



**Country and Metropolitan Homes
Kempshott Park, Basingstoke
Heritage Desk-Based Assessment
October 2013**

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1.0 Introduction

This Heritage Desk-Based Assessment has been prepared by Martin Brown, Principal Archaeologist and Louise Parkinson, Consultant Archaeologist, WYG, on behalf of Country and Metropolitan Homes to inform a planning application for a proposed new housing scheme at Kempshott Park, Basingstoke. This report is based on an earlier archaeological desk-based assessment carried out by WYG in 2008, which has been revised with new data searches and up-to-date information.

The assistance and support of the County Archaeologist for Hampshire and his staff, as well as that of the Hampshire Record Office are gratefully acknowledged.

1.1 Aims and Objectives

In accordance with the Institute for Archaeologists (IfA) standard definition of a desk-based assessment (Standard and Guidance for Desk-Based Assessment, 2012):

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

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary.
- Identify the potential for previously unrecorded sites to be present within the site.
- Identify potential impacts and mitigation strategies where appropriate.



- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

This baseline assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located at Kempshott Park, Hampshire. The site is centred on SU 597 474 (459770 147470) and sits approximately 140m above the Ordnance Datum. A site location plan is included in Figure 1, Appendix A.

The site that is the subject of this assessment extends to 3.1 hectares. The site, which was, until recently a business park, is currently cleared of buildings, though concrete slabs remain on site. Four storage tanks have been identified adjacent to the commercial properties on the site. The north of the site is bounded by Longwood Copse Lane. To the east is housing and to the south the M3 runs in a north-west to south-east direction. To the west are a golf course and a private residential dwelling named The Cedars. The site gently slopes down towards the north-east and to the north-west; it slopes upwards across the golf course. The M3 lies approximately 5m below the site grade. Photographs of the site can be seen in Appendix B.

3.0 Methodology

3.1 Sources Consulted

A study area of 1km radius around the development site (NGR: SU 597 474) has been examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.



This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Hampshire Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- National Mapping Programme;
- Hampshire Archives and Record Office;
- Appropriate documentary sources and archaeological journals; and
- Geological maps.

A site walkover survey was undertaken on 12th March 2013 to assess the site for previously unrecorded heritage remains and suitability for potential evaluation and mitigation measures.

4.0 Consultation

Consultation was undertaken with the Hampshire Historic Environment Record, English Heritage, and Hampshire Archives and Record Office for the provision of data for this report. Pre-application discussions were held in January 2013 with David Hopkins, County Archaeologist at Hampshire County Council, via an exchange of emails. David confirmed the importance of the archaeology found within the Beggardwood Lane area during previous development. He also commented that the former industrial estate is largely under concrete and has been terraced, suggesting that an 'impact assessment' would quickly evaluate the degree to which the site was already compromised beyond further archaeological merit. Further comments were received from the County Archaeologist in an email of 5th June 2013 in response to a consultation draft of this document. Those comments are incorporated in paragraph 10 (below).



5.0 Legislation and Planning Policy Context

5.1 Ancient Monuments and Archaeological Areas Act, 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

5.2 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

5.3 National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Para 126). NPPF replaces PPS5 (2010), which had already replaced PPG16 (1990), both of which dealt with planning and the historic environment in England and Wales. Section 12 of the NPPF addresses "Conserving and Enhancing the Historic Environment". Although slimmer than PPS5 the current professional opinion is that the intention of the document is very similar (English Heritage 2012).



The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (Para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 133). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (Para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 134). The NPPF also makes provision to allow enabling development (Para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 141).



5.4 Regional and Local Policy and Guidance

5.4.1 Regional Spatial Strategy for the South East Region

The Hampshire County Structure Plan was adopted in 2000 by Hampshire County Council until 2011. It has since been superseded by the Regional Spatial Strategy for the South East Region, also known as the South East Plan, which was approved by Government in 2009. Only one policy relates to the historic environment and is detailed in Appendix C (Policy BE6: Management of the Historic Environment).

5.4.2 Basingstoke and Deane Borough Adopted Local Plan (1996-2011)

The Basingstoke and Deane Borough Adopted Local Plan has also been superseded by the South East Plan, although a number of relevant saved policies are still in use. These include policies:

- E1: Development Control;
- E2: Buildings of Historic or Architectural Interest; and
- E3: Areas of Architectural or Historic Interest.

These are further detailed in Appendix C.

6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields within the study area.

Three Listed Buildings have been identified within the study area, which are detailed in the table below. Their locations can be seen on Figure 2, Appendix D.

Ref No	Grid Reference	Site Name	Grade	Period	Impact including visual
54172	SU59690 48260	Milestone on A30/A303	II	Post-Medieval (1775 to 1799)	None



2244	SU 59691 47235	Stable Block at Kempshott House	II	Modern (1957 to 2000)	None
2245	SU 59749 47217	Kitchen Garden Wall at Kempshott House	II	Post-Medieval (1766 to 1799)	None

6.2 Archaeological and Historic Background

The Historic Environment Record holds details for 40 recorded heritage assets within the study area, although none of these lie within the proposed development site. Details of the sites can be seen in Appendix D and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix D table and Figure 2.

6.2.1 Prehistoric (up to 43AD)

The Palaeolithic (500,000BC – 10,000BC) in Britain is characterized by periods of climate change, including significant periods of glaciations. Human activity appears to be hunter-gatherer based and this period saw the development of modern humans from earlier hominids.

Palaeolithic find spots in Hampshire are overwhelmingly clustered in the terraces of the Solent River and its tributaries, particularly the Avon and the Test and concentrations of Lower Palaeolithic artefacts in Hampshire are particularly discovered in areas with clay and flint geology.

The Hampshire Historic Environment Record (HER) includes 12 sites of a Palaeolithic date around the Borough of Basingstoke and Deane; all are lithic in nature. No Palaeolithic evidence is known from the proposed development site, although two flint flakes and a scraper were recovered from an excavated pit at Dummer golf course, including one flint flake recovered from one of four other excavated ditches (HER 31472). These are recorded as dating from anywhere between the Lower Palaeolithic to the late Iron Age and hence no secure dating has been put forward.

The Mesolithic (10,000BC – 4,000BC) sees the retreat of the ice and a rise in temperature that led to a more temperate and wooded landscape. The hunter-gatherer lifestyle, based on seasonal camp sites appears to have supported the population at this time. Early Mesolithic sites in Hampshire include the vast assemblages in the east of the county; those around Oakhanger are archetypal and extend a well-known distribution of Early Mesolithic sites on the Greensand extending across Surrey and Sussex (Gardiner 2007). Indeed, the majority of Mesolithic activity is associated with sands and



gravels rather than with the chalk which dominates the county's geology. It seems unlikely that extensive early scatters have simply been missed on the chalk, where many Mesolithic surface assemblages are, in any case, mixed with flint work of later periods, but some hint of the occurrence of smaller early scatters on the chalk may be apparent amongst material collected in a few locations around Basingstoke, including at Dummer (Gardiner 1988, cat.no. 274).

The distribution of Late Mesolithic sites in particular indicates the importance of Hampshire's river valleys as communication routes, food sources and areas for settlement. Penetration of the chalk uplands seems to have been accomplished via the major rivers and their tributaries. The more open conditions of the southern plain presumably facilitated easy movement and it is not surprising that extensive flint scatters occur around the current tidal margins (Gardiner 2007).

The Neolithic period (4,000BC – 2,000BC) marks a move away from more mobile lifestyles, including the domination of territory through use of monumental architecture, such as long barrows, as well as the introduction of agriculture. However, apart from a series of long barrows, there are no positively identified, or dated, Neolithic monuments and few excavated sites in Hampshire, apart from later Neolithic to Early Bronze Age round barrows and occasional artefacts scatters, as indicated below (Gardiner 2007).

Within the locality of Basingstoke and Deane two long barrows survive from the Neolithic period but both are within the parish of Overton, 11km north-east of the site. Both monuments (SAM 12108 & 12107) survive as low earthworks and are oriented roughly east-south-east/west-north-west.

No known Neolithic evidence has been found from the site itself, but concentrations of Neolithic flint debitage have been discovered in the wider area of Basingstoke. A Neolithic artefact scatter has been identified within the study area (42274), indicating that Neolithic activity had occurred in the vicinity of the proposed development site but there is currently very little evidence to assess the scale and spread of such activity.

The transition to the Bronze Age (2,000BC – 750BC) is marked by changes in funerary monuments, including the various types of round barrow (burial mound) that became a widespread monument at this time, and the expansion both of agriculture and rural settlement.

A crouched inhumation of an adult male and beaker dating to the Early Bronze Age was discovered during excavations at Old Beggarwood Lane in 2000 (50276). A further earlier Bronze Age Beaker



burial was identified in 2001 during groundworks at Kempshott Park (54084) to the east of the development site, although it had been badly damaged by the mechanical digger. This burial contained the remains of an adult female accompanied by a beaker and a bronze awl. The grave was located some 100m from the Beaker burial discovered the previous year. A further burial of an adult female was discovered during machine excavation of a geotechnical pit (56110), although the remains could not be dated as they were unstratified with no other finds present.

Other Bronze Age activity in the wider area is known at Bull Bushes Farm (31170) and Seymour Road (HA484), which are both Scheduled Ancient Monuments, and represent Bronze Age settlement sites. Within the study area, the site of a further possible bowl barrow is recorded in Kempshott Park to the west of the development site (18783). The barrow is reputed to have been robbed in 1851 with the removal of an urn. A crop mark (55939) was also noted south of Beggarwood Lane. A geophysical survey indicated a sub-circular feature, which was interpreted as a ploughed-out ring ditch or barrow of possible Bronze Age date. A subsequent trench across this feature failed to locate any archaeological deposits suggesting that it may have geological origins.

A further circular crop mark (55940), 30m in diameter, has been identified on aerial photographs and was also faintly visible from geophysical survey. However, the feature was not confirmed by excavation, suggesting a geological origin.

During the Iron Age (750BC – AD43), Hampshire is typified by the hill forts and other defended settlements that had developed from the fourth century BC to the first century AD. Hampshire has some of the most impressive and well-studied hill forts in the region, including Danebury, Winklebury and Beacon Hill. The large hillforts were also seen as an important focus for the surrounding populations and acted as settlements, as well as centres for resource storage, craft and ritual activity. They may also have been centres of power and may reflect the need for defence and/or a desire to project prestige and military strength into the surrounding landscape. In addition to hillforts, other defended enclosures were apparent in the landscape, such as the large settlement at Battle Down Farm (SU 596 501).

