 and 8</p>	

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