Towards the end of the Middle Iron Age, new settlement types began to appear, including the 'Banjo Enclosure', which is typically a small circular ditched enclosure of less than a hectare in area and approached by a long causeway defined by ditches on either side. They were thought initially to be cattle enclosures, but excavation has shown that they include settlement remains and storage pits in



many cases. In Hampshire this type of settlement is particularly well represented and a significant number continued in use into the Roman period, with some developing into small villas. One possibility is that they were settlements of some status and remained in the hands of the minor elite who, after the invasion, gradually acquired the trappings of Romanisation. This reflects a continuity of land holding spanning a period of 300–400 years.

Within the study area, a number of important Iron Age archaeological sites have been found. Banjo enclosures have been noted at SU 59400 46700 (31467) and SU 59499 46700 (31469). The latter site consisted of two sets of two parallel ditches possibly defining small fields associated with the banjo enclosures.

The most revealing discovery was found at SU 60460 47930 and south of Beggarwood Lane (36370). During August - September 1995 a scheme of field walking, geophysics and evaluation trenching identified a crop mark complex that consisted of two enclosures, with the southern enclosure replacing the northern. The northern enclosure was established between 700 and 500 BC and occupied until c. 300 BC. It was the earliest known site in the area, although there was little evidence of structures. The southern enclosure dates to around AD 100, the early Romano-British period. It appeared to have been remodelled and enlarged several times culminating in a final 'banjo enclosure' form during the first century AD. Again, as with the earlier northern site few signs of any structures were found within the enclosure.

An external pit to the south of the enclosure contained a crouched inhumation of a mature female laid on a lower fill and within a deposit that contained a ceramic spoon and thought to date to AD 50–60. Two ditches identified during the initial evaluation represented two phases of activity and artefacts indicated continuity from the Iron Age to the Romano-British period.

Pits found within the southern enclosure contained quern stones and large quantities of domestic debris, which suggests habitation, despite the lack of structural remains. The occupants of the site practiced a mixed agricultural regime, with animals presumably kept within the outer boundaries. Pottery suggests relatively high status for the occupants of the 'banjo enclosure' phase. Large storage pits lay around the northern and eastern margins of the interior of the northern enclosure. Other Iron Age deposits are also noted at SU 60400 47900 (39658). During an evaluation, two pits were found to contain dog burials. During an evaluation at SU 60400 47900 (39659) 35 post-holes, post-pits and



stake-holes were recorded. Although they were generally found in groups, no definite patterning could be discerned which might indicate the presence of a former structure.

6.2.2 Roman/Romano British (43AD to c.450AD)

Basingstoke and Deane, inclusive of Kempshott, lie central to the two important Roman towns of Silchester and Winchester. Both Roman towns are based on Late Iron Age *oppida*, or proto-towns. Silchester became known as *Calleva Atrebatum*, the latter part of its name indicating its location in the tribal territory and subsequent Roman client kingdom of the Atrebates. Winchester was *Venta Belgarum*, indicating its location in the territory of the Belgae. Both towns possessed walls, internal gridded town plans, sewerage and baths, while Silchester also had an amphitheatre. The Roman Road (Portway Road) that connects these two administrative and commercial centres passes to the west of Kempshott. Hampshire was also the site of a significant Romano-British ceramic industry based around Alice Holt.

Although no known evidence of major settlement is known from Kempshott, Romano-British rural settlement has been identified in the wider Basingstoke and Deane area, including the villa on the north bank of the River Loddon. Within the study area, the Banjo enclosures south of Beggarwood Lane (36370) continue in use into the Romano-British period. A Roman burial urn with cremation was discovered in a field on the south side of Beggarwood Lane during excavation by a mechanical digger (42356). The site was then excavated by members of the Basingstoke Archaeological and Historical Society who found pottery including the fragmented remains of at least five pots. The pottery included platters, flagons, beakers, cups and a jar.

6.2.3 Early Medieval (450AD to 1066AD)

There is little recorded archaeology from the study area that dates to the early medieval period but viewed in a wider perspective Basingstoke and in particular Old Basing witnessed a Saxon presence.

The village of Old Basing, to the west of Basingstoke, was probably the principal area of settlement in Saxon times. The name Basingstoke means 'settlement dependent upon the settlement of Basa's people' (Mills 2011). The first mention of Basingstoke dates from 990 AD when King Aethelred granted a meadow at 'Embasinga stocae' to Aethelweard.



A Saxon settlement site was identified at Riverdene in 1995 (SU 648 520), which included *grubenhauser*. These are typical earlier Anglo-Saxon post-built, sunken featured/floored buildings. Pottery dating to between the seventh and eighth centuries was also excavated.

6.2.4 Medieval Period (1066AD-c.1540AD)

At the time of the Domesday Survey in 1086, the area was part of a Royal Manor, and the Kings of England held Basingstoke as a demesne manor. The population recorded was 46, which included 12 freemen. Of historic note, the existence of a market was recorded in the Domesday Book - a rare entry for Hampshire. The first grant of a fair to Basingstoke was in 1449, held near the Chapel of the Holy Ghost, to the north of the town.

Kempshott is one of three medieval manors that form the origins of the present parish, East, or Popham Dummer, West Dummer and Grange of Dummer. Kempshott itself evolved out of the wider 11th century manorial growth of Basingstoke and the surrounding area. It was first referred to in Domesday Book as Campesstte, when the Manor was listed among the numerous possessions of Norman nobleman Hugh de Port. During the later medieval period, Basingstoke began to prosper and although small when compared to Winchester, it had become an important centre for the woollen trade by the 13th century. Kempshott itself was likely at this time to have been part of a typical manorial system and may have been represented by only a single hamlet or single manor with a large land allotment. Earthwork remains considered likely to have been a deserted medieval village have been identified within the nearby Kempshott Park (SU 59611 47751). Kempshott had its own parish and church until 1393 when the patron petitioned the Bishop of Winchester to join with Winslade parish as a result of poverty at Kempshott. It is believed the church was demolished as a consequence and that the village was abandoned. The location of the church and the village has yet to be discovered, but the Kempshott Park site is the most likely candidate.

6.2.5 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

Kempshott continued to evolve as a rural settlement after the medieval period and suffered little obvious effect during the Civil Wars, despite significant sieges at nearby Basing House and battles at Alresford and Alton. The area was still largely held as large estates that developed from the medieval manors, as demonstrated by Kempshott House, which was located within the development site and was owned by Mr J C Crook from the 18th century. Kempshott Park covers 150 hectares and is located



immediately adjacent to the proposed development site (SU 59611 47751). It is likely to contain the remains of a medieval deserted village (see above). In addition, George Augustus Frederick, the Prince of Wales leased the property and spent his honeymoon at Kempshott House with his wife, Caroline of Brunswick, which at that time was a hunting lodge. It overlooked what is now the Basingstoke Golf Club and dated from 1784. Kempshott House was a four-storey Palladian mansion (kempshottmanor.net) which was demolished during the building of the M3 and only the listed stable block and kitchen garden wall remain on the south side of the motorway (LB Ref 2244 & 2245). The house included a central block with three principal storeys, cellars and an attic storey, as well as two quadrant wings with pavilions. The area of Kempshott House is now the site of the present industrial park. As a result there is potential for post medieval remains to survive on the site.

The land around Kempshott has predominantly been agricultural land and it was only after the Great War that it saw an expansion of residential development. Serious expansion began at Kempshott in the 1960s as a result of the development of Basingstoke and it was the later 20th century that saw the most significant change to the landscape in centuries as residential development spread and the M3 motorway passed immediately adjacent to the proposed development site. The expansion of housing saw the dedication of St Mark's church in 1987, finally replacing the medieval church closed in 1293 and demolished around that time.

6.3 Historic Mapping Survey

The earliest map consulted was John Speed's 1611 map of Hampshire, which shows Kempshott but which has insufficient detail to show the site.

Milne's 1791 Map of Hampshire shows the house, park and associated woodland to the south but no further remains within the site or adjacent to it.

The Hampshire Record Office holds an estate plan of 1832 (HRO 55 M67 T180-1) which shows the great house and its service buildings but nothing further that would be indicative of archaeological remains is depicted either on the site or in that part of the study area that falls within the estate.

Ordnance Survey maps ranging in date from 1872 to 2005 and showing the proposed development were consulted. They show any changes in land use within the proposed development site and the study area over that timeframe. They are reproduced in Appendix E.



The earliest Ordnance Survey map dates to 1872 and shows the site of Kempshott House in the centre of the proposed development site. Kempshott Park is also shown within part of the proposed development site and the study area. Several woodlands are also shown on this map, such as Shrub Copse. These woodlands are detailed further in the 1875-77 map, which annotates more woodland including Peak Copse and Kempshott Copse within the study area. This layout remains the same until the 1910 map when the golf course is annotated to the west of the proposed development site. The next most significant change is on the 1972-3 map, which shows the M3 motorway running in a roughly north-east/south-west direction across the southern part of the proposed development site. Kempshott House was demolished in 1965 ahead of the construction of the M3 motorway. On the final map (2005), there are several buildings associated with the industrial park on the former Kempshott House land. A residential property to the south-west of the industrial park called The Cedars is now shown.

7.0 Site Walkover Survey

A site walkover survey was undertaken on 12th March 2013 on a dry, cold and clear afternoon. Since an earlier site visit on 21st June 2007, which was undertaken by Guy Kendall for an earlier desk-based study (WYG, 2008), the industrial units on the site have been demolished and the resulting brick rubble has been piled up at the site edges. However, the concrete surfaces survive, covering much of the site. Photographs of the site can be seen in Appendix B. The two photographs from the 2007 visit show the industrial and commercial character of the site at that time, while the 2013 photographs clearly show not only the concrete slabs but also the extensive terracing that has taken place across the site. No visible signs of archaeological remains were identified during the site visit.

8.0 Historic Landscape Characterisation and Aerial Photographic Evidence

The Hampshire Historic Landscape Characterisation includes the Basingstoke and Deane area. HLC assessment indicates that the proposed development site lies in an area of developed land with a historic character of fields with wavy boundaries suggesting possible late medieval to 17th/18th century enclosure land (Figure 3, Appendix D).

The study area and the proposed development site also fall within the National Mapping Programme for Hampshire. Cropmarks can be seen on Figure 2, Appendix D and are described in the HER data.



9.0 Heritage Potential and Impact Assessment

Archaeological records within the study area and the mapped depictions of Kempshott House indicate that archaeological deposits may be present on the site. For example, the site itself is likely to have been part of a wider prehistoric landscape that also included the Beggarwood Lane development area with its early Bronze Age burials and Iron Age Banjo enclosures and it is not impossible that further later Prehistoric remains may be present elsewhere in the study area. However, it is considered likely that the development of Kempshott House will have heavily truncated any earlier archaeological deposits on the site.

In addition, Kempshott House occupied much of the site until its demolition in 1965 and it is not known how extensive the destruction of the house was: the presence of surviving but in-filled cellars beneath the current site cannot be ruled out. However, the extent to which the house itself survives below ground remains unknown. The extensive landscaping currently visible across the site has resulted in the terracing of much of the site. Surviving images of the house reproduced online (kempshottmanor.net) suggest that the changes in ground level are a recent (post 1965) development. Although much of the landscaping in the north-eastern part of the site appears to involve terracing into the natural slope, the south-western area, including the part currently occupied by the two caravans, appears to be on the same level as both ground to the south-west, including the adjacent garden of The Cedars and Longwood Copse Lane, which forms the northern boundary of the site. As a result, it is not possible to say with any confidence that remains of the mansion will not be present beneath the more modern remains of development. It should be noted that Kempshott House included cellarage and "below stairs" space and this may simply have been filled with available rubble during the development process meaning that preservation may be good and archaeological potential high.

10.0 Proposed Mitigation Measures

It was noted above (paragraph 4.0) that the County Archaeologist had suggested that an 'impact assessment' would quickly evaluate the degree to which the site had already been compromised beyond further archaeological merit. Unlike the nearby sites on Beggarwood Lane, which had not been disturbed prior to the development, any Prehistoric or Romano-British remains on the site are likely to have been significantly truncated, if not destroyed. However, there is high potential for the presence of remains of the 18th century Kempshott House.



The concrete that covers the majority of the site renders most forms of geophysical survey ineffective, leaving the relatively expensive option of ground-penetrating radar. As the site is currently unoccupied, the modern buildings have been demolished and 18th and 19th century remains are likely to be both robust and highly visible. Following discussions with the County Archaeologist for Hampshire it has been agreed that the most effective response to the presence of these remains would be for an archaeological Watching brief to be undertaken during the site strip, enabling effective recording of any remains present ahead development. The results of this exercise would also provide information on the condition of the ground beneath the concrete slabs, particularly in respect of rubble-filled cellars.

In the light of the landscaping at the site and the location of the mansion, it is recommended that this exercise is undertaken on the south-western portion of the site, including the two large areas in front and to the west of the gateway onto the site where previous truncation is considered to have been least significant. Any such works should be undertaken in accordance with the IfA standards and guidance and would be governed by a Written Scheme of Investigation (WSI) agreed with the County Archaeologist. The Watching brief would allow adequate time for recording without undue delay to construction works. Any remains are likely then to be subject to in-filing and compaction with suitable granular material, as required. It should be noted that the cellars are in an area likely to be less affected by development as it is earmarked for garages and amenity space.

11.0 Conclusions

Although the site is located in an area with recorded later Prehistoric and Romano-British remains that would normally have indicated high potential for archaeological potential on the site, the 18th century development of Kempshott House and the later 20th century landscaping are considered to have had a detrimental effect on any such deposits. As a result older archaeological remains are unlikely to be present on the site. However there is some potential for remains associated with Kempshott House to survive and to be affected by the proposed development. In addition, any survival of infilled cellarage could have an impact on the form of the proposed development. It is considered appropriate for archaeological mitigation to take the form of an archaeological Watching Brief in the area of the site formerly occupied by Kempshott House. No further archaeological intervention is considered necessary.



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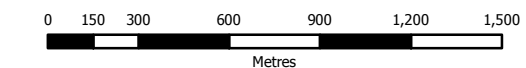
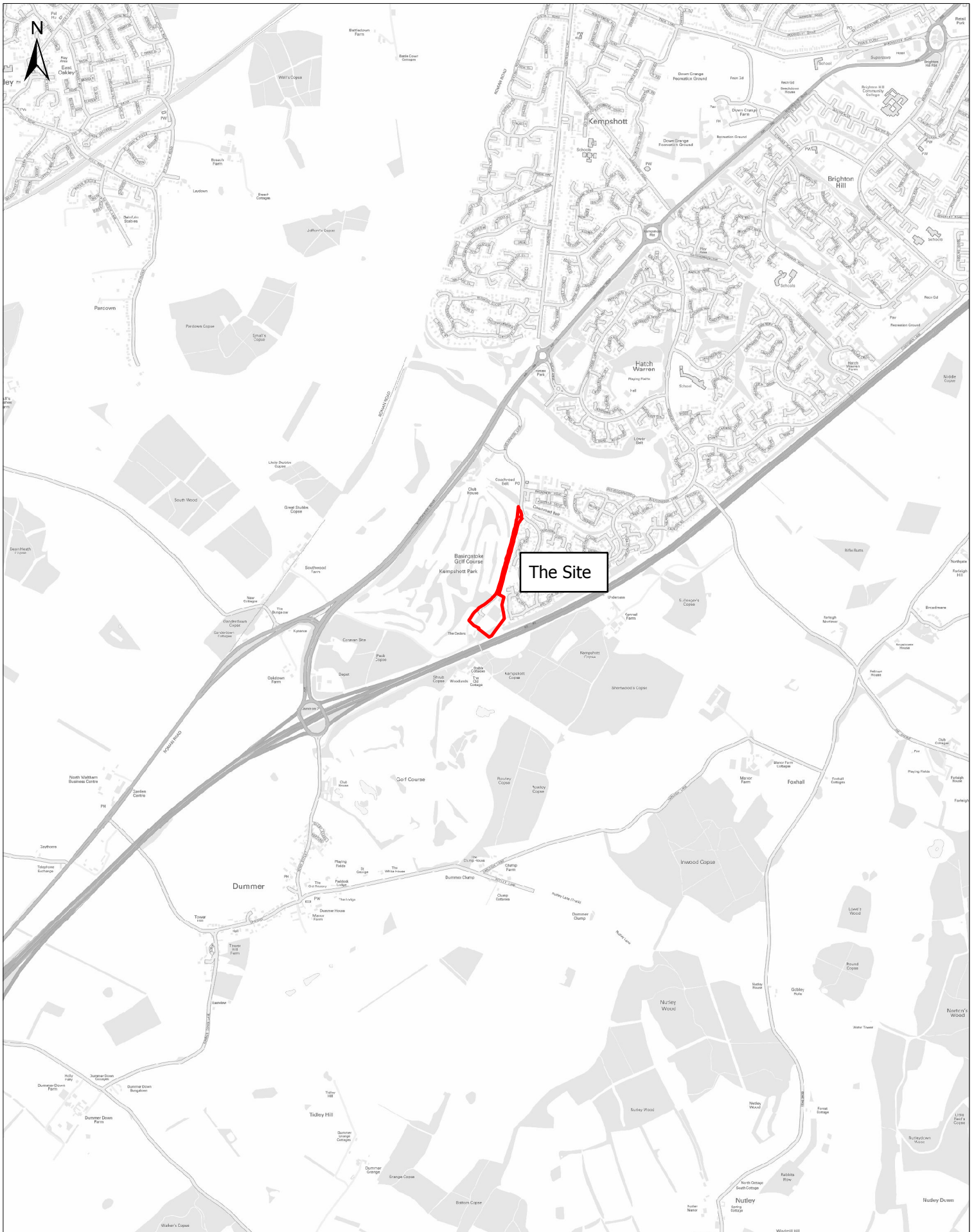
Kempshott Park, Basingstoke



Appendices



Appendix A – Site Location Plan & Proposed Development Plan



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Sheet Size: **A4** Scale of Original: **1:25,000**

Client: **Country and Metropolitan Homes**

Project: **Kempshott Park, Basingstoke**

PMC Created:	KRH Checked:	February 2013 Date:	V1 Version:
Site Location Plan			
Office: 4154	Project No: A075805	Figure No: 1	

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NOTES

This drawing to be read in accordance with the specifications of Quince and noted drawings.
No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.
Scale: 1:500 as shown at 11

NOTE: BOUNDARY BASED ON TECHNIKS GROUP SURVEY SP/2238/BD 1238/01. LEGAL CONFIRMATION AND AGREEMENT BY ALL PARTIES.

NOTES

- EXISTING LEVELS HAVE BEEN TAKEN FROM ORDNANCE SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY OTHERS.
- PROPOSED LEVELS ARE BASED ON THE PROPOSED FINISHED GRADE SURFACE. REFER TO HIGHWAY ENGINEERS DRAWINGS FOR DETAILED HIGHWAYS PROPOSAL. PROPOSED WORKS ARE SUBJECT TO AGREEMENT WITH LOCAL HIGHWAYS AUTHORITY.
- PROPOSED LEVELS ARE BASED ON SURVEY DATA ONLY.
- UPDATED ARB SURVEY.
- EXISTING FOOTPRINTS AND INTERNAL ARRANGEMENTS SUBJECT TO ELECTRICITY POLE CURRENTLY ON SITE TO BE GROUNDING SUBJECT TO ENGINEERS DETAIL AND APPROVAL BY STATUTORY BODY

KEY

- APPLICATION BOUNDARY
- +57.2 EXISTING LEVELS (REFER TO ARB CONSULTANTS DRAWING)
- EXISTING TREES
- EXISTING ROOT PROTECTION ZONE
- PROPOSED TREES
- LIFETIME HOMES ZONE FOR COMPUNAL PARKING
- REFUSE & CYCLE STORE FOR FLATS
- SHORT STAY CYCLE SPACES FOR FLATS
- PROPOSED SOAKWAY FOR HIGHWAY DRAINAGE. REFER TO WYG DRAWING No A075805
- GATE
- BRICK WALL
- BIN COLLECTION POINT



REV	DATE	NOTE
0	11/09/13	AMENDED PARKING NUMBERS, ROOTS 13 TO 15, PATHS TO REAR GARDENS

Project
PROPOSED HOUSING DEVELOPMENT
KEMPSHOTT PARK BASINGSTOKE

Title
SITE LAYOUT

DRAFT

Scale	Date
1:500 @A1	SEPTEMBER 13
Drawn JS	Checked SF

Drawing Number
6994/SK201

Revision
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Saunders Partnership Architects
 ARCHITECTURE | URBAN DESIGN | MASTER PLANNING
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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Appendix B – Site Photographs



Plate 1: Looking north towards Beggarwood Lane development (2008)



Plate 2: View to North towards Beggarwood Lane development (2013)



Plate 3: View to South-West (2008)



Plate 4: View to South-West (2013)



Plate 5: View across the site North to South, showing the extent of landscaping and levelling (2013).



Plate 6: View to the south-west, showing the terracing across the site. The caravans occupy the approximate location of Kempshott House (2013).

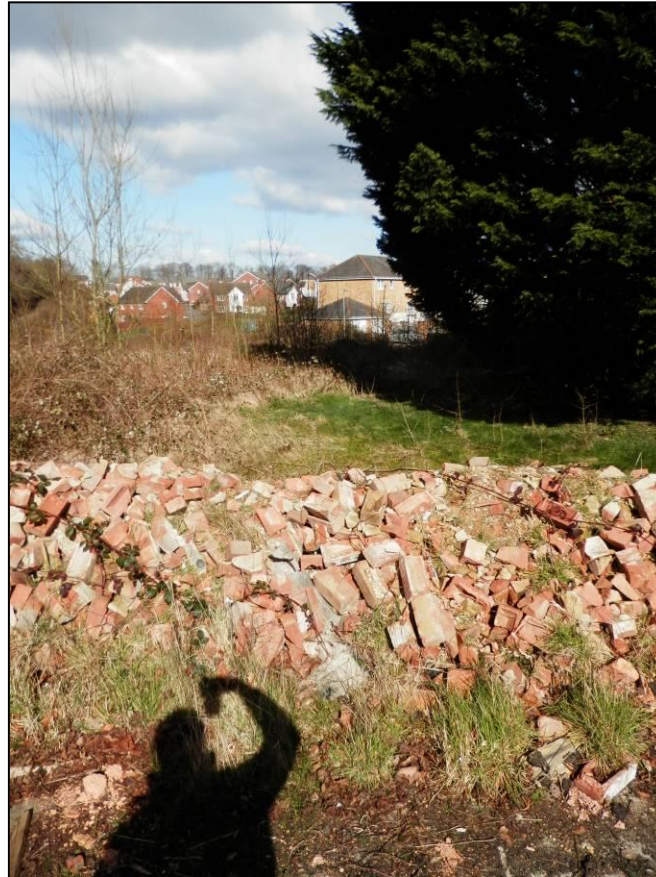


Plate 7: View to East towards Beggarwood Lane development from same location as Plate 6 (2013).



Appendix C – Planning Policies



Regional Spatial Strategy for the South East Region

POLICY BE6: MANAGEMENT OF THE HISTORIC ENVIRONMENT

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

Basingstoke and Deane Adopted Local Plan 'Saved Policies'

POLICY E1: DEVELOPMENT CONTROL

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and



- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

POLICY E2: BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted
- iii. Developments within the curtilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.

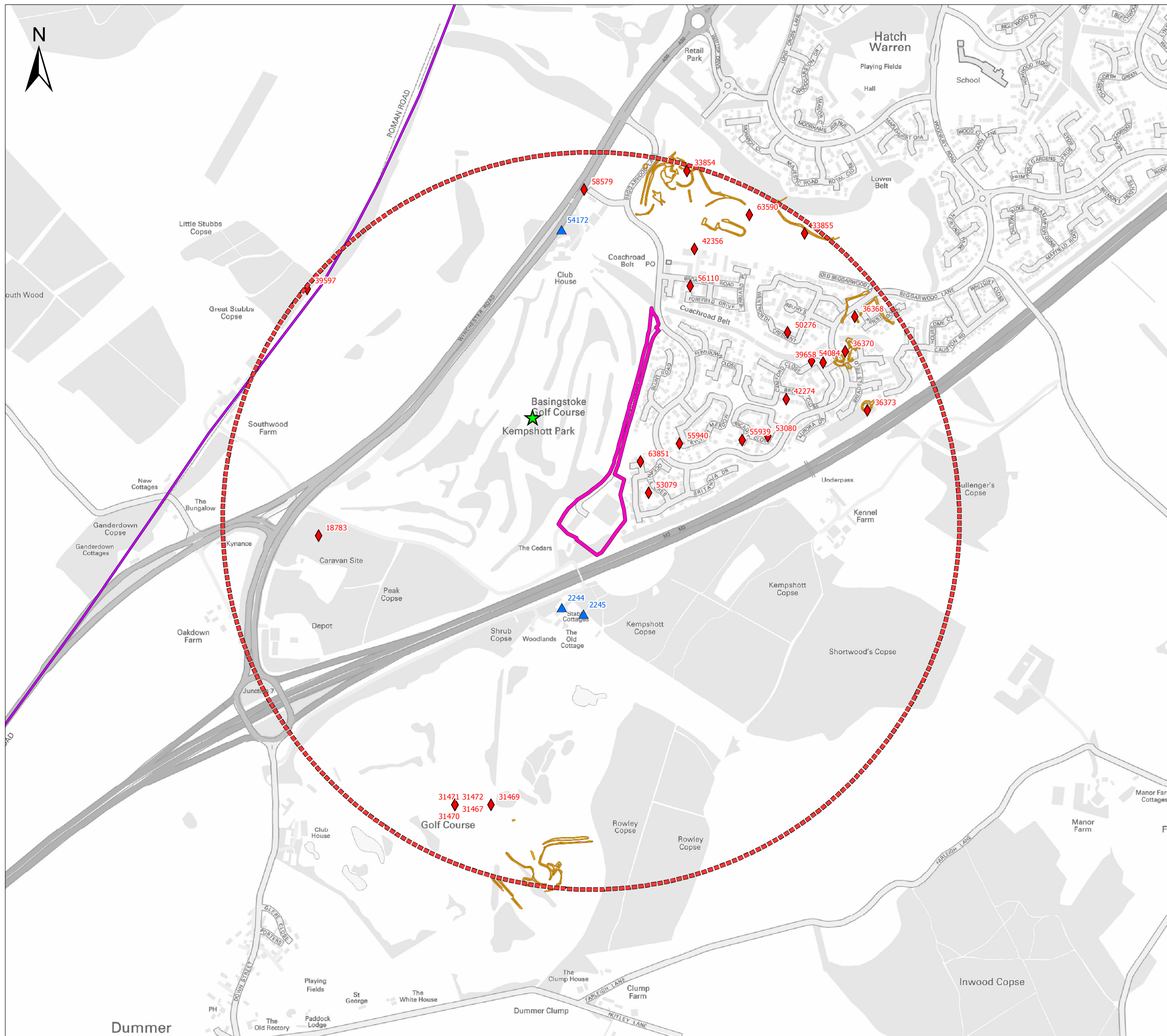
POLICY E3: AREAS OF ARCHITECTURAL OR HISTORIC INTEREST

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance; Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.



Appendix D – Recorded Heritage Sites



Legend

- Site Boundary
- Study Area
- Recorded Heritage Sites
- Listed Buildings
- Parks and Gardens
- Roman Road
- Cropmarks


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Metres

PMC Created:	MB Checked:	February 2013 Date:	V1 Version:
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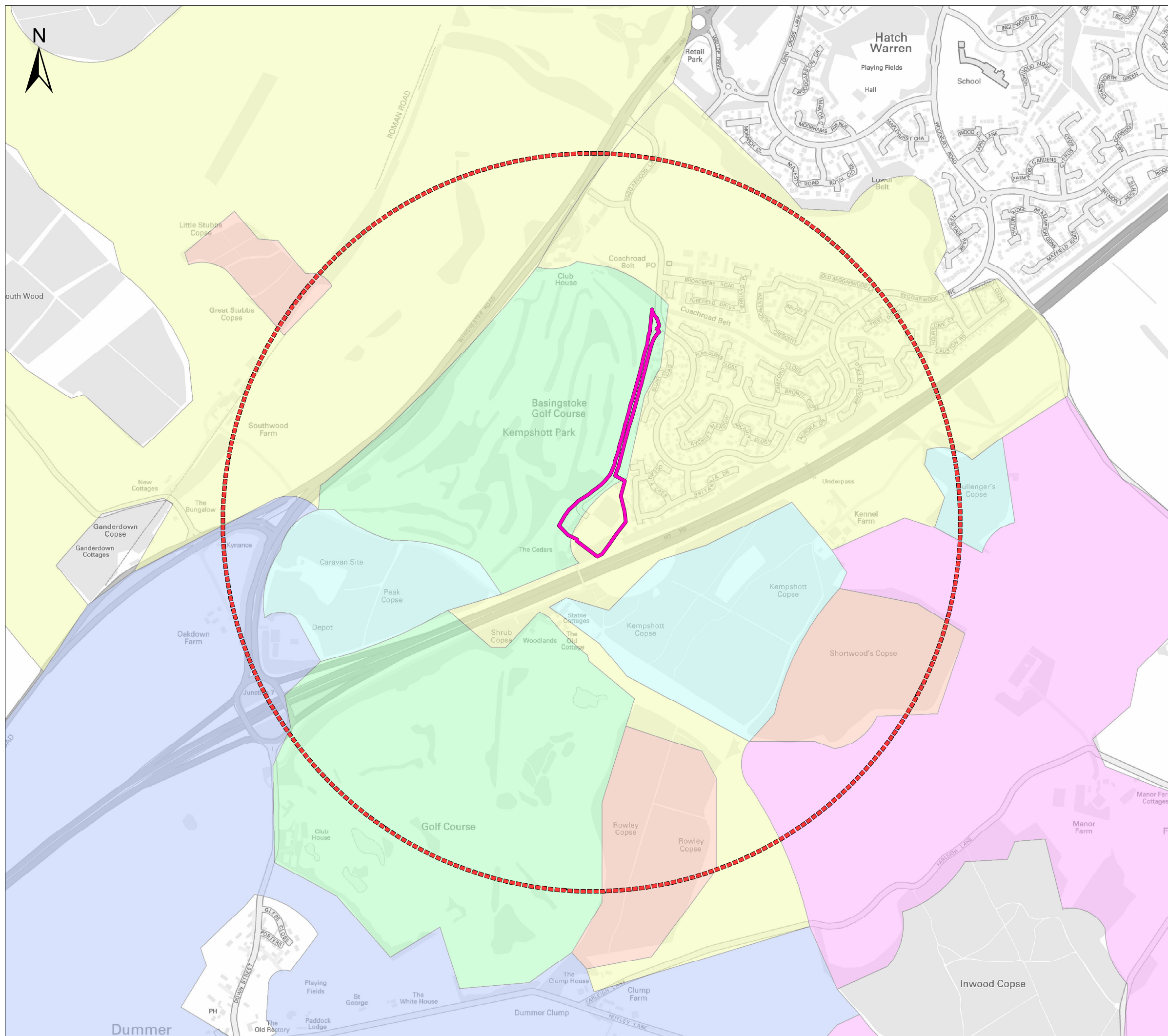
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Client: **County and Metropolitan Homes**

Project: **Kempshott Park, Basingstoke**

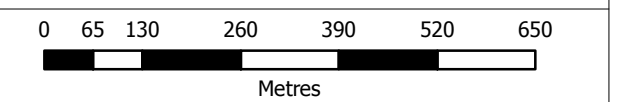
Title: **Designated Heritage Sites**

Office: 4154	Project No: A075805	Figure No: 2
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Legend

- Site Boundary
- Study Area
- Assarted woodlands
- Fields bounded by roads, tracks and paths
- Fields with wavy boundaries
- Other old woodlands
- Parliamentary fields
- Recreation



PMC Created:	MB Checked:	February 2013 Date:	V1 Version:
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Sheet Size: **A3** Scale of Original: **1:10,000**

Client: **County and Metropolitan Homes**

Project: **Kempshott Park, Basingstoke**

Title: **Historic Landscape Character**

Office: 4154	Project No: A075805	Figure No: 3
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Recorded Heritage Sites (English Heritage and Hampshire Historic Environment Record)

Identifier	Grid Reference	Period	Description	Grade
2244	SU 59691 47235	Post Medieval	Stable block at Kempshott House	LB II
2245	SU 59749 47217	Post Medieval	Kitchen garden wall at Kempshott House	LB II
54172	SU 59690 48260	Post Medieval	Milestone on A30/A303	LB II
51690	SU 59611 47751	Post Medieval	Kempshott Park. An eighteenth century landscaped park and garden. Now a golf course.	
18783	SU 59030 47430	Early Bronze Age	A possible Bowl Barrow in Kempshott Park	
31467	SU 59400 46700	Early Iron Age	Banjo Enclosure	
31469	SU 59400 46700	Roman?	Ditch	
31470	SU 59400 46700	Uncertain	Oval Pit	
31471	SU 59400 46700	Uncertain	Pit	
31472	SU 59400 46700	Uncertain	Lithic	
36368	SU 60486 48024	Modern	Cropmark complex of a linear feature south of Beggarwood Lane	
36370	SU 60460 47930	Early Iron Age - Roman	Cropmark Complex with the discovery of a crouched inhumation	
36373	SU 6052047770	Uncertain	Circular Enclosure south of Beggarwood Lane	
38020	SU 59600 46470	Early Iron Age	Banjo Enclosure?	



Identifier	Grid Reference	Period	Description	Grade
39658	SU 60400 47900	Early Iron Age	Burial (Dog)	
39659	SU 60400 47900	Early - Late Iron Age	Post Hole	
39660	SU 60400 47900	Early to Late Iron Age	Burial	
39663	SU 60400 47900	Early – Late Iron Age	Multiple Find Spot	
39664	SU 60400 47900	Early to Late Iron Age	Multiple Find Spot	
39665	SU 60400 47900	Modern ?	Glass Fragment	
39666	SU 60400 47900	Undefined	Find	
39667	SU 60400 47900	Roman	Pottery	
42274	SU 60300 47800	Neolithic-Post Medieval	Artefact Scatter	
42356	SU 60100 48200	Roman	Cremation	
50276	SU 60200 47800	Early Bronze Age	Beaker Burial at Kempshott Park	
53079	SU 60200 47800	Post Medieval	Kempshott Park Area A. A desk-based assessment was carried out at this location.	
53080	SU 60250 47700	Post Medieval	Kempshott Park Area D. Desk-based assessment of this area shows low potential for archaeology.	
54084	SU 60368 47904	Early Bronze Age	Beaker Burial	



Identifier	Grid Reference	Period	Description	Grade
55939	SU 60180 47690	Early Bronze Age	Cropmark of a circular feature south of Beggarwood Lane.	
55940	SU 60010 47680	Early Bronze Age	Cropmark of a circular feature south of Beggarwood Lane.	
56110	SU6003948107	Early Bronze Age – Medieval	Human Remains of uncertain date.	
236065	SU 59 47	Medieval	Kempshott Park. This is the likely location for the deserted medieval village and church of Kempshott, which was abandoned in 1393.	
652292	SU 595 475	Bronze Age, Roman	Dummer Golf Course. A watching brief revealed evidence of a Bronze Age pit and a Roman ditch and pit.	
39597	SU 590 481	Roman	Possible Roman road agger	
33854	SU 60030 48420	Iron Age	Banjo enclosure north of Beggarwood Lane	
33855	SU 60350 48250	Uncertain	Linear cropmark north of Beggarwood Lane	
58579	SU 59751 48369	Post-Medieval	Site of Toll House and Toll Gate	
63590	SU 6020 4830	Neolithic	Prehistoric pottery scatter at Beggarwood Lane	
63851	SU 59904 47631	Modern	WWII Nissen huts	
42a		Roman	Silchester to Winchester Roman Road	



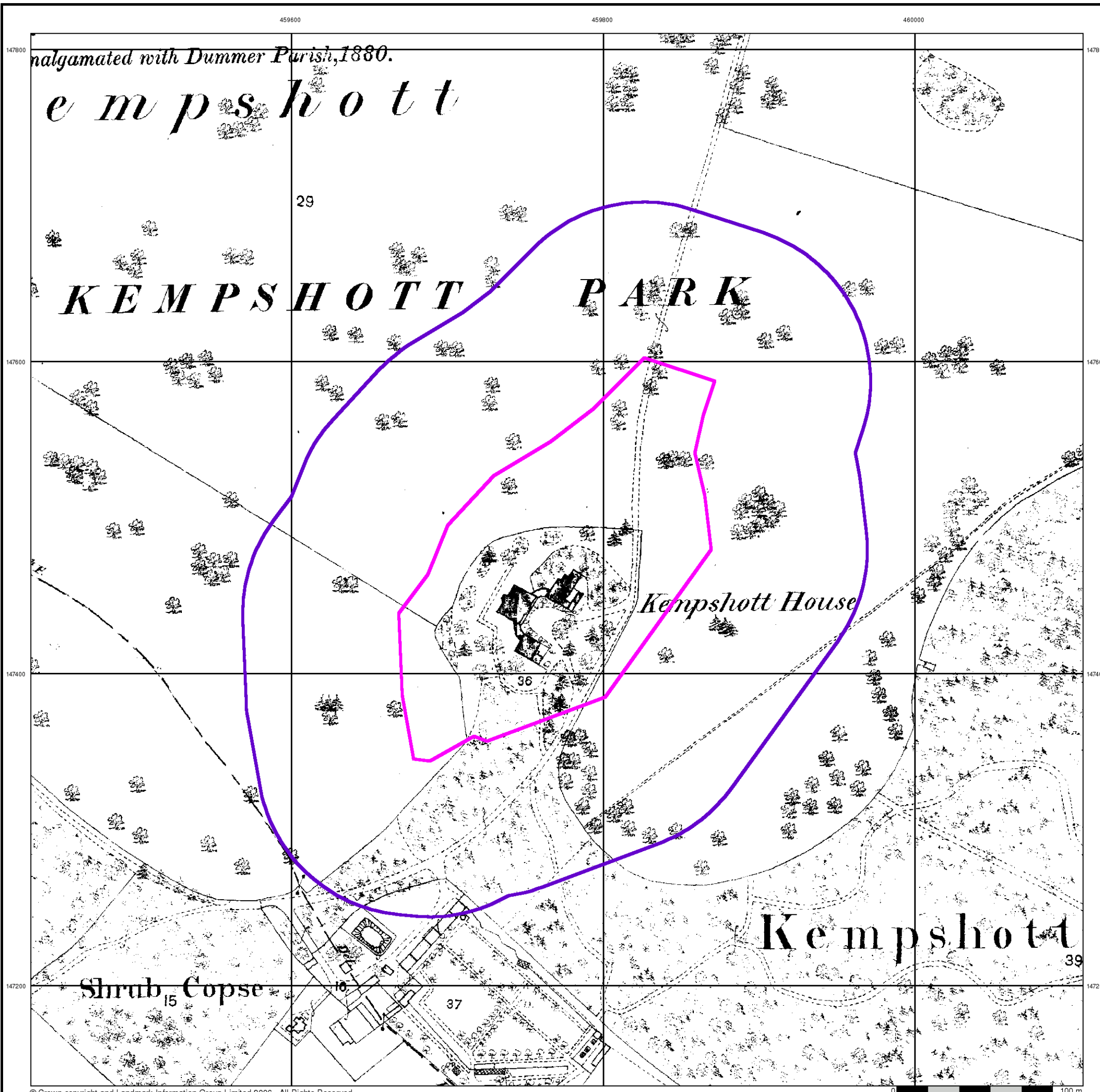
Appendix E – Historic Mapping



John Speed's Map of Hampshire, 1611, showing Kempshott and Dummer



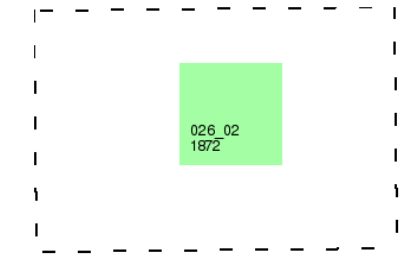
Thomas Milne's 1791 Map of Hampshire showing Kempshott Park.



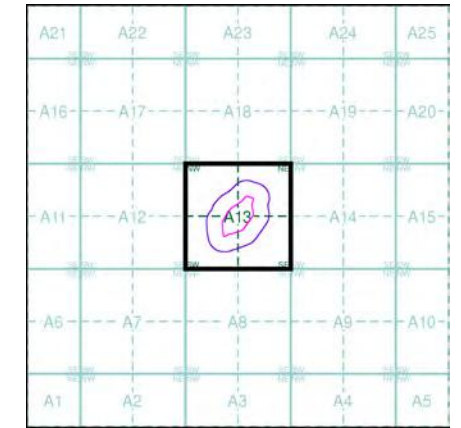
Hampshire & Isle Of Wight
Published 1872
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 20565251_1_1
 Customer Ref: Kempshott Park
 National Grid Reference: 459770, 147470
 Sheet: A
 Site Area (Ha): 3.12
 Search Buffer (m): 100

Site Details

Flint Cottage, Kempshott Park, Dummer, BASINGSTOKE, Hampshire, RG25 2DB



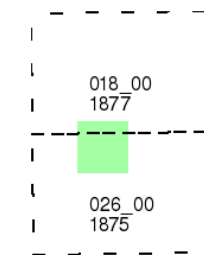
Tel: 0870 850 6670
 Fax: 0870 850 6671
 Web: www.envirocheck.co.uk

Hampshire & Isle Of Wight Published 1875 - 1877

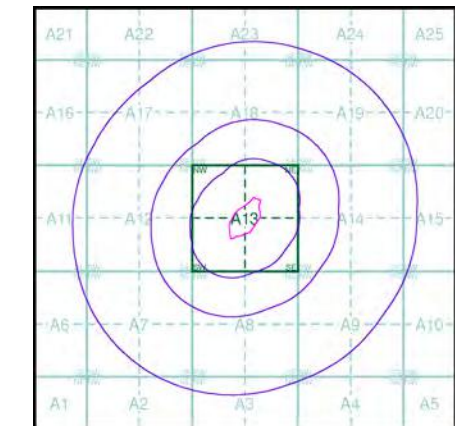
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

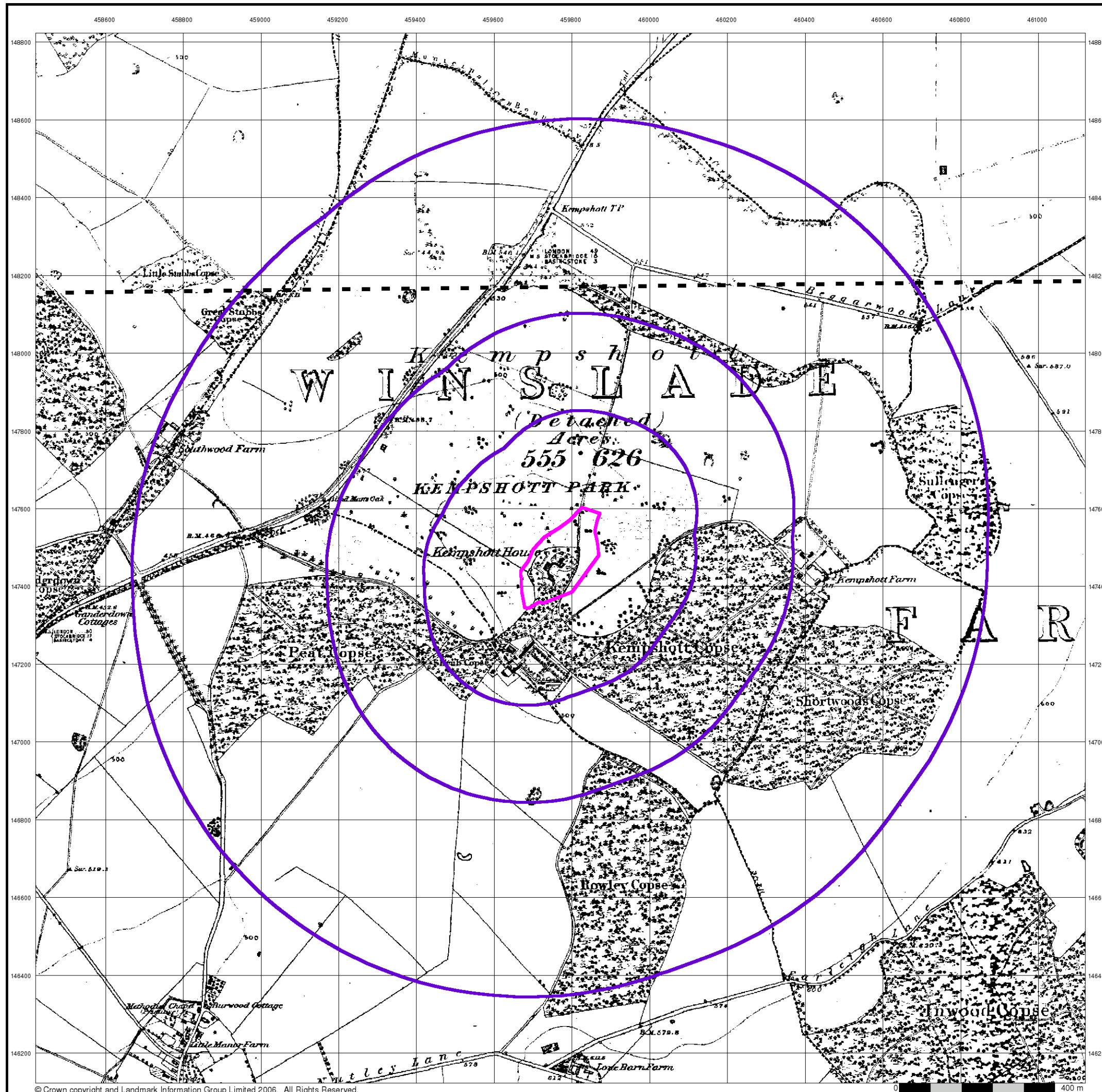


Order Details

Order Number: 20565251_1_1
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Site Details

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 Hampshire, RG25 2DB



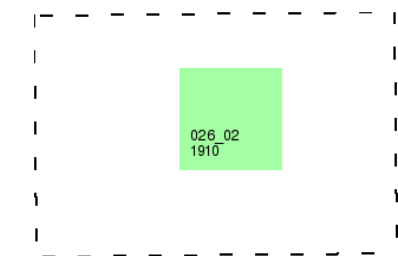
Hampshire & Isle Of Wight

Published 1910

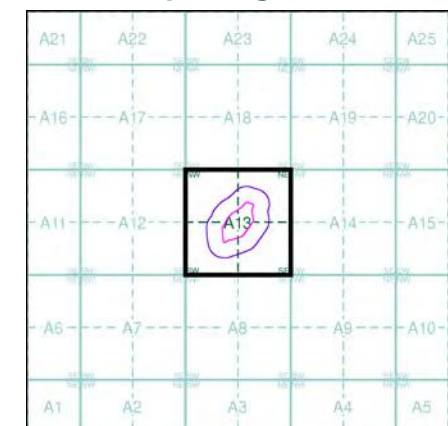
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

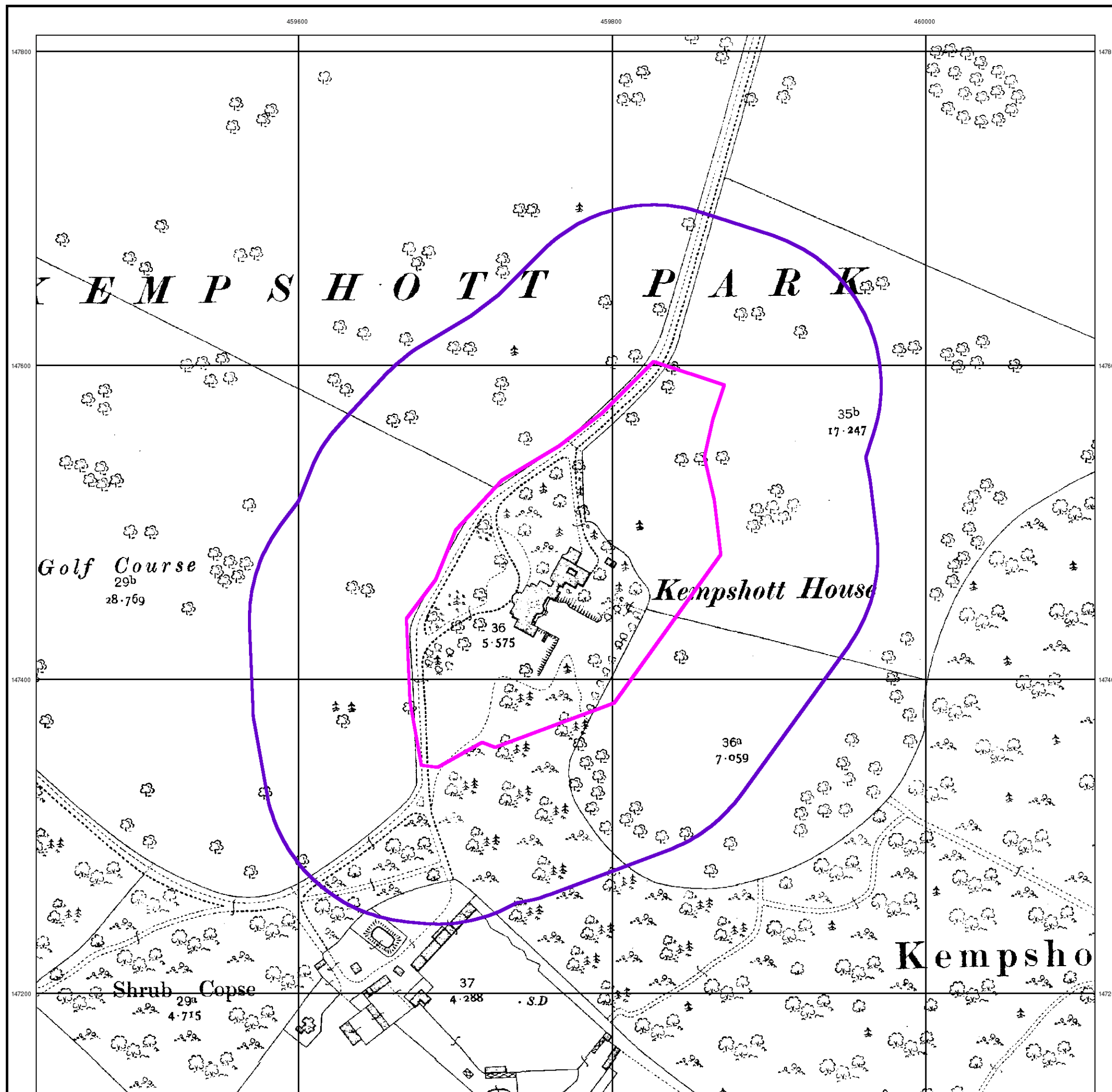


Order Details

Order Number: 20565251_1_1
 Customer Ref: Kempshott Park
 National Grid Reference: 459770, 147470
 Sheet: A
 Site Area (Ha): 3.12
 Search Buffer (m): 100

Site Details

Flint Cottage, Kempshott Park, Dummer, BASINGSTOKE, Hampshire, RG25 2DB



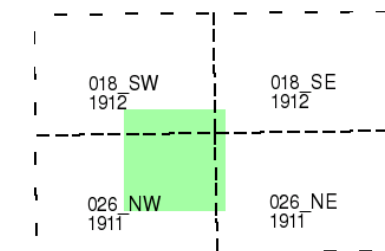
Hampshire & Isle Of Wight

Published 1911 - 1912

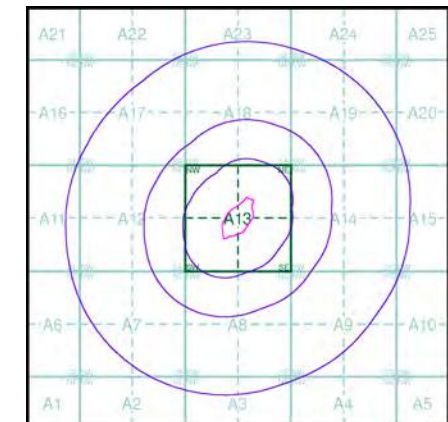
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

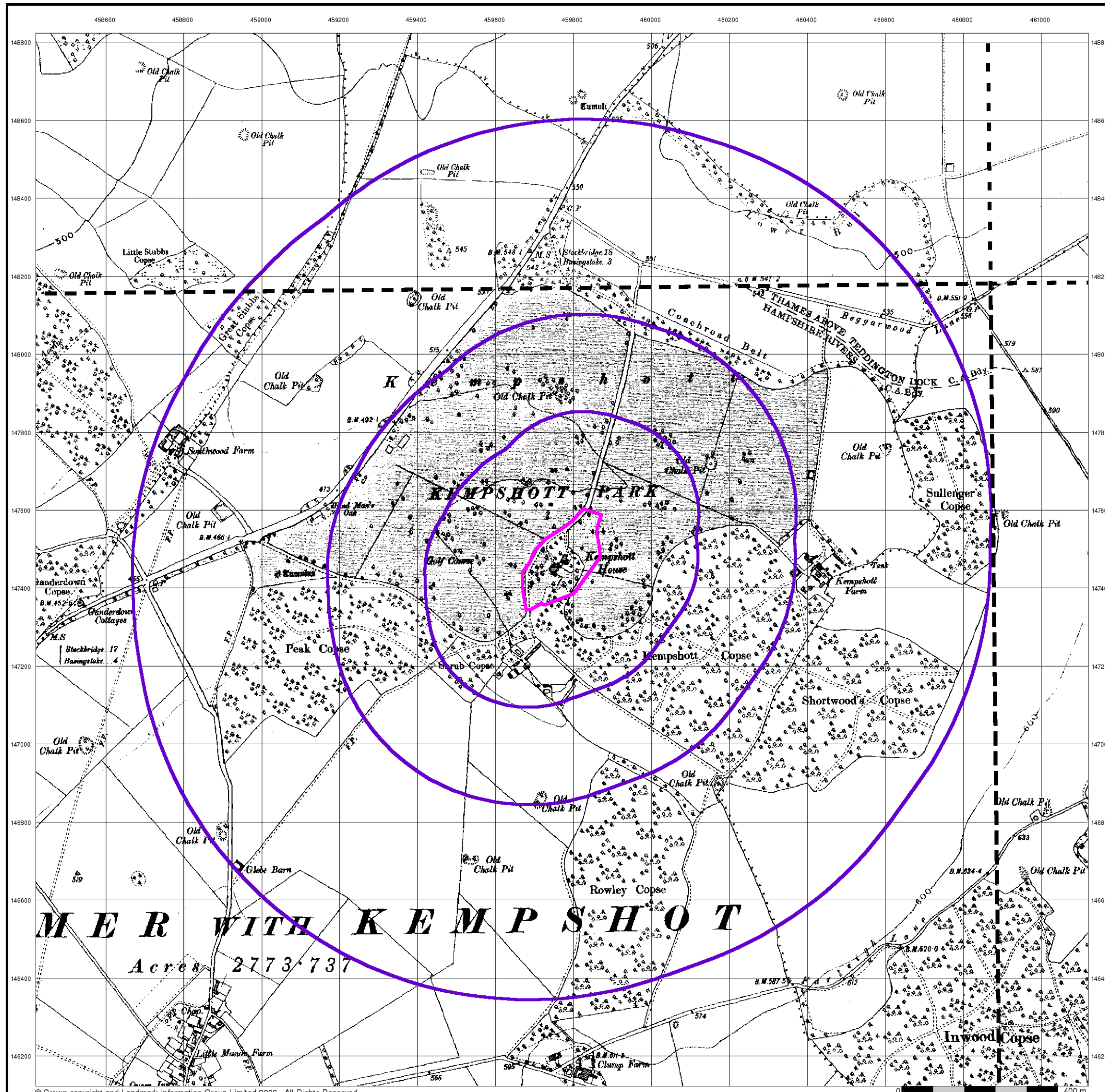


Order Details

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Site Details

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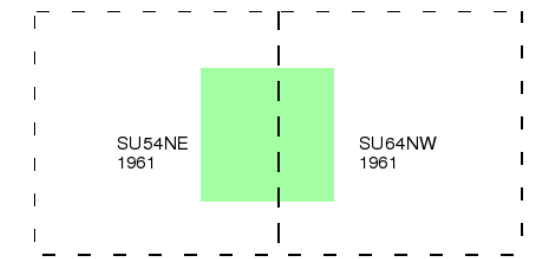
Ordnance Survey Plan

Published 1961

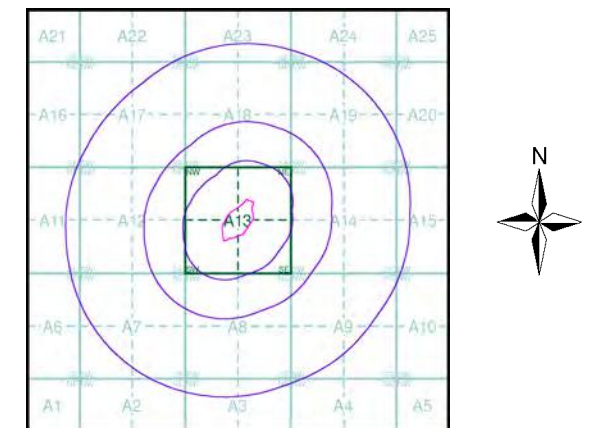
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

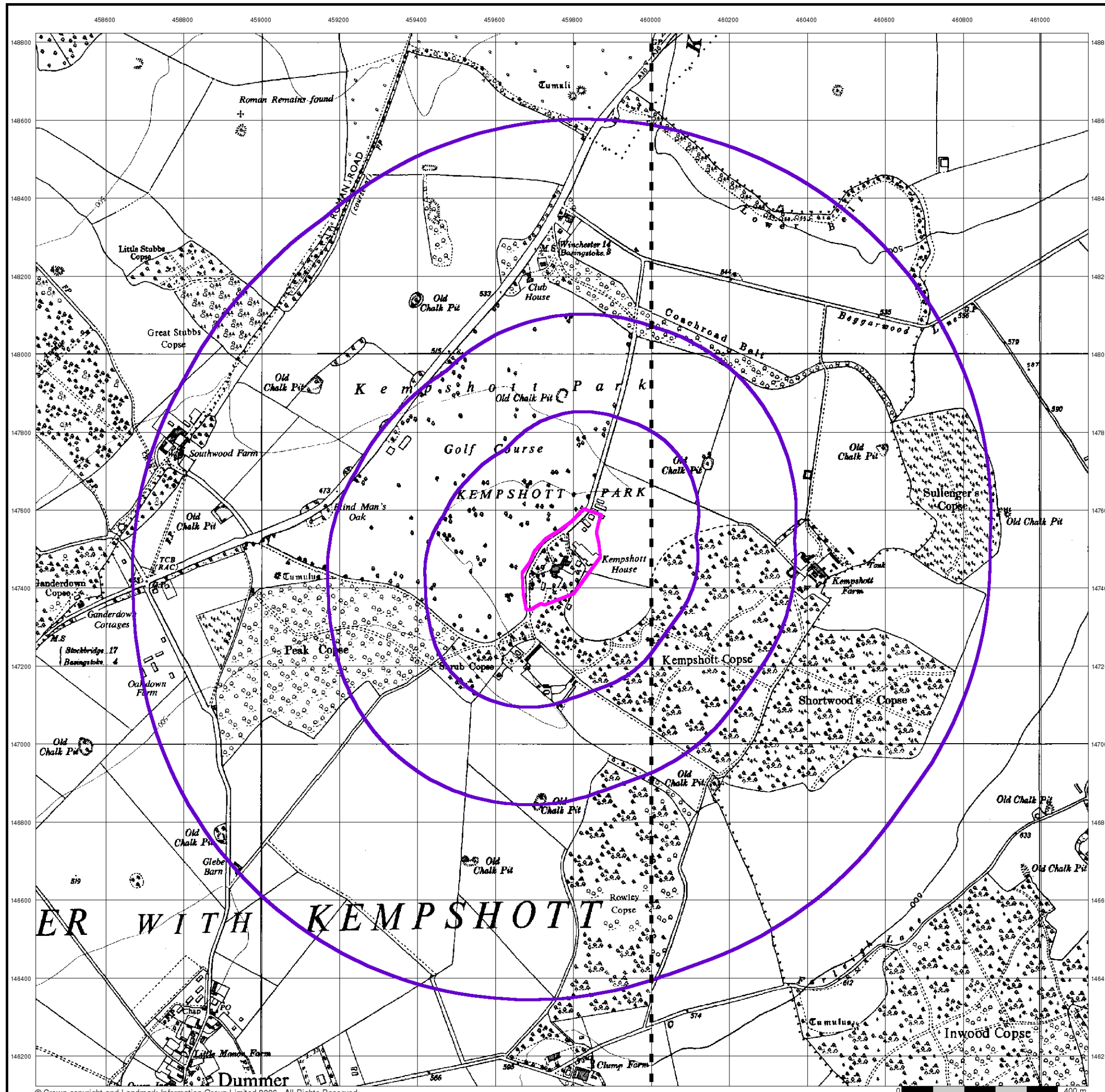


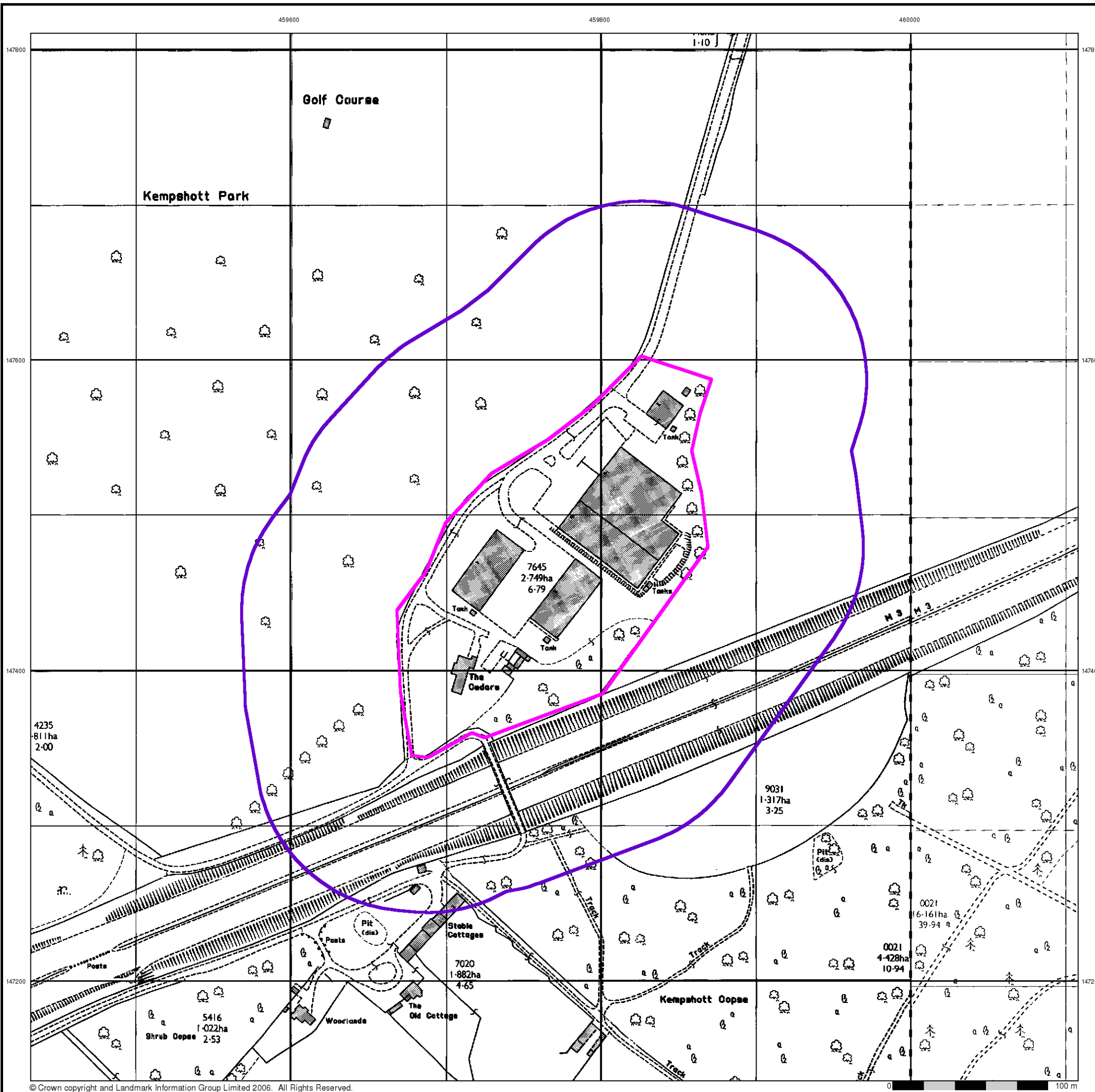
Order Details

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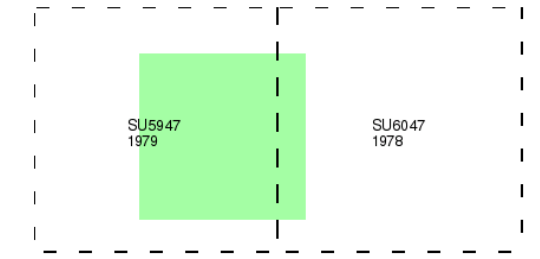




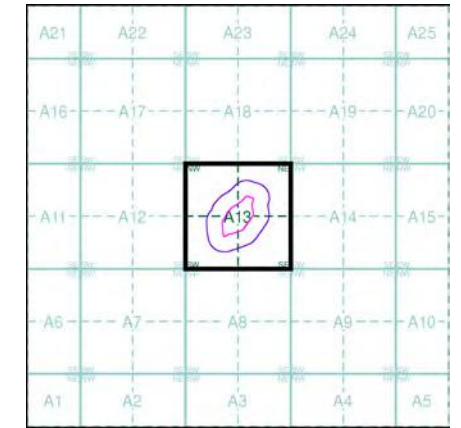
Ordnance Survey Plan
Published 1978 - 1979
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 20565251_1_1
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 Sheet: A
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Site Details

Flint Cottage, Kempshott Park, Dummer, BASINGSTOKE, Hampshire, RG25 2DB



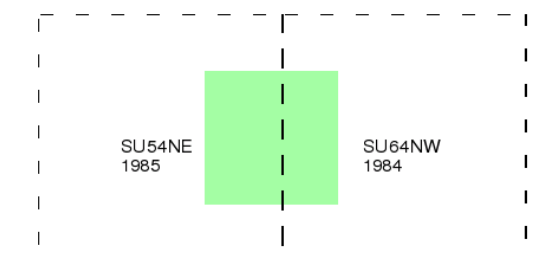
Ordnance Survey Plan

Published 1984 - 1985

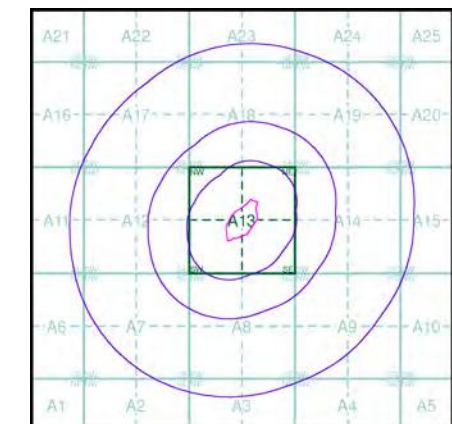
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



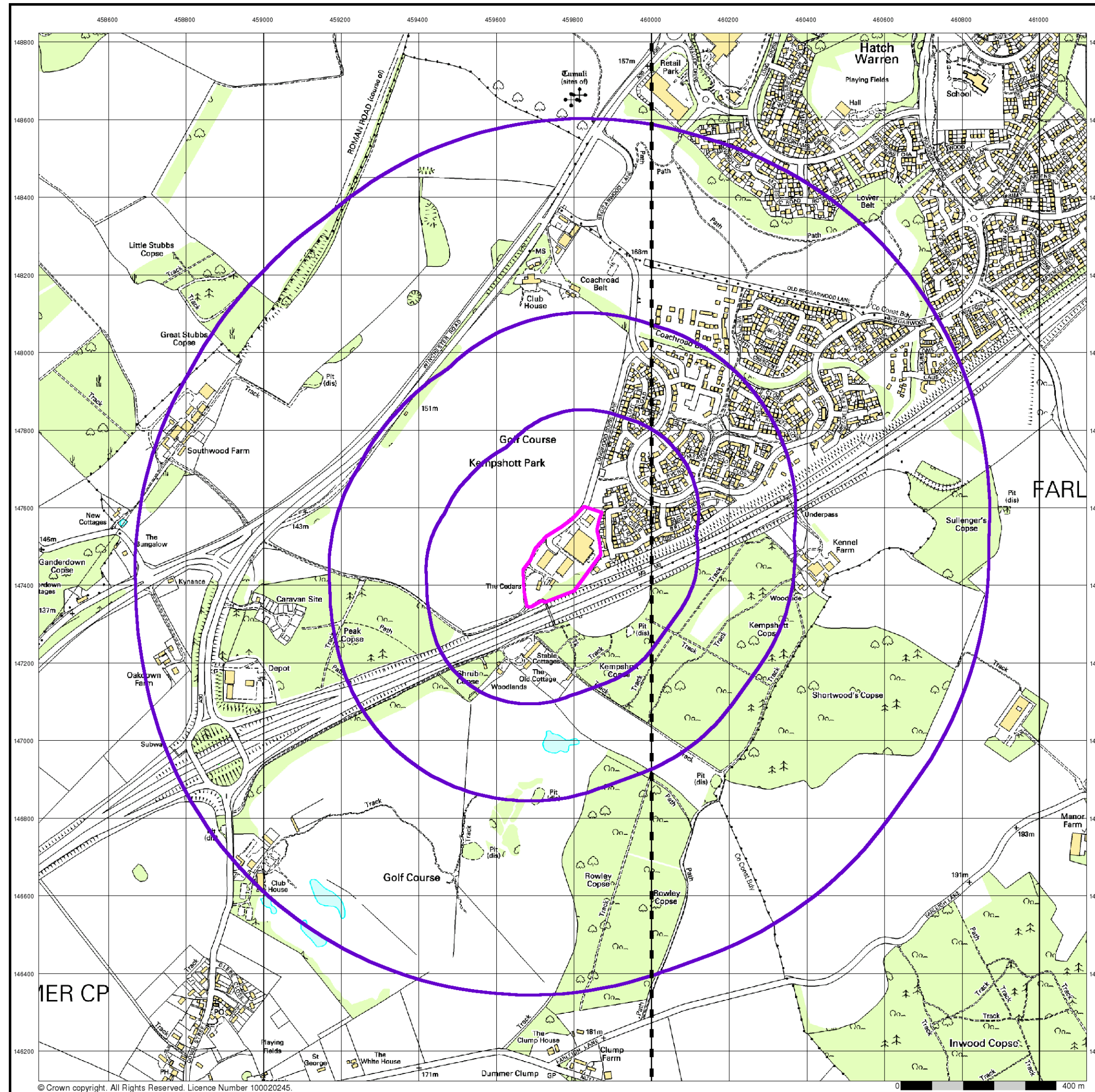
Order Details

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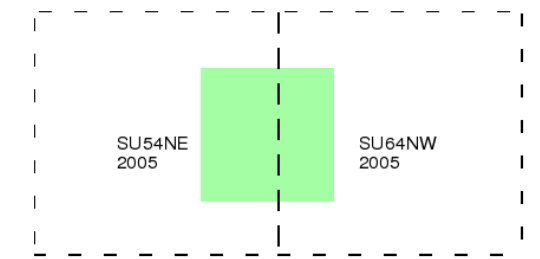




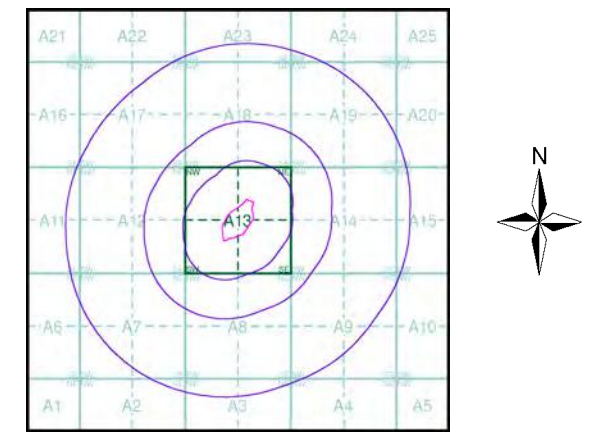
10K Raster Mapping
Published 2005
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details
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Site Details
 Flint Cottage, Kempshott Park, Dummer, BASINGSTOKE,
 Hampshire, RG25 2DB



Appendix F – Report Conditions



Kempshott Park, Basingstoke

This report is produced solely for the benefit of **Country and Metropolitan Homes** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd