



SPS5.4: LAND AT WHITMARSH LANE, OLD BASING

HERITAGE REPORT
JANUARY 2026

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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION



The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework provides a very similar message in paragraphs 207 and 208 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This report has been prepared for Old Basing Parish Council to provide an overview of the historic development of the area, a description of its current character and heritage assets within the vicinity, and an evaluation of the potential heritage impacts of proposed development of Land at Whitmarsh Lane.

BRIEF HISTORY PARISH OF OLD BASING



Image from 'The civil war in Hampshire (1642-45) and the story of Basing House', G N Godwin, pub 1904

The following brief history draws upon the 'Parishes: Basing or Old Basing', in *A History of the County of Hampshire: Volume 4*, ed. William Page (London, 1911), pp. 115-127; *The Old Basing Conservation Area Appraisal and Management Plan*, Basingstoke and Deane Borough Council, 2020/21.

Basing is a parish lying to the north-east of Basingstoke and covering about 5,300 acres. It is watered by the River Loddon, which rises west of Basingstoke and flows through the parish from the south-west to the north-east. The soil is clay and chalk, on a subsoil of London clay. About 2,400 acres are in cultivation, and wheat, oats, barley, and root crops are raised. (VCH 1911)

CHRONOLOGY

Archaeology has established settlement from the Stone Age, Bronze Age, and Roman period. The route of the Roman road between Silchester and Chichester passes through the parish. Recent archaeological investigation identified a Roman settlement northeast of Old Basing and a Villa close to the River Loddon, both worthy of further investigation.

C6th Anglo Saxon Settlement at Basing, possibly a Royal

Settlement.

- | | |
|-------|---|
| 871 | Battle of Basing. Anglo-Saxon King Aethelred defeated by the Vikings. |
| 945 | King Edmund granted a monastic dwelling at Basing, two hides at Lickpit (now Lychpit), with woodland at Oakridge and land at Binfields to Aethelnoth, his chaplain. |
| 1066 | Evidence of a Manor of Basing and construction of a Mott and Bailey Castle to the north-east of the settlement. |
| 1086 | Held by Hugh de Port. |
| C12th | Adam de Port married Mabel 'granddaughter of Roger de St. John, and their descendants took the name of St. John' (VCH). |
| 1261 | Robert St John granted license to fortify his residence. |



Saxton's Map of Hampshire showing Basing, Basing 'howse' – a substantial structure within and enclosure and to the north, straddling a river (Loddon) and enclosed park



Extract from 1648 Map of Hampshire

- | | | | |
|------|---|------|---|
| 1275 | John St John, Robert's son held the manor. | 1553 | Visited by King Edward VI. |
| 1299 | Created Barony of St John passed through the family. | 1554 | Visited by Mary I. |
| 1342 | Edmund St John died without issue – went to two sisters Margaret and Isobel. Margaret's line died out and manor descended to Isobel St Thomas de Poynings. | 1561 | New House built at Basing. |
| 1361 | Isobel sole heir. | 1572 | John, second Marquess, inherited on his father death. |
| 1390 | Son St Thomas de Poynings inherited. | 1575 | Saxtons Map of Hampshire published. |
| 1423 | Died without issue, Barony of St John fell into abeyance. Divided between three heirs. Went to Constance his great niece who was married to John Paulet. Passed to their son John Paulet. | 1576 | William, third Marquess inherited. |
| 1475 | Constance's grandson John Paulet inherited. Passed to his son John and then to William. | 1598 | His son William, fourth Marquess inherited. |
| 1531 | Sir William Paulet granted licence to crenulate Basing House. Treasurer to Tudor monarchs. | 1610 | January Court of the Star Chamber - William [Paulet] Marquis of Winchester v Richard Earneley, esq, John Goodchild, John Ellingworthe, William Prynce, and others. Deer Stealing Basing Park (STAC 8/239/25). |
| 1535 | Visited by King Henry VIII. | 1628 | John, fifth Marquess inherited. |
| 1551 | Barony of St John revives and created Marquess of Winchester. | 1635 | Basing House described as 'forsaken and desolate'. |
| | | 1645 | Siege and Destruction of Basing House. |
| | | 1648 | Map of Hampshire published showing Basing with an enclosed park to the north. |
| | | 1648 | Map of Hampshire published showing Basing with |



Extract from Kitchen's Map of Hampshire 1751 showing Basing House and enclosure and park to the north

| | | | |
|------|---|------|--|
| | an enclosed park to the north. | | Basing with the church and the northernmost part of Basing Park, Chineham Church, and Lickpitt House and 'A Dell where the Oliverian Soulderres camped at the Seige of Basing. |
| 1650 | The rents of Basing and other lands of the marquess were granted to Robert Wallop. | | |
| 1662 | John Paulet, fifth Marquess of Winchester had sequestered lands restored. Moved family seat to Hackwood. | 1751 | Map of Hampshire published by Thomas Kitchen. It shows Basing House in an enclosure and to the north straddling the river the park shows on the Saxton map of 1575. |
| 1667 | Lodge built within the grounds of Basing House, possibly for hunting in the Basing Great Park. | 1793 | Basingstoke Canal, first proposed 1777 opened. |
| 1689 | Charles, sixth Marquess of Winchester created 1st Duke of Bolton. Title passed down through the family to Harry, sixth Duke. | 1794 | Harry died, without an heir, titled ceased. Under the will of his elder brother, Charles, fifth Duke, estate passed to his illegitimate daughter who had married Thomas Orde, who took the name Powlett in addition. |
| 1740 | Hunting lodge demolished. | | |
| 1750 | Map of the Duke of Bolton's lands in Old Basing entitled 'Map the First' covering the central west area of the parish and includes the village of Old | 1797 | Thomas Orde-Powlett created Lord Bolton. |
| | | 1807 | William Orde-Powell, 2nd Baron inherits. |

- 1817 First edition 1-inch to 1-mile map published.
- 1839 Railway passed through the parish, but no station at Basing.
- 1841 Tithe Award. This showed Lord Bolton owned over 3,500 acres of the parish.
- 1850 William Henry Orde-Powlett, 3rd Baron inherits.
- 1887 Second Tithe shows 3rd Baron owning 3977 acres of the parish of 5215 acres.
- 1895 William Thomas Orde-Powlett, 4th Baron Bolton inherits.
- 1910 Canal ceases (1910-1913).
- 1922 William George Algar Orde-Powlett, 5th Baron Bolton inherits.
- 1920 Large parts of the Hackwood Estates in Hampshire Sold (1920-1930).
- 1935 Hackwood Park and 2,478 acres sold.
- Post WWII Parish increasingly developed.

GROWTH OF PARISH OVER THE 19TH AND FIRST HALF OF 20TH CENTURY

The employment figures gathered in 1831 showed that 177 men over 21 were employed as labourers in agriculture, with 21 men farmers and 84 employed in other trades, representing 69% employed in farming. In 1881 the census shows a greater diversity, with 134 men employed in agriculture, this representing 42%, a considerable drop, possibly, in part due to the Agricultural depression.

The parish has grown exponentially post WWII, with major expansion of residential areas and population.

| YEAR | POPULATION | HOUSES |
|------|------------|--------|
| 1801 | 819 | --- |
| 1811 | 921 | --- |
| 1821 | 1073 | --- |
| 1831 | 1103 | 207 |
| 1841 | 1172 | 234 |
| 1851 | 1330 | 235 |
| 1881 | 1310 | 244 |
| 1891 | 1352 | 259 |
| 1901 | 1333 | 264 |
| 1911 | 1353 | --- |
| 1921 | 1242 | 264 |
| 1931 | 1673 | 345 |
| 1951 | 2017 | 542 |



1-inch to 1-mile Ordnance Survey map shows Old Basing, Basing House, line of the canal passing through Old Basing, and Basing Lodge, to the north in the area of the former Deer Park



Undated 1-inch to 1-mile OS map showing the line of the railway superimposed

HISTORY AND DEVELOPMENT OF BASING LODGE FARM



The first map showing the location of Basing Lodge is the 1-inch to one mile OS map published 1817. The entries in the National Heritage List for England for the farmhouse and a barn, give a date of early 18th century, with late 19th century additions for the house, and 17th century for the barn. (see Appendix 1)

The 1575 Saxton Map shows the outline of a Deer Park north of Basing, its existence being confirmed by legal action in the

Star Chamber in 1610, while a report on the siege of Basing House in 1643 refers to troops hunting deer. The earliest detailed map of Old Basing was produced for the Duke of Bolton in the mid-18th century and illustrates Old Basing with the church and the northernmost part of Basing Park (Hampshire Record Office 11M49/E/P5). Later maps appear to confirm a park straddling the river running north-east from Basing.

A date for the establishment of the park is unknown, but it is noted the St John family were granted a licence to fortify Basing in 1261, and Hackwood deer park was enclosed in 1223. Given the establishment of a castle at Basing by 1086, however, it may be earlier.

It is possible the 1751 map relied on earlier maps rather than a survey. That a hunting lodge was constructed c1667 within the grounds of ruins of Basing House suggests the continued use of the deer park, with its demolition c1740 indicating its use ceasing.

That the deer park still existed in 1662 is found in a record held at the Basingstoke Museum (10M57/T2) which reads.

Bolton estates: mortgages and draft agreement relating to the manor of Weston Patrick with appurtenances and land in Basing, including Lodge of Basing Great Park and Great Park. 1652-1662.(i) John Marquis of Winchester, Lord St John of Basing, son and heir

(ii) Charles Fleetwood, lieutenant-general, Edward Cooke of Heigham, Glos, John Chichley of St Martins-in-the-fields, London, Daniel Witcharley of same place George Cony of Grays Inn, London

(iii) Henry Beale of London, gent

(iv) Stephen Beale of Tottenham High Cross, Middx

(v) John Russell, esq

(vi) David Walter of Godstone, Oxon, esq

Under act of 1644 Robert Wallop was entitled to claim £10,000 as reparation for damages in the Civil - he had sold the property to (iii) and (iv).

As noted earlier, in 1650 Robert Wallop was granted the lands and rents of the Bolton Estates.

It was reasonably common for Deer Parks to have a lodge, and this is confirmed in the above document. There are also examples of the lodge, or at least its site, becoming the basis for a farmstead once the park was converted to agricultural use. The name 'Basing Lodge Farm' suggests this may have been the case. The Tithe Award Map and schedule of 1841, however, includes a field to the east of the farmstead with the name 'Old Lodge Pasture', possibly indicating the location of the lodge.

The dating of the barn to the 17th century and earliest part of the house to the early 18th century, clearly indicates Basing Great Park ceased being used as a deer park not long after the family moved its seat to Hackwood, which had its own deer park, and its reacquisition of Great Basing Park in 1662.

The first definitive record of the 'Basing Great Park' being given over to farming is demonstrated by a 1753 record (10M57/T9).

Bolton estates: lease for 11 years of plots of land in Basing Great Park, five-acre piece and others.

(i) Chas Duke of Bolton

(ii) Thomas Hutton of Basing, yeoman

This Thomas Hutton died in 1757, with his will describing him as living at Basing Lodge, Old Basing. The farm appears to have passed to his son Thomas (1745-1803). A bundle of deeds relating to a tenement at Old Basing known as the Sign of the Angle, later divided into 3 and then 4 tenements, was in 1767 conveyed to Thomas Hutton of Basing Lodge, Old Basing, yeoman, passing through the Hutton family, until conveyed to the Rt. Hon. Thomas Lord Bolton in 1805. (11M49/E/T274-287).

That Thomas Hutton family was farming land on Lord Bolton's estate is confirmed in the 1798 Tax List, with a Thomas Hutton Senior, farming a substantial holding with a value of £33 12s, only just under half of that being held by Lord Bolton at £77.

It is unclear who held the tenancy of Basing Lodge after Thomas Hutton. The Hampshire Record Office holds a record in relation to an Edward Brimmer, who refers to being hired in 1809 'by Mr Foulton of Basing Lodge in the parish of Old Basing, to serve as an under-carter, until next Michaelmas,' suggesting he held the farm. He was hired again in 1811 by Mr Foulton. (3M70/54/5) No other reference has been found to Mr Foulton.

On 8 December 1823 the Hampshire Chronicle reported the death after a short illness of Mr John Eccott, at Basing Lodge Farm, aged 22. No other record has been found for the Escott family at Basing Lodge, but on 8 December 1823, the Hampshire Chronicle carried the notice of the sale of the 'valuable farming stock, Ricks of wheat, beans, oats, peas, capital dairy of 26 cows, 17 cart horses, pigs, sheep' Basing Lodge Farm 'under distress for rent' indicating the tenant could not pay the rent for the lease. The advert provides detail on the stock and all the farm equipment.



Extract from 1841 Tithe Award (Genealogist website) showing Basing Lodge occupies by a James Morgan, portion 199 named 'Old Lodge Pasture' (yellow) with the decoy pond to the north-east and lodge still in the ownership and use of Lord Bolton.

On 2 February 1824, the Hampshire Chronicle carried a further advertisement for the sale of what appears to be the balance of the stock and farm equipment that did not sell in December 1822. On 22 February 1826 the Hampshire Chronicle advertises a sale of agricultural equipment, useful cart horses, cows, pigs, 100 tons meadow hay' at Basing Lodge, advising that farm was being let.

On 26 May 1832, the Hampshire Advertiser advertises:

'TO BE LET, Basing Lodge Farm, in the parish of Old Basing, with good farmhouse and premises consisting of 318 acres of very good wheat and bean land, 42 acres of good water meadow and 40 acres of dry meadow and pasture lying in large fields and good fences, in a very good state of cultivation and in regular course of husbandry; the fallows are preparing for the ensuing wheat crop, and may be entered on immediately'

It is unclear if the lease was taken up, or if it was, it did not last very long as the Berkshire Chronicle on 24 September 1836 was advertising the sale of 'capital cart horses, choice cows, 50 tons of hay and husbandry utensils' the farm being let.

In 1841 the parish was surveyed under the Tithe Award Act 1836. This resulted in a map of the whole parish divided into portions with a schedule listing the owner, occupier, name of the portion, and use.

The schedule to the award dated October 1841 lists Lord

Bolton as the owner of the land and the occupier a James Morgan. The farm extends to 364a 1r 19p. The breakdown of the uses was:

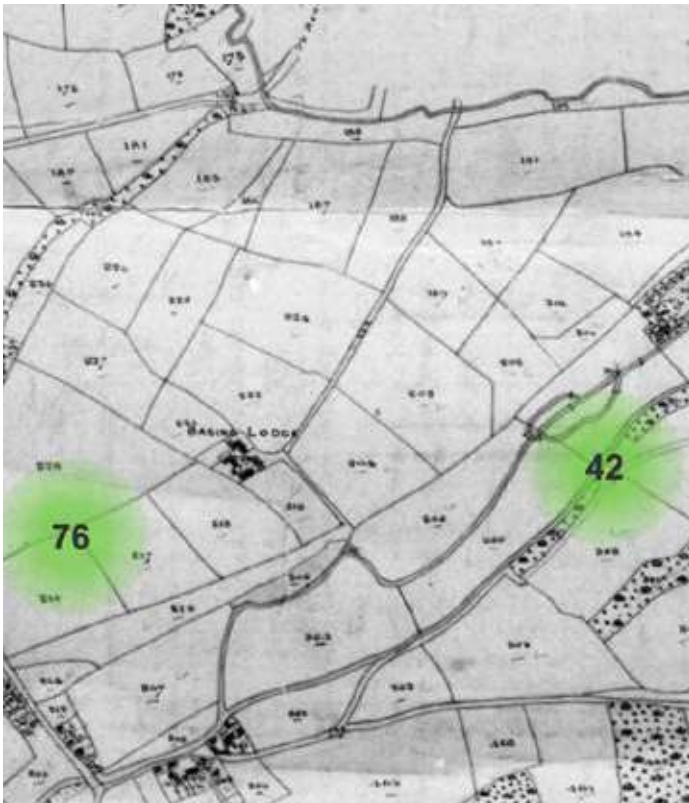
| | | | |
|-----------|------|----|-----|
| Homestead | 2a | 2r | 26p |
| Wood | 0a | 3r | 15p |
| Meadow | 51a | 2r | 12p |
| Pasture | 27a | 1r | 37p |
| Arable | 281a | 3r | 4p |

Interestingly, as referred to above, portion 199 is named 'Old Lodge Pasture'. This lies to the east of the current farm, and is bisected by tributaries of the River Loddon, suggesting that Basing Lodge Farm may have been established on a fresh site, more central to the newly established farmlands. Adjoining this field there is a decoy pond (portion 197) and keepers' cottage, both occupied by Lord Bolton.

The 1841 census lists James Morgan (45) as occupying Basing Lodge Farm, possibly taking the lease in 1836. Living with him is Ann (45) and four agricultural labourers.

The Hampshire Chronicle on 24 August 1844 advertised a ploughing competition to take place at Basing Lodge Farm. This becomes an annual event through the rest of the 1840s.

The 1851 census lists James Morgan (58) who describes himself as a farmer of 400 acres employing 4 men and 4 boys suggesting he is leasing land outside of basing Lodge Farm.



Comparison between the 1841 Tithe Award map (Genealogist website) and the six-inch OS map 1890-1913 showing the amalgamation of fields

With him is his wife Ann (58) and son James Henry Morgan (21) employed on farm. There is a house servant and two farm servants.

The 1861 census lists James Morgan (69) widow farmer of 400 acres employing 8 men and 5 boys. Living with him is James Henry (31) married, farmers son and assistant, with his wife Eliza (29) and son Thomas James (5). The household includes a Thomas Eccott (15) and John Eccott (13) both under carters. It is possible that they are related to a previous tenant of the farm.

In 1871 James Morgan is still farming at Basing Lodge Farm, with his son James Henry and family of two daughters and seven sons. James Morgan dies at Basing Lodge Farm on 3 January 1875, leaving an estate of £200.

The 1881 census list James Henry Morgan (51) farmer of 424 acres employing 8 labourers and 4 boys. Living with him is his wife Eliza (49) and four children, and a nephew Charles Wigg. There is a household servant and three farm servants. James Henry died on 13 October 1881 leaving an estate of £5,554, a considerable sum, in contrast to his father's estate of £200. The will was proved by his widow Eliza Ann Morgan and son

Thomas James Morgan.

The 1891 census shows Eliza Ann Morgan (59) as running 'Lodge Farm' with the help of a son Theophilus (27) with a general servant and three farm servants. The Hants and Berks Gazette and Middlesex and Surrey Journal on 22 September 1900 advertised the sale of the live and dead farming stock of Lodge Farm, Old Basing, on the instructions of the executors of J H Morgan. The 1901 census shows Eliza Ann Morgan as living in Old Basing, giving her occupation as retired farmer. The Hampshire Record Office

The 1901 census shows a new tenant, George Barlow (34) with his wife Caroline (29) occupying Lodge Farm. Their neighbour was George Moss (72) gamekeeper living at Decoy cottage.

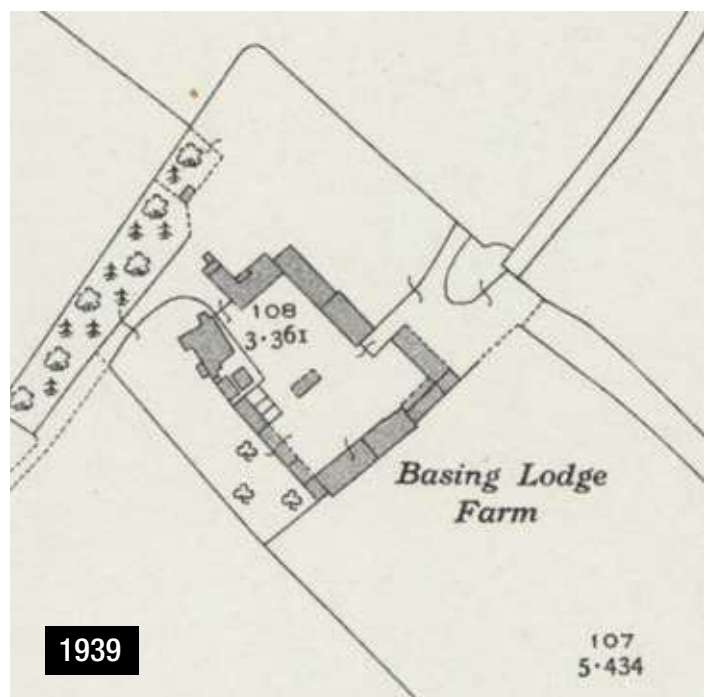
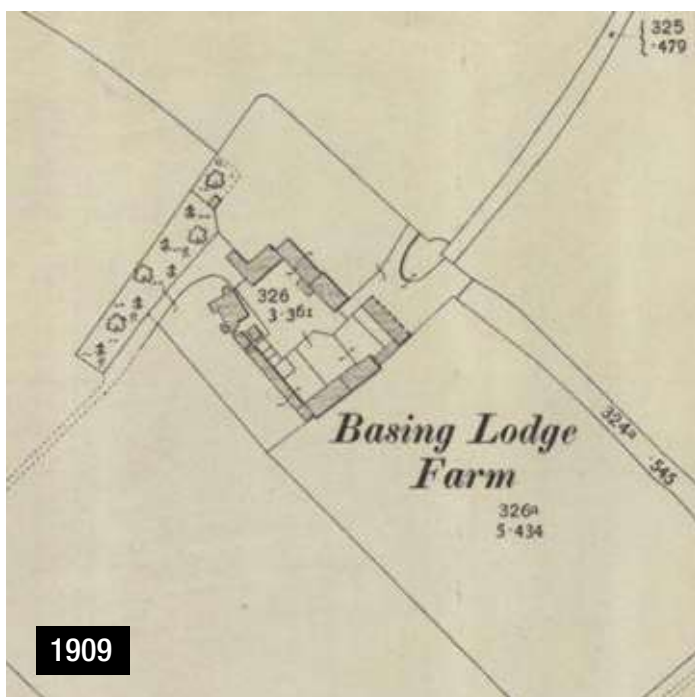
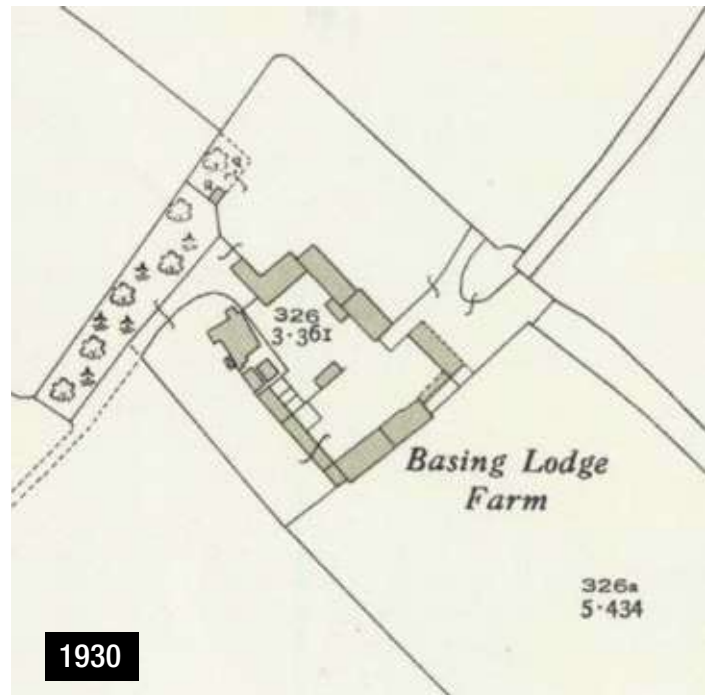
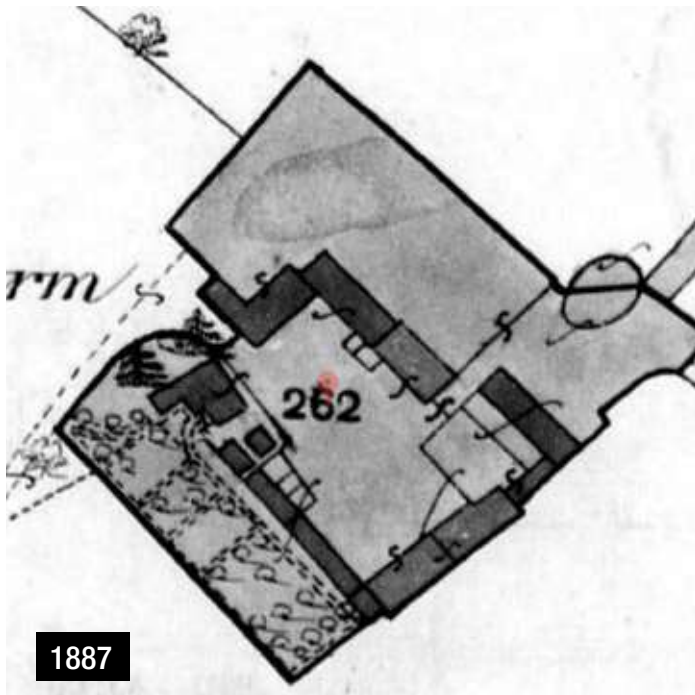
George Barlow (44) and his wife Caroline (39) are living at Lodge Farm in 1911 with three daughters. Newspapers refer to Mr Barlow occupying Lodge farm up until 1915.

It is unclear if Lodge Farm formed part of the sales of the Bolton Estates in the 1920s and 1930s.

FARMSTEAD

Extract from 1841 Tithe Award map showing the house (L-shaped) with the small, enclosed garden to the front (north-west side) with farm buildings to the north, east and south, with access roads from the north-east and south-east

THE FARMSTEAD 1887-1939

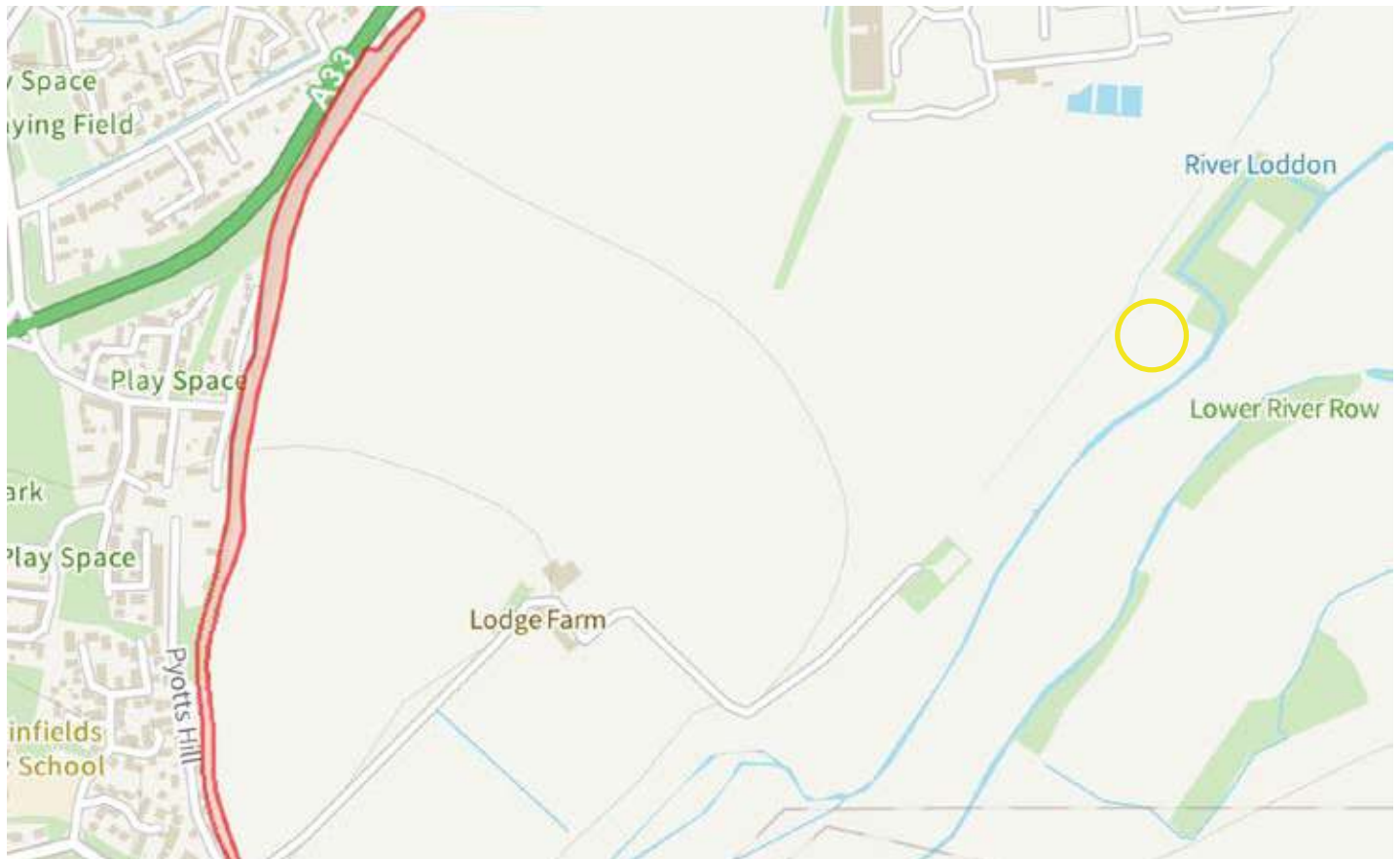


Using the 1841 and 1887 Tithe Ward Maps and Ordnance Survey maps it is possible to show the layout of the farmstead over the period 1841-1939.

In 1984 Basing Lodge Farmhouse and a barn were included in the statutory list of buildings of special architectural or historic interest. (Appendix 1) The current layout includes many modern farm buildings.



Extract from Historic England NHLE map search. Farmhouse (red) barn (blue)



Extract from Historic England National Heritage List for England Map Search showing Pyotts Entrenchment, Lodge Farm, and location of 'Old Lodge Pasture' on 1841 Tithe Award Map (yellow)

PYOTTS HILL ENTRENCHMENT

Pyott's Hill Entrenchment is a scheduled monument comprising a linear earthwork, in total circa 1.25km long, circa 1-3m high and 2m above the bottom of the ditch to the west of the bank.

It was first brought to notice by the pioneering Hampshire archaeologist JP Williams- Freeman in his 1915 work *An introduction to Field Archaeology* as illustrated by Hampshire. He plumped for the earthwork as being the defences of a promontory fort, enclosing some 300 or 400 acres (Williams-Freeman 1915, 312-313), although the plan in his book marks it as a 'Defensive Dyke of uncertain date'. He described the earthwork as being 'little more than a mile' in length' and 'uniform in profile, the bank standing about 4 feet above the field and 8 to 9 feet above the bottom of the ditch, on its western side.'

O.G.S. Crawford was an archaeological officer for the Ordnance Survey in the first half of the 20th century. In his book *'Archaeology in the Field'* (1953, p196) he described the Pyott's Hill Entrenchment as the 'bank of Basing Park' and identified Basing Lodge Farm as the 'successor of the park lodge'. Accordingly, he was responsible for the legend 'Park Pale' which appears on OS maps from 1958.

The ditch of the Pyotts Hill Entrenchment was excavated at 28 Pyotts Hill. It was 1.6m wide and 1m deep with a broad, shallow 'U' shaped profile. The report suggests that the feature may be both broader and deeper than was visible. No dating evidence was recovered. (Berkshire Archaeological Services, 2003).

The principle documentary evidence for a park is in 1302, when it was owned by the late John de St. John, lord of the manor. Henry III had confirmed free warren to John de St. John, as granted to his father Robert de St. John. Although, free warren does not implicitly suggest a park was established, in support of a deer park, there are also delineations of park pales on Tudor maps, although the accuracy of the location is subject to debate. Indeed, the location of Old Lodge Pasture on the Tithe award map of 1941 lies much further to the east. It is possible that either a park was enclosed further to the east or that a lodge was associated with the free warren hunting activity in the area. This was subsequently replaced further to the west by Lodge Farm as the land was given over to farming.

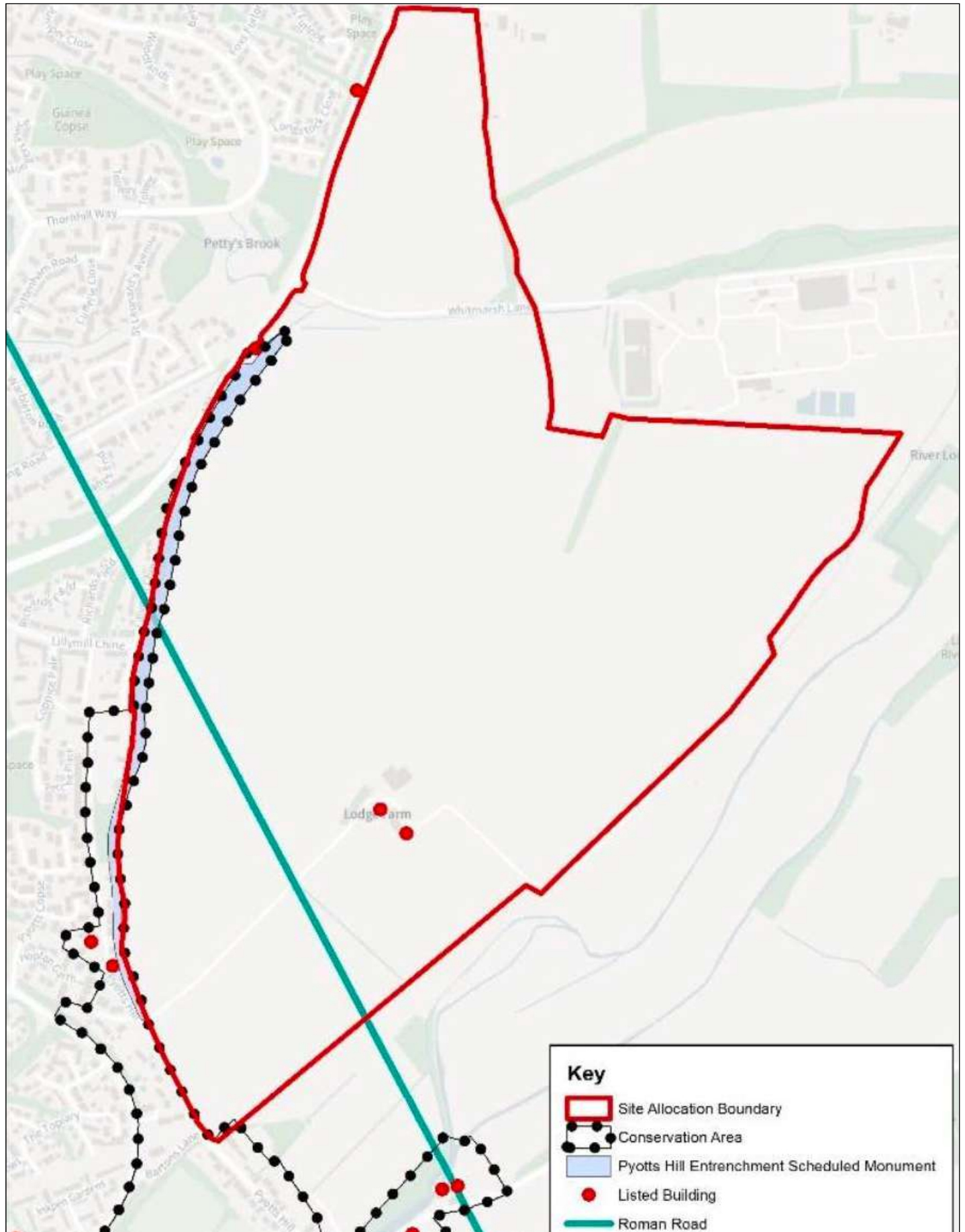
A recent reappraisal of the scheduled monument (N.Adam, Cultural Heritage Desk-Based Assessment of Land East of Basingstoke Property Services – Hampshire County Council report HA003, 2017) concluded that it is actually a defensive multivallate earthwork dating from the early medieval period. This refutes the suggestion by Crawford that the ditch was a park pale. Notably, it would be typical for the ditch associated with a deer park pale to be located on the inside of the park

pale, in the case of Pyott's Hill this would have been on the east side of the entrenchment not the west side as has been found.

The earthwork runs between two river valleys, and the ditch lies on the west side of the bank, which Adam suggests was designed to block movement from the northeast coming down the Roman road from Silchester. Old Basing, originally known as Basing, derived its name from an Anglo-Saxon tribe known as the Basingas ("Basa's people") who settled in the area in about AD 700. Basing has been suggested to be a royal estate in the Middle Saxon period, its status possibly connected to the occurrence of the Battle of Basing in AD 871, when a Danish army defeated King Aethelred of Wessex, and his younger brother Alfred. The Pyotts Hill Entrenchment may be linked to this incident.

To the south of Pyott's Hill, excavations at Cowdrey's Down revealed important evidence of a 'high status' Anglo-Saxon settlement site occupied from the 6th century AD until circa 800 AD (M.Millet & S.James, Excavations at Cowdrey's Down, Basingstoke, Hampshire, 1978 – 81, *Archaeol. J.* 140 p151 – 279, 1983). It included several substantial timber buildings.

DESCRIPTION OF SITES



Proposed site allocation of SPS5.4: Land at Whitmarsh Lane



Previous proposed site allocations for OLD001 and OLD002

Basingstoke and Deane Borough Council are preparing a new Local Plan with their preferred options currently under consultation. Within Old Basing and Lychpit Parish, the Council has identified 'SPS5.4: Land at Whitmarsh Lane' for a proposed allocation of 1500 dwellings. The land comprises

Land East of Basingstoke (previously known as OLD001 and Lodge Farm (previously known as OLD002). OLD001 had an existing allocation of 450 dwellings in the previous Local Plan 2011-2029.

HERITAGE SIGNIFICANCE



Significance is defined in the National Planning Policy Framework (NPPF) Annex as comprising:

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.

Placing a heritage asset in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform an understanding of a place's significance and contribution of its setting.

As Historic England explains in 'Conservation Principles' (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using a range of heritage values arranged in four groups, which may be attached to places (pages 27-32). These are:

Evidential value: the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. In the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. The perception of a place as a link between past and present people is different from purely evidential value.

Illustrative value depends on visibility in a way that evidential value (for example, of buried remains) does not, and has the power to aid interpretation of the past through making connections with past communities and their activities through shared experience of a place.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Some aesthetic values are not the product of formal design, but develop over time, they include, for example, the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and structures and their materials to their setting.

While aesthetic values may be related to the age of a place, they may also be amenable to restoration and enhancement. This reality is reflected in the definition of conservation areas whose 'character or appearance it is desirable to preserve or enhance'.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical and aesthetic values.

STATEMENT OF SIGNIFICANCE

Basing Lodge Farmhouse and Barn are included in the National Heritage List for England (NHLE) at grade II. The buildings provide evidential and historical evidence of the use of the land as a working farmstead with the current farmhouse dating to the 18th century and the barn to the 17th century.

The buildings have aesthetic significance for their use of local vernacular style and materials. Basing Lodge Farmhouse also illustrates the evolution of the building, adopting fashionable architectural taste with the addition of a later Victorian Gothic range.

The name Lodge Farm has historic significance, referring to the location of the farm close to the location of an Old Lodge in the deer park.

The isolated location of Lodge Farmhouse and Barn and their setting in the rural landscape north of Old Basing and east of the scheduled monument at Pyotts Hill entrenchment evidences the historic development of the site over centuries of occupation. The site at SPS5.4 provides the wider setting for the scheduled monument at Pyotts contributing positively to its heritage significance. There is potential for the site to yield further archaeological deposits of evidential value about its development.

The field boundaries, hedgerows, and trees on site SPS5.4 evidences the historic development and pattern of farming in the local area. It also has aesthetic significance as the green, rural backdrop to the village of Old Basing and contributes positively to the setting of the conservation area.

Local public footpaths allow local people to enjoy their aesthetic value and the accessibility of this rural space on the edge of the village has communal significance in the collective memory of generations of local people.

The site is of communal significance to local people in Old Basing and the wider area as it evidences the rural farming landscape and communities that have existed here for centuries before the expansion of Basingstoke in the second half of the twentieth century.

The site has evidential significance as the location of Roman remains including a road and settlement illustrating the time depth of human activity in the local area. The extent of the Roman settlement and buried remains require further investigation as they have the potential to further our understanding of the Roman occupation of the area.

The monument has been presented to the public for the past 60 years as the park pale of a medieval deer park. It is likely that there will be greater interest in the possibility that it represents an Anglo-Saxon defensive earthwork. Indeed, there is a long-standing local story that the nearby place of Lychpit is derived from lych, the Old English name for a corpse, and that the pit was the site of a mass burial associated with the Danish victory over Aethelred's Saxons at the Battle of Basing in 871.

The scheduled earthwork is the primary heritage asset of the area, and it occupies a prominent position in the landscape due to the strip of mature oak trees that has grown up on the bank. The aesthetic value of the monument is low. At present, it is densely covered with undergrowth and tree growth and is not readily appreciated as a defensive structure.

The communal value at present is relatively low as its history is linked to a 14th century lord of the manor who used the area for elite hunting purposes. The reinterpretation and link to the Saxon Kings Aethelred and Alfred would be likely to increase the communal value of the site to moderate or high.

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

The historical value would also be high, with potential associations with the Saxon tribe that gave Basingstoke its name, and a battle between the Anglo-Saxons and the Vikings. The land to the east of the scheduled monument representing the defended territory.

The defensive nature of the earthwork in forming a barrier across the landscape can be readily appreciated from east and west. The rural open setting of the Pyotts Hill Entrenchment contributes to its significance.

CHARACTER OF PROPOSED DEVELOPMENT SITE

SPS5.4 LAND AT WHITMARSH LANE (COMPRISING OLD001: LAND EAST OF BASINGSTOKE AND OLD002: LODGE FARM



SPS5.4 LAND AT WHITMARSH LANE (Comprising OLD001: Land east of Basingstoke and OLD002: Lodge Farm)

OLD001 LAND EAST OF BASINGSTOKE

The site is within open countryside on the edge of Old Basing and, both historically and presently, is in agricultural use. The western boundary of this site abuts the Old Basing conservation area. The Pyotts Hill Entrenchment which runs along the western site boundary is an important feature of the conservation area and is a Scheduled Monument. Pyott's Hill Entrenchment was assumed to be the park pale for a medieval deer park on the site but recent research suggests it may be a much earlier Anglo Saxon defensive site. There are also listed buildings within the conservation area including two Grade II listed buildings Compton Close and Hill Rise Cottage that are close to the boundary of the proposed development site.

Proposed site OLD001 adjoins OLD002 which lies further to the east. OLD001 extends further to the north than site OLD002. Views into the site from the fields to the north are restricted by trees and vegetation. Beyond OLD001 to the north an area of land (Redlands) is currently being developed for housing. Whitmarsh Lane that provides the access to waste treatment facility separates the northern section of OLD001 physically from the land further south. This part of the site also has the busy A33 running immediately to the west of it and the combination of these geographical factors means this part of the site feels less rural than the area to the south of Whitmarsh Lane.



View from the field north of OLD002 looking west towards the northern end of site OLD001 which is screened by the trees in the distance



View from the northern perimeter of OLD001 looking south over the site. Note the open countryside bordered with trees and hedgerows



Note the octagonal Old Toll House adjacent to the A33



View from Whitmarsh Lane looking north back towards Redlands House over the fields that form the northern part of site OLD001

To the south of Whitmarsh Lane, the west boundary of OLD001 is the Pyotts Hill entrenchment. Pyotts Hill Entrenchment is a linear earthwork, circa 1.25km long, circa 1m – 3m high, and at least 2m above the bottom of the ditch that lies to the west of the bank. This linear bank and ditch was identified in the 1950s as the pale around Basing deer park but recent work suggests the earthwork was built for defensive purposes in the Anglo-Saxon period.

The land to the east of the entrenchment that comprises OLD001 provides a quiet, rural, green backdrop of farmland interspersed with hedgerows and trees with expansive views of the sky. To the east close to the boundary with Whitmarsh Lane the waste treatment facility is visible but this disappears from view quite quickly as the ground falls away to the south.



View looking south over OLD001 with the mound of Pyotts Hill entrenchment to the right in the trees



View looking east over OLD001 close to Whitmarsh Lane. Note the waste treatment facility is visible on the horizon above the trees



View looking south east over OLD001. Note the rural, green farmland dotted with trees and the expansive views of the sky



View looking west from OLD001 along a public footpath that crosses Pyotts Hill entrenchment, which runs north to south within the wooded area on the western boundary of the site



View looking west from Pyotts Hill entrenchment into the housing development to the west



View looking south east along the line of the former Roman road that crosses the site

Further south the character of OLD001 changes slightly as the ground starts to rise again north of Lodge Farm. The views become less expansive with little sense of what lies further south and other than in the field boundaries there are fewer trees present in the view. This part of the site is where the Roman Road crosses the site along the south east axis.

Around Lodge Farm the views open again to the south providing a sense of an expansive rural landscape to the east with cultivated fields in the foreground, and green fields and trees beyond stretching to the horizon. It is also at this point that the houses lining Pyotts Hill become visible to the western boundary of the site, and there are glimpses of the Church in Old Basing to the south. Looking back to the north east the waste treatment is visible in the distance.



View looking east towards Lodge Farm which is just visible in amongst the trees



View looking south along the track to the west of Lodge Farm. In the distance the Church in Old Basing can just be seen in amongst the trees



View looking north east from the western boundary of OLD001. The waste treatment facility is visible in the centre of the image and to the right is Lodge Farm



View looking north up Pyotts Hill adjacent to the track that leads to Old Lodge Farm

At its southern end the site adjoins Pyotts Hill a quiet road that extends from Old Basing north adjacent to the line of the entrenchment. From the lane there are very limited views into the site due to the houses that line the road largely limited

to glimpses via the track leading east off Pyotts Hill towards Lodge Farm. However, there will be private views into the site from the houses and gardens on the eastern side of the lane.



View of one of the houses on Pyotts Hill adjacent to the western boundary of OLD001. Note these houses lining the eastern side of Pyotts Hill lane have direct views into the site

Whilst most of the houses on Pyotts Hill are modern there are two grade II listed buildings on Pyotts Hill, Hill Rise Cottage and Compton Close. Compton Close is located on the western side of the lane furthest away from the proposed development site OLD001. Hill Rise Cottage is located on the eastern side of Pyotts Hill and it is possible that the proposed development site can be seen from the house or its garden. In both cases, the listed buildings would formerly have been in a rural setting on the edge of Old Basing. This aspect of

their setting has been eroded to some extent by the continued development of housing along the road. However, the road is quiet and is a no through route so there is very limited passing traffic. The tranquillity of the setting of the houses on Pyotts Hill and our ability to appreciate the rural origins of their setting could be further eroded by large scale housing development to the east.

OLD002 – LAND AT LODGE FARM



View looking east along the footpath leading from Pyotts Hill towards the water meadows

This site adjoins OLD001 extending into the countryside to the east and has a similar background of agricultural use. The site also contains Grade II listed Basing Lodge Farmhouse and an associated grade II listed barn. A small section of the site abuts the Old Basing Conservation Area where it meets Pyott Hill.

The access track to Lodge Farm passes through OLD001 and OLD002. The remains of a Roman road also pass through both sites.

The boundary from the south east to north east of this site is adjacent to the meadows by the River Loddon and there is a footpath that follows the boundary to its northern extremity adjacent to the large waste treatment facility off Whitmarsh Lane. As soon as you leave Pyotts Lane there is a sense of walking out into the rural landscape beyond the village with expansive views filled with land and sky and no built form.

The water meadows, east of Pyotts Hill at the southern end of the site, are tranquil and peaceful and although the River Loddon is not particularly visible the trees, particularly the willows provide clues to its location.



View looking south towards the water meadows by the River Lodden. Note the low lying ground and the avenue of trees that punctuates the skyline



The willows on the water meadows provide clues that the river is meandering through the plain



View looking north west from the footpath across site OLD002. Note the houses on Pyotts Hill in the distance



The roof of the barn at Lodge Farm becomes visible in the distance when walking along the footpath. The chimneys of Lodge Farmhouse can also just be seen

The north side of the footpath is bordered by a deep hedgerow but looking north and west across the proposed development site there are glimpsed views through the hedgerow of houses lining Pyotts Hill.

Further along the path there are views of the Grade II listed barn at Lodge Farm and glimpses of Grade II listed Lodge Farmhouse. Lodge Farm sits isolated in the middle of land that has been worked for generations and which provides its agricultural setting. Continuing further east the path meets a track that leads north west towards the back of Lodge Farm.



View of the Barn at Lodge Farm from the footpath to the south. To the right of the barn there are some large modern, metal framed farm buildings



View from the track looking north west towards Lodge Farmhouse



View looking north over large, open arable fields that continue to the northern boundary of the site



View looking back over the arable field towards Lodge Farm beyond the trees

Continuing further east heading towards the northern boundary of the site, the character changes again from the water meadows and small fields surrounding Lodge Farm to

the large, expansive fields typical of modern arable farming. There is a sense of being remote and isolated far beyond Old Basing with just a few distant trees on the horizon.



View looking towards the waste treatment facility at the northern boundary of the site. The tall chimney with plume of steam can be seen from a long distance as you approach along the footpath



View looking west back towards Old Basing. At the centre of an image a tower block can just be seen punctuating the horizon

Continuing towards the northern boundary the land plateaus and the waste treatment facility becomes prominent in the view as its huge mass gradually becomes evident. Looking west towards Basingstoke a distant tower block punctuates

the horizon providing the only hint at what lies beyond the expanse of farmland and sky that characterise the views in this area of the site surrounding Lodge Farm.



View looking south and west back over the site from adjacent to the waste treatment facility

BASINGSTOKE AND DEANE LOCAL PLAN 2024-2042

The council's Local Plan, which was adopted in 2016, is currently being updated to ensure it remains up to date and delivers national and local objectives. National guidance promotes the concept of an on-going cycle of plan making and review, which is reinforced by a legal requirement to review Plans every five years. The current Local Plan review commenced in 2020. A number of evidence base documents have been published and a statutory consultation on a draft Local Plan was carried out in 2024.

The government published a new National Planning Policy Framework (NPPF) in December 2024 which impacts upon plan making, including introducing a higher local housing need figure. Consequently, a further review has been carried out and a new Local Plan Draft Spatial Strategy (Regulation 18 consultation) commenced in November 2025.

OLD BASING AND LYCHPIT PARISH

A site was allocated for 450 homes, 'OLD001: East of Basingstoke', in the adopted Local Plan but this allocation has yet to be delivered. The draft Local Plan issued in 2024 proposed to increase the allocation on this site to 900 homes. Following the latest review, the proposed allocation site, renamed as 'SPS5.4: Land at Whitmarsh Lane' has been enlarged to include land at Lodge Farm. 'OLD002: Lodge Farm' was considered for allocation in the 2024 review of the Local Plan and discounted. The additional allocation now proposed in the 2025 draft Local Plan would allocate a further 600 homes on this site. The sites at OLD001 and OLD002, now combined as SPS5.4 Land at Whitmarsh would be allocated to deliver 1500 dwellings and ancillary services.

LOCAL PLAN DRAFT SPATIAL STRATEGY REGULATION 18 CONSULTATION (NOVEMBER 2025)

The following extracts are taken from the Local Plan Draft Spatial Strategy Regulation 18 Consultation documents (emphasis added to highlight text relevant to heritage issues).

Policy SPS5: Sites Allocated for Housing Led Development

Policy SPS5.4: Land at Whitmarsh Lane

The site, as shown on the Policies Map, is allocated for a well-designed and sustainable development that will:

Amount and Type of Development

a. Make Provision for:

- i. Approximately 1,500 homes;
- ii. Specialist accommodation for older persons;
- iii. 5% serviced plots for custom and self-build homes;
- iv. Education facilities;
- v. A mixed-use centre to meet the day-to-day needs of the community, providing a range of retail, leisure, cultural, community, health, service and employment facilities; and
- vi. Permanent Gypsy and Traveller pitches proportionate to the size of the site when considered in relation to the overall need for pitches as set out in the latest version of the Gypsy and Traveller Accommodation Assessment.

Development Principles Masterplanning

b. Be in accordance with the Vision for Eastern Basingstoke and the principles set out in:

- i. The Concept Plan;
- ii. A Masterplan for Eastern Basingstoke which will be adopted as a Supplementary Planning Document;);
- iii. A Strategic Design Code which will be required prior to the grant of a full planning permission or the first reserved matters within a phase;

Design and Landscape

c. The siting, density, scale, layout, character and hard and soft landscaping of the development must respond positively to, and take opportunities to enhance: the landscape qualities of the site and wider area; the context of the neighbouring built environment; and the local distinctiveness of the area. The design and layout of the development on its outward facing edges will enable a suitable transition to the adjacent countryside;

- d. A holistic approach is required to integrated buffers and ecological corridors into the south-eastern part of the site which forms part of the northern setting to the Loddon Valley and Floodplain Valued Landscape (L1);
- e. **Retain the physical and visual sense of separation between the development and Old Basing, and retain Old Basing's separate and historic identity.** The development will maintain the strategic gap to the south;

HERITAGE

- i. **Preserve or enhance the significance, setting, character and appearance of the Old Basing Conservation Area through the protection of views to and from the conservation area;**
- j. **Preserve the significance of nearby listed buildings including the Grade II listed Lodge Farm and barn, through preservation of their setting. Opportunities should be taken to better reveal the significance of heritage assets within and in the vicinity of the site, safeguarding important vistas and views;**
- k. **Assess the full extent of any archaeological constraints and ensure that the layout responds positively to those constraints, and successfully mitigates any archaeological impacts. This includes providing for the retention and careful management of important archaeological remains within and adjacent to the site, including the Pyotts Hill Entrenchment Scheduled Monument along the western edge of the site and the Roman Road, in a manner appropriate to their significance, with a sensitive landscaping strategy;**

The policy is supported by further detailed paragraphs including;

HERITAGE

- 5.101 The southern and western boundary of the site abuts the Old Basing Conservation Area and is in close proximity to a number of listed buildings within

the conservation area (including two Grade II listed buildings to the west of the site (Compton Close and Hill Rise Cottage). The Pyotts Hill Entrenchment Scheduled Monument (also known as Park Pale), which runs along the western site boundary is an important feature of the conservation area. Lodge Farm farmstead which includes Grade II listed Basing Lodge Farmhouse and an associated barn, which is separately listed as Grade II, lies in the south eastern part of the site. The design and layout of the development will need to preserve the significance of this farmstead.

- 5.102 Opportunities should be taken to better reveal the significance of heritage assets within or in the vicinity of the site, taking due account of important vistas and views identified in the Old Basing Conservation Area Appraisal and Management Plan (2021). Proposals should also ensure that any development in proximity to the listed buildings within the site is sensitively designed through consideration of suitable positions and design and/or the provision of a buffer to preserve the significance of such assets, and to allow for the appreciation of those assets. It is desirable that the listed buildings within the site are integrated into development proposals and their setting enhanced by the removal of buildings of poor quality in the vicinity.

- 5.103 Any development should also respond positively to the archaeological heritage assets within the site including the Scheduled Monument and its setting. Opportunities for the interpretation of the Pyotts Hill Entrenchment Scheduled Monument and the Roman Road should be explored to determine how these features can be incorporated into the layout of the development and the green infrastructure network. The advice and opinion of Historic England will be needed and archaeological assessments must be undertaken before an application is submitted.

ASSESSMENT OF IMPACTS

The Local Plan Draft Spatial Strategy Policy SPS5.4 for Land at Whitmarsh Lane includes policy parameters and an Illustrative Concept Plan for the site. It should be noted that the listed buildings on Pyotts Hill and at Lodge Farm itself are not marked on the plan, despite the accompanying Key including a red dot symbol for these buildings.

According to the Illustrative Concept Plan, the Mixed Use Centre and the Mobility Hub would be situated near Lodge Farmhouse and Barn, both included in the National Heritage List for England at grade II.

- Paragraph 5.96 suggests that whilst new development should be predominantly 2-storeys in height, there is limited potential for some 2.5 and 3-storey buildings, especially in the mixed-use centre.
- Paragraph 5.112 provides more detail about the proposed Mobility Hub, suggesting it should provide high quality and accessible facilities that act as a focal point(s) for public transport (including accessible and safe boarding and waiting facilities), and shared transport (including supporting facilities such as car club parking), EV charging facilities for visitors, and secure cycle parking.
- Additionally, Paragraph 5.107 notes that ‘It is expected that older persons’ accommodation will be provided in or near the mixed- use centre where there is the best access to facilities and services.’

The Policy wording and Illustrative Concept Plan provide scant detail of how harm to the setting of the listed buildings is intended to be mitigated against, commenting in paragraph 5.101 that;

‘The design and layout of the development will need to preserve the significance of this farmstead’.

Paragraph 5.102 goes on to say;

‘Proposals should also ensure that any development in proximity to the listed buildings within the site is sensitively designed through consideration of suitable positions and design and/or the provision of a buffer to preserve the significance of such assets, and to allow for the appreciation of those assets. It is desirable that the listed buildings within the site are integrated into development proposals and their setting enhanced by the removal of buildings of poor quality in the vicinity’.

The Illustrative Concept Plan allows for the retention of green open space along the boundary with the Old Basing Conservation Area and the Pyotts Hill Scheduled Monument. However, the extent of open space indicated adjacent to the northern half of the scheduled monument is significantly less than that towards the southern part of the site.

Buried archaeology is also likely to be present within the site. The Roman Road is known to pass through the site on a NW axis to the south of Lodge Farm. Further archaeological finds recorded in the Historic Environment Record (HER) suggest there is the likelihood of further Roman remains (in the northeast corner of the OLD002 part of the site).

Paragraph 5.103 states;

Any development should also respond positively to the archaeological heritage assets within the site including the Scheduled Monument and its setting. Opportunities for the interpretation of the Pyotts Hill Entrenchment Scheduled Monument and the Roman Road should be explored to determine how these features can be incorporated into the layout of the development and the green infrastructure network.

It is acknowledged that the proposed development is unlikely to have direct impacts on the listed buildings or the scheduled monument at Pyotts Hill. The direct impact it may have on buried archaeology is difficult to assess currently without archaeological assessments and a clear masterplan for the site outlining where development will be located in relation to any buried remains.

However, it is evident that the proposed development poses the potential for wide-ranging impacts on the setting of listed buildings and the scheduled monument.

In relation to the proposed development sites, the importance of setting lies in what it contributes to the significance of local heritage assets.

The National Planning Policy Framework Glossary: Setting of a heritage asset, defines setting 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.

The consideration of the setting of heritage assets and assessment of the impact on heritage significance resulting from any proposed development within that setting is enshrined in planning policy. Paragraph 213 of the National Planning Policy Framework 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.

Historic England have also provided advice on what setting is and how it should be assessed as part of the planning process in their Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017.

GPA3 paragraph 9 provides a definition of setting consistent with that outlined in the NPPF glossary and goes on to describe how the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting. However, it points out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shapes our towns, villages and countryside.

Whilst setting is often primarily thought of in visual terms, it can also include other features like tranquillity or remoteness. Its extent is not fixed and may change as the heritage asset and its surroundings evolve.

GPA3 Part 1- Settings and Views, discusses the wider scope of what setting may include:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Furthermore, when considering the setting of a scheduled monument, it is important to remember that setting is not restricted only to visible remains; buried sites can have settings too. For example, a Roman villa, the remains of which are buried beneath fields, was not placed there by chance, and to understand how it operated requires an understanding of the landscape and topography within which it functioned, for example, where the local water supplies came from to provide water for bathing and underfloor heating.

Guidance on the setting of Buried Assets is provided by Historic England in GPA3 (page 5) stating:

Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting.

The surroundings in which a scheduled monument is understood, experienced, and appreciated, including present and past relationships to the surrounding landscape will contribute to its setting.

Where a scheduled monument is a ruin or has a mixture of buried and upstanding remains its setting could include physical elements of its surroundings, relationships with other historic features, natural or topographic features and its wider relationship and visibility within its landscape.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed. GPA3 Part 2: Setting and Views – A Staged Approach to Proportionate Decision Taking, explains the broad approach to be followed and suggests a series of steps that can be used to guide the analysis.

- Step 1: Identify which heritage asset(s) are affected
- Step 2: Assess the degree to which the setting makes a contribution to the significance of the heritage asset or allows the significance to be appreciated
- Step 3: Assess the effects of the proposed development on significance or ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

Step 1: Identify Heritage Assets affected

In relation to the proposed development sites in Old Basing, the heritage assets identified are:

- Scheduled Monument at Pyott's Hill,
- Listed buildings including Lodge Farmhouse and Barn , Hill Rise Cottage, Compton Close and the Old Toll House, Reading Road.
- Old Basing Conservation Area
- Buried remains.

An Overlay Map of Old Basing illustrating the Heritage Assets and Proposed Development Sites can be found in Appendix 2.

Step 2: Identify the contribution of setting and views to heritage significance.

PYOTTS HILL ENTRENCHMENT

- Key attributes of the heritage asset.

The mounds along the entrenchment were believed to be surviving evidence of former paling, a type of fencing, that enclosed a deer park that was part of Basing Great Park in the ownership of Basing House. However, recent research indicates the earthwork may be an earlier defensive structure from the Anglo-Saxon period.

The principal character of the defensive feature or park pale would have been to provide a physical barrier within the landscape. A deep ditch structure and a large mound would have prevented people or animals from crossing this boundary feature. It is likely that in both the Anglo-Saxon and later medieval period that the land surrounding the earthwork would have largely been open countryside.

- The physical surrounding of the asset including its relationship with other heritage assets.

The mounds are covered in shrubs and trees which negatively impacts on the ability to understand their former function as a boundary or defensive feature. The land to the west of the northern end of Pyotts Hill Entrenchment has been developed for housing, eroding what would have been a rural backdrop that provided the setting and views beyond the earthwork.

The land to the east of the scheduled monument that comprises OLD001 provides a quiet, green, rural backdrop of farmland interspersed with hedgerows and trees with expansive views of the sky that echoes and reinforces the historic setting of the scheduled monument.

The open and expansive setting provided by the farmland to the east of Pyotts Hill, contributes to our understanding of the potential for the earthwork to have occupied a defensive role with clear visibility of anyone approaching the structure.

When walking south along the entrenchment Lodge Farm comes in and out of the view with its setting in the open land to the east reinforcing the connection of the building to the farming land that surrounds it.

The southern end of Pyotts Hill is a quiet no through route. Whilst most of the houses on Pyotts Hill are modern there are two grade II listed buildings on Pyotts Hill, Hill Rise Cottage and Compton Close. In both cases, the listed buildings that date from the 17th century would formerly have been in a rural setting on the edge of Old Basing.

- The assets intangible associations with its surroundings and patterns of use.

The historic and functional purpose of the boundary structure, the surrounding agricultural landscape, and the development of farming in the area at Lodge Farm, and the historic settlement of houses that developed along Pyotts Hill. In modern times, the changed role of the village as a residential community encroached by the expansion of Basingstoke with few links to the working countryside.

- The contribution made by noises, smells etc to significance

The open farmland to the east of Pyotts Hill entrenchment provides a quiet rural setting that is peaceful. The busy A33 road to the north west and the modern housing development detract from the setting of the scheduled monument. When walking on the footpath to the east of the scheduled monument the earthy smells associated with arable farming, along with those of the scrub and trees growing on the scheduled monument site, provide a timeless link to the changing seasons.

- The way views allow the significance of the asset to be appreciated

Views of the entrenchment are impeded by the scrub and tree growth on the mounds but when walking on the adjacent footpath to the east of the entrenchment it still provides a visual as well as physical boundary. Views from the entrenchment over the open countryside to the east allow people to experience the wider rural setting of Old Basing.

LISTED BUILDINGS

Hill Rise Cottage and Compton Close, Pyotts Hill

- Key attributes of the heritage asset

Whilst most of the houses on Pyotts Hill are modern there are two grade II listed buildings on Pyotts Hill, Hill Rise Cottage and Compton Close.

Compton Close is located on the western side of the lane furthest away from the proposed development site. Compton Close (grade II) is a 17th century timber framed building of one storey with attic under a thatched roof.

Hill Rise Cottage is located on the eastern side of Pyotts Hill and its origins also date to the 17th and 18th centuries.

Both have historic significance as surviving 17th century houses located outside the historic core of Old Basing on Pyotts Hill to the north, which remained largely undeveloped until the late 19th century.

They have aesthetic and architectural significance as examples of the local vernacular cottage style prevalent in the area using timber framing, thatch, and later brick infill.

They have communal significance as rare survivals on the edge of the village that would have been isolated houses in the wider landscape until the twentieth century.

- The physical surrounding of the asset including its relationship with other heritage assets

Hill Rise Cottage and Compton Close are located on Pyotts Hill to the north of Bartons Lane. This section of Pyotts Hill is a narrow lane, in a quiet semi-rural setting on the edge of the settlement, lined, for the most part with mature trees and hedging. Many of the dwellings here are historic, mainly detached, on relatively large mature plots. with views to the east of open farmland.

Their original setting would have been in open rural land north of Old Basing close to the site of the former deer park. This aspect of their setting has been eroded to some extent by the later development of housing along the road. However, the

road is quiet and is a no through route so there is very limited passing traffic.

Hill Rise Cottage is located on the east side of the lane and its garden backs on to the open farmland beyond. Compton Close lies on the western side of the lane.

The closest listed buildings are Lodge Farmhouse and Barn which also date to the 17th and 18th centuries and all would have shared the same rural setting in farmland to the north of Old Basing.

- The assets intangible associations with its surroundings and patterns of use

The houses evidence the historic settlement of houses that developed along Pyotts Hill in the rural landscape to the north of Old Basing. They would have been isolated houses in the landscape close to Lodge Farm. In modern times, the changed role of the village as a residential community has seen expansion of housing development along Pyotts Hill and more recent encroachment by the expansion of Basingstoke with few links to the working countryside.

- The contribution made by noises, smells etc to significance

The open farmland to the east of Pyotts Hill entrenchment provides a quiet rural setting that is peaceful with easy access via public footpaths into the countryside.

- The way views allow the significance of the asset to be appreciated

The houses are now surrounded by other houses so are no longer viewed in isolation and this aspect of their significance has been eroded. Hill Rise Cottage retains a visual and physical link with views to the open countryside adjacent to the east.

Old Toll House, Reading Road

- Key attributes of the heritage asset

The primary evidential and historical significance of the Old Toll House relates to its links to transport in the local area. The A33 trunk road follows the route of the original Basingstoke to Reading turnpike road that passed through Chineham.

The road from Reading to Basingstoke was first turnpiked in 1718, although the toll house is likely to have been built later possibly even as late as the revised Act of 1821.

An important power granted to trustees was to erect tollgates and build associated tollhouses. The Chineham toll house has evidential and historical significance as a late 18th or early 19th century octagonal toll house situated at the southern end of the route. Originally there would have been gates mounted on stout posts with a fence either side to block the route, with a side gate or turnstile that allowed pedestrians to pass freely.

The octagonal design of the toll house (later extended) has evidential and aesthetic significance, as both an attractive form of building and one that provided a good view in both directions for the toll collector. The blind window on the upper floor evidences the board for displaying the tolls.

The London to Basingstoke railway opened in 1839 and rail gradually became the transport mode of choice. The system of toll roads also came under pressure during the 1830s as it was deemed an inefficient way to manage the roads and by 1870 the Reading to Basingstoke Road like other toll roads was a free route. Many of the Toll Houses were pulled down as they protruded into the carriageway so the Old Toll House at Chineham has historical significance as a relatively rare survival.

The Toll House has communal significance as a rare survival from the early road system in the area.

- The physical surrounding of the asset including its relationship with other heritage assets

Old Toll House is located beside the busy A33 road that follows the route of the earlier turnpike road. It is visible from the highway and this reinforces its significance as part of the early road infrastructure.

The Old Toll House is located to the north west of the proposed development site, south of the proposed entrance to the development site.

Its original setting would have been in open rural land to the north of Old Basing. This aspect of the setting remains due to the green backdrop provided by the scheduled monument of Pyotts Hill Entrenchment.

- The assets intangible associations with its surroundings and patterns of use

The toll house evidences the historic development of main roads between towns during the 18th and 19th centuries, many of which like the A33 remain key transport routes.

- The contribution made by noises, smells etc to significance

The A33 is a busy road with the accompanying noise and fumes from vehicles. This contrasts with the original horse drawn modes of transport on the route but they would also have been accompanied by noise and odour.

- The way views allow the significance of the asset to be appreciated

Old Toll House is located beside the busy A33 road and is visible when travelling along the highway and this reinforces its significance as part of the early road infrastructure.

Lodge Farmhouse and Barn

- Key attributes of the heritage asset

The earliest part of Lodge Farmhouse (listed at grade II) is the northern L-shaped range which dates to the early 18th century and comprises a long 2-storeyed elevation of 3 windows under a steep old tile roof, half-hipped at east end and fully hipped at west end, with massive central chimney stack. The south range that infills the L-shaped earlier range dates to the late 19th century. It has projecting side gables, with tile hanging to parts of the upper storey, and Gothic style window openings.

Lodge farmhouse replaced an earlier Lodge associated with the deer park that is understood to have been located on a site further to the east. The expansion of the farmhouse in the late 19th century evidences the ongoing development of the farming enterprise. The farmhouse is of historic, evidential, and aesthetic significance as a surviving example of a farmhouse built in the local vernacular style that later adopted the popular 19th century Victorian Gothic style for a further addition to the house.

The barn (listed at grade II) dates to the 17th century and is of 6 bays with aisles on each side. The weather-boarded walls are on a brick base. The massive roof, formerly tiled, is hipped at south and gabled and now has a corrugated covering. The interior timber truss structure is described in the list entry as having straight struts to purlins from tie-beams and aisle cross beam, also between posts and tie-beam.

The barn is of historic, evidential, and aesthetic significance as a surviving example of a large farm barn built in the local vernacular style.

Both the farmhouse and barn have communal significance to the local community for their historic and functional links to the farming of land around Old Basing.

- The physical surrounding of the asset including its relationship with other heritage assets.

Lodge Farmhouse and Barn are situated in open farmland approached by a narrow track from Pyotts Hill to the west. A further track lies to the east providing access to the land beyond. The open and expansive setting provided by the farmland contributes to our understanding of the buildings as a dwelling and storage barn associated with the farming of the land.

The landscape surrounding the buildings comprises a patchwork of arable fields bounded by hedgerows and trees. The growing of crops provides a changing pattern of colour and texture throughout the year.

The land falls away to the south towards the meadows by the river. The buildings have an elevated aspect looking south towards the historic core of Old Basing village and the Church.

The setting of Lodge Farmhouse and Barn in the open countryside to the north and east of Old Basing is of communal significance to the local population demonstrating the historic development of the village and its rural origins.

- The assets intangible associations with its surroundings and patterns of use.

The historic and functional link to farming in the area at Lodge Farm and its relationship with the surrounding agricultural landscape. Time depth of occupation in this rural area to the north of Old Basing and the historic settlement of houses that developed along Pyotts Hill. In modern times, the changed role of the village as a residential community encroached by the expansion of Basingstoke with few links to the working countryside.

- The way views allow the significance of the asset to be appreciated.

When walking on public footpaths through the area Lodge Farm and Barn come in and out of the view as isolated buildings surrounded by open land adding to our understanding of the historical development of Old Basing with its historical links to farming and the rural landscape that

surrounded it.

OLD BASING CONSERVATION AREA

The sites lie adjacent to the Old Basing Conservation Area. Whilst there is no statutory requirement to consider the setting of conservation areas, the National Planning Policy Framework identifies it as an important material consideration and so the assessment takes into consideration this aspect of the conservation area.

- Key attributes of the heritage asset.

Old Basing lies approximately 3km east of Basingstoke in the valley of the River Loddon, which flows in a north easterly direction through the conservation area.

The conservation area has been broken down into 6 different character areas. The Pyotts Hill and Route of Basingstoke Canal character areas are directly adjacent to the proposed development sites.

Basingstoke Common lies south of the conservation area.

The Basingstoke Canal was driven through the settlement to the south of St Mary's Church and through the ruins of Basing House in the 1790s, causing considerable damage. Parts of the canal were filled in and built over from the 1950s.

The operational London and South Western Railway (LSWR) line runs east-west through the settlement on a wooded embankment, dividing the conservation area in two.

The Pyotts Hill Entrenchment Scheduled Monument, also referred to as the Basing House Deer Park Pale, is one of three nationally important scheduled monuments within the conservation area.

There is a high concentration of historic buildings, including listed buildings, within the Character Areas of Church Environs, Oliver's Battery Environs, and Basing House Environs, and there are clusters of historic buildings in the River Loddon Corridor and Pyotts Hill Character Areas.

The Street near the church, in the Church Environs Character Area, has a relatively tight urban grain i.e. buildings are grouped closely together. Elsewhere, in this and other character areas, a looser knit urban grain/built layout is evident, characterised by relatively large, mature gardens and open spaces.

Old Basing is characterised by the quality and extensive use of red brick, which is common to almost all buildings in the Conservation Area. Brick is often used in association with other materials and finishes, which include timber framing, render and paint, orange/red handmade plain roof tiles and thatch.

Agricultural buildings, mills and outbuildings often have a simple elevational treatment, using materials and finishes with a less substantial and permanent appearance than those used in residential buildings and buildings of higher status.

The River Loddon is tree-lined for much of its length through the conservation area with important groups of mature trees, which form a backdrop to historic buildings in local and extended views across the conservation area. There are also valuable tree groups lining the railway embankment which form a backdrop to important historic buildings in local and extended views across the village.

Footpaths add to the permeability of the conservation area and afford views of the conservation area and to the surrounding countryside. Old Basing has a well-used network of footpaths throughout the village, leading to Basingstoke and to the open countryside beyond the village to the southwest, south, east, and northeast.

- The physical surrounding of the asset including its relationship with other heritage assets.

Basingstoke lies to the west of Old Basing with the Mill Field Reserve and the environs of Basing House providing a green buffer between the two. To the northwest and southeast of the village, outside the conservation area, there are areas of 20th century residential development. The A30 London Road and the M3 motorway linking London to the Southwest lie south of the settlement outside the conservation area.

To the east and northeast of the conservation area lies open, undeveloped, arable farmland.

- The assets intangible associations with its surroundings and patterns of use.

The historic and functional link to the surrounding agricultural landscape, and in modern times, the changed role of the village as a residential community with few or no links to the working countryside.

- The contribution made by noises smells etc to significance.

Relatively high volumes of traffic using the narrow historic roads in the village, with the associated traffic noise, detract from the character and appearance of the conservation area.

Throughout the conservation area the sound of trains passing on the raised railway embankment can be heard.

Notable sounds which contribute positively to the character of the conservation area include the sound of the wind in the trees.

- The way views allow the significance of the asset to be appreciated.

Views and vistas into, from and within the conservation area are all important to the character and appearance of the conservation area.

Views of and from the undeveloped setting of the conservation area, notably from areas accessible to the public contribute to an appreciation of the tranquillity of the conservation area and its setting. They allow the significance of heritage assets to be appreciated.

Views of the rural setting of the conservation area including Basing Fen, Basing Common and farmland to the east and northeast make a significant contribution to the special interest of the conservation area and to the ability to appreciate that significance. Views may be altered by seasonal changes and hedgerow management regimes.

There are views of traditional farm buildings throughout the conservation area, these buildings are listed or Notable Structures, sited in prominent positions abutting the road.

BURIED REMAINS

- Key attributes of the heritage asset.

Route of Roman Road between Silchester and Chichester passes through the landscape and the proposed development sites to the east of Old Basing.

It is common to find settlement or burials close to Roman roads. Previous Roman finds in the vicinity include brick and tile, suggesting substantial buildings; and coins and non-local pottery, indicating contact with a market economy.

The Historic Environment Record (HER ID 20441 Probable Site of a Roman Villa) describes findings of tiles, tesserae, Samian ware and Alice Holt grey ware at a nearby site associated with a Villa close to the River Loddon. An important recent find from this site, a furniture mount in the form of a bust of Oceanus, was reported to the Portable Antiquities Scheme in 2020.

More recently archaeological investigation by Reading University has identified an extensive Roman settlement in a field, that includes the northeast corner of site OLD002.

Historic and communal significance as evidence of previous human activity in the area.

Further geophysical survey or excavation of the area is required to understand and map the extent of the Roman settlement and the Villa. Findings to date indicate the strong likelihood for significant buried assets and archaeological finds relating to the Roman occupation of the local area.

Recent research on the former function of the Pyott's Hill Entrenchment poses the possibility that there may also be Anglo-Saxon archaeology within the proposed development site. This needs further evaluation.

- The physical surrounding of the asset including its relationship with other heritage assets.

Any remains are buried beneath the farmland and their relationship with identified above ground heritage assets is likely to be purely spatial.

- The assets intangible associations with its surroundings and patterns of use.

The route of the Roman road through the area provides evidence of historic routes of travel between the important Roman towns of Silchester and Chichester. The location of a settlement and villa highlights the wealth and status of the local Roman community.

The location of the settlement was probably predicated by availability of a water source from the river Loddon. It demonstrates the time depth of human occupation and activity in the area.

- The way views allow the significance of the asset to be appreciated.

The existence of the Roman road, and its route through the landscape, and the associated settlement are not readily visible in the view.

Step 3: Assess the effects of the proposed development whether beneficial or harmful, on the significance or on the ability to appreciate it

PYOTTS HILL ENTRENCHMENT

Given that one side of the scheduled monument is already developed, further development to its east boundary would have the potential for cumulative impact, with the associated loss of openness having the potential to further erode the ability to understand the earthwork as a boundary or defensive structure in an open landscape. The physical proximity of the proposed development to the east of the entrenchment would strongly compete with the heritage asset and render it an isolated island in a sea of modern housing development.

The ability to understand the historic and functional link between the boundary or defensive structure and the surrounding landscape would be eroded to a great extent. The scrub and tree growth already have a harmful impact on the ability to appreciate the physical structure and scale of the former boundary or defensive structure and how it functioned. However, a real sense of its historic setting is still evident when standing on the public footpath to the east looking over the open rural countryside.

Further housing development of the degree proposed would be very prominent and dominant in the setting and would have a harmful effect on this key aspect of the significance of the entrenchment.

The quiet, green, rural setting of the scheduled monument that remains follows the rhythm of the farming year with all its sights and smells, but the proposed development would see this replaced with the urban grain and paraphernalia of modern housing development, a school, mixed use centre, transport hub and roads. This would have a negative impact on the setting of the scheduled monument changing both its general character and land use.

There are no detailed proposals at present but a green 'open space' zone between the scheduled monument and the development is envisaged on the SPS5.4: Land at Whitmarsh Lane Illustrative Concept Plan. This open space appears as a strip along the boundary of the scheduled monument. Furthermore, additional negative impacts on setting associated with the scale, materiality and architectural style of development, traffic, noise, pollution, and light spill are easy to envisage.

Whilst the open space may offer some mitigation for the change in landscape setting to the east of the scheduled monument this will be very limited in its effect. There is no mitigation currently evident for the additional impacts described above and it is likely that residual harmful impacts on the setting of the scheduled monument will result from the proposed development.

LISTED BUILDINGS

PYOTTS HILL

The listed buildings on Pyotts Hill, Hill Rise Cottage and Compton Close, would formerly have been in a rural setting on the edge of Old Basing close to the site of the former deer park. This aspect of their setting has been eroded to some extent by the continued development of housing along the road. However, the road is quiet and is a no through route so there is very limited passing traffic. The tranquillity of the setting of the houses on Pyotts Hill and our ability to appreciate the rural origins of their setting would be further eroded by large scale housing development to the east.

Hill Rise Cottage is located on the east side of the land and its garden backs on to the open farmland beyond. Compton Close lies on the western side of the lane. It is likely that the proposed development site will be seen from the house or its garden.

There are no detailed proposals at present but a green 'open space' zone between the scheduled monument and the development is envisaged on the SPS5.4: Land at Whitmarsh Lane Illustrative Concept Plan. This open space is greater in the south west part of the site and should offer some mitigation for the change to the landscape setting of the listed buildings, albeit there will be a residual detrimental impact on their setting.

LODGE FARMHOUSE AND BARN

The rural setting of grade II listed Lodge Farmhouse and Barn surrounded by the farmland they have been associated with for centuries would be almost completely eroded by the scale

of development proposed. The general character of the setting of the buildings would be changed from rural to urban with all the accompanying changes in noise, vibration and dust that would result from the modern housing development, a school, mixed use centre, transport hub and roads that are proposed in the Illustrative Concept Plan for SPS5.4: Land at Whitmarsh Lane.

The historic and functional link between the buildings and the farmland would be lost reducing our ability to understand their former role which would be harmful to their identified heritage significance. Their communal significance as markers in the wider landscape that provide evidence of the rural origins of the setting of Old Basing would also be harmed as they would be engulfed by the urban sprawl of Basingstoke.

The buildings would become isolated remnants of the farming history of this area. Their functional role as a dwelling and barn associated with land ownership and farming would be lost and without a clearly defined future role for the buildings their economic viability and future maintenance could also be at risk. Whilst Policy SPS5.4 suggests they could be integrated into the new development it provides no detail as to how this could be achieved. Paragraph 5.102 also states that any development in proximity to the listed buildings within the site should be sensitively designed through consideration of suitable positions and design and/or the provision of a buffer to preserve the significance of such assets. However, according to the Illustrative Concept Plan, the Mixed Use Centre and the Mobility Hub would be situated near the grade II listed buildings.

Locating such a concentration of built development close to these sensitive heritage receptors would inevitably have a detrimental impact on their setting. Lodge Farmhouse and Barn are of comparable height to a 2-storeys building. The Mixed Use Centre offers the scope for 2.5 and 3-storey buildings according to Paragraph 5.96 of the Policy wording. Locating built development of greater height in this area has the potential to be overbearing and dominant within the setting of the listed buildings. The scale, materiality and architectural style of development required to provide an urban centre for the new development with associated facilities and a transport hub, is unlikely to be sympathetic or complementary to these rural listed buildings. Moreover, the Mixed Use Centre and Mobility Hub are intended to be at the heart of the new community and to be used by all those dwelling in the 1500 new homes that are envisaged. The associated noise, traffic, pollution, and light spill will all add to the harmful impacts on the tranquil rural setting of the listed buildings.

Paragraph 5.102 also suggest that setting of the buildings could be enhanced by the removal of buildings of poor quality in the vicinity. It is acknowledged that the farmyard currently contains agricultural buildings of limited quality. This is not an uncommon scenario in a working farm environment and as such does not detract from the ability to understand the significance of the farmhouse and barn as heritage assets associated with the farming of the wider landscape. Whilst their removal could enhance the immediate setting of the buildings, this would not outweigh the great harm arising from the isolation of these buildings from the wider landscape setting that is intrinsically linked to their historic use.

Currently there is limited evidence that the harmful impacts on setting of the listed buildings at Lodge Farm can be adequately mitigated for and residual harmful impacts are likely to arise from the proposed development.

OLD TOLL HOUSE

The primary significance of the Old Toll House derives from its association with historic transport on the Reading to Basingstoke Road. The historical and functional link between the building and the highway will be unaffected by the proposed development. The green backdrop provided by the Pyotts Hill Entrenchment will not be affected by the proposed development, However, as the trees are deciduous there will be a negative visual impact in Winter when the new development will be visible eroding its rural setting.

OLD BASING CONSERVATION AREA

The site lies adjacent to the Old Basing Conservation Area. Whilst there is no statutory requirement to consider the setting of conservation areas, the National Planning Policy Framework identifies it as an important material consideration and so the assessment takes into consideration this aspect of the conservation area.

Location and siting of development

The areas for proposed development are all located directly adjacent to the conservation area boundary and within its setting.

The proximity, and the rising topography of the land to the north, means the development adjacent to Pyotts Hill could overlook the conservation area and is likely to be visible in views when travelling through the conservation area. The introduction of the scale of development proposed would have

a harmful impact on the setting of the conservation area and the scheduled monument within it at Pyotts Hill, severing the final link between this part of the conservation area and the wider landscape setting it has enjoyed for centuries.

Figure 5.9: SPS5.4 Land at Whitmarsh Lane Illustrative Concept Plan proposes a Modal Filter at the southern end of Pyotts Hill, where there is currently a clump of trees, to provide access for public transport and emergency vehicles. This is likely both to change the character of Pyotts Hill and have a negative impact on the tranquility of the setting of the houses on Pyotts Hill. Combined with the large scale housing development to the east of Pyotts Hill, this will erode the ability to appreciate the rural origins of the setting of houses on Pyotts Hill.

Form and appearance of development

The proposed development site will be visible as an area of extensive residential development to the north east of the conservation area at Pyotts Hill and is likely to be prominent in the views from the conservation area, particularly in the Pyotts Hill Character Area, and from footpaths in the vicinity.

Limited details on the dimensions scale and massing of the development, its materiality, architectural design and landscape layout are available, but the number of dwellings proposed is 1500 with accompanying services including a school, mixed use centre and transport hub; so the probability that it will have a significant impact on the setting of the Old Basing conservation area is high.

Wider effects of the development

The proposed development site is on gently rising ground to the north and east of the village and are likely to change the skyline in views looking north and east from the Conservation Area.

New road networks will be introduced in the setting of the conservation area to provide access to new housing. There is likely to be an accompanying increase in traffic within the conservation area.

Development will lead to a change in character in the setting of the conservation area with a more urban quality with extensive areas of built form to the north and east of the village.

Light spill may result from the development as the area proposed for development is currently unlit but residential development is likely to include external lighting provision.

Change in use of the land from agricultural use to residential and recreational space. Loss of hedgerows and natural habitats.

BURIED REMAINS

The remains of the Roman Road are buried remains and are not readily appreciated by a casual observer. However, its presence in the landscape remains and any new development in the vicinity would need to consider the archaeological sensitivity of the area. The route followed by the Roman Road goes through the middle of the developable area, roughly to the south of both the Mixed Use Centre and the School site. Consequently, there is the possibility that the route could have new development built over it with a resultant erosion of its heritage significance. The Roman Road would likely have travelled through a rural landscape and that connection to its former setting that remains would be lost through the redevelopment of the site.

The Historic Environment Record includes the possible location of a Roman Villa close to the River Lodden. Whilst this is likely to be within the zone of the site to the north east that is excluded from built development due to odour, the extent and nature of Roman remains in this part of the site is poorly understood and could extend into the developable area. Notwithstanding the potential physical impact of any development on buried remains, the proposals are likely to have a detrimental impact on the ability to appreciate the rural, riverside setting that a Roman Villa in this location would have enjoyed.

Recent research has concluded that the scheduled monument at Pyott's Hill is actually a defensive multivallate earthwork dating from the early medieval period. The earthwork with its western ditch was designed to block movement from the northeast coming down the Roman road from Silchester. There is extensive evidence of Anglo-Saxon activity in the local area. Old Basing, originally known as Basing, derived its name from an Anglo-Saxon tribe known as the Basingas who settled in the area in about AD 700. Excavations at Cowdrey's Down revealed an Anglo-Saxon settlement site occupied from the 6th century AD until circa 800. The Battle of Basing in

871 AD saw the Anglo-Saxons defeated by the Vikings. The proposed development site to the east of Pyott's Hill includes the territory that any defensive structure would have been defending. There is the potential for buried archaeology from the Anglo-Saxon period to be present within the area.

Paragraph 5.103 of the proposed Local Plan Policy for the site acknowledges that the advice and opinion of Historic England will be needed and archaeological assessments must be undertaken before an application is submitted.

Step 4 – Explore ways to maximise enhancement and avoid or minimise harm

At this stage in the decision-making process there are limited details available about the proposed development. This does offer an opportunity to explore ways to avoid or minimise the harms identified and possible enhancements that could be achieved.

The scale and massing of the development, its materiality, architectural design and landscape layout will need to be carefully managed to mitigate as far as possible the negative impacts of the development on the significance and setting of the heritage assets. Paragraph 5.93 suggests that this could be managed through the use of a Strategic Design Code for Land at Whitmarsh Lane produced either by the Local Planning Authority (LPA), or the developer in agreement with the LPA. Additionally, the Old Basing and Lychpit Neighbourhood Plan Policies 6, 7 & 8 provide guidance on suitable design, protection of the historic environment and housing mix. There are opportunities for the proposed development to take inspiration from the local vernacular architecture and use of materials to create contemporary development that assimilates well into its surroundings.

At Pyotts Hill entrenchment there are already interpretation boards where the public footpaths cross the scheduled monument. However, given the recent suggestion that the monument may in fact be an Anglo-Saxon defensive structure these would need to be updated. It is still difficult to see and appreciate the scale and structure of the scheduled monument due to the extent of scrub and tree growth. Improved landscape management of part of the scheduled monument might allow the structure and significance of the boundary or defensive ditch to be more readily understood.

The introduction of 'open space' along the length of Pyotts Hill would maintain some separation between the conservation area with its scheduled monument and the new development. The development would still have a residual negative impact on the setting of the heritage assets, including the scheduled monument, listed buildings on Pyotts Hill and Conservation Area, but it would serve as a buffer zone and could also offer more opportunities for interpretation of the site to be explored.

Lodge Farmhouse and Barn would be surrounded by new development including the Mixed Use Centre and Mobility Hub. Reducing the harmful impacts on the setting of these listed buildings and ensuring that they have a viable use should be a priority for any future Masterplan for the site. It is unclear if the farmhouse will remain in separate ownership and occupation. Whilst the barn is no longer in its original use as a threshing barn, it can currently be used for ancillary uses associated with the farming of the land. The barn would most likely become redundant once the land surrounding it is no longer farmed and identifying a new use should also be a priority in any future development plans. Development located close to the buildings should be of a scale, massing and design that is sympathetic to their historic character. The immediate landscape around the buildings offers scope to preserve some elements of their setting.

The proposed development would offer opportunities for archaeological evaluation of the Roman Road and could offer the prospect of identifying buried remains or items that increase our knowledge and understanding of Roman life in the local area.

Opportunities for archaeological evaluation of the scheduled monument could confirm the use of the Pyott's Hill Entrenchment as a defensive feature. Archaeological evaluation of the wider site has the potential to reveal finds that further our understanding of Anglo-Saxon activity in the area.

The proposed developments could offer opportunities for greater public access to the landscape around Old Basing and the creation of new footpaths and experiences.

Landscape Review

Old Basing and Lychpit Parish Council recently commissioned

a Landscape Review (Ecology Solutions, January 2026) to assess the potential landscape and visual effects arising from the proposed development. The report concluded that the proposed development site could give rise to significant landscape and visual effects, including harm to the Loddon Valley landscape and the setting of Old Basing, and a risk of the coalescence of Basingstoke and the village.

The Zone of Theoretical Visibility model presented in the report (Appendix 7) illustrates extensive visibility of the proposals to the east (extending out across the Loddon Valley) and south (within views from the Old Basing Conservation Area). The extensive visibility would harm the rural character of the valley which forms the setting of Pyott's Hill and the Old Basing Conservation Area.

The Mixed Use Centre includes the scope for buildings of 2.5 – 3 storey buildings within the landscape setting of the Grade II listed Lodge Farmhouse and Barn, the height of which do not exceed 2 storeys. The proposed development wrapping around the historic farmstead would harm its rural setting. The developable area is constrained by the waste treatment works to the north and the adjacent area of the site has been excluded from the proposed development boundary. It is worth noting that this area has also been highlighted for its high potential for significant archaeological findings of Roman remains. Extending the development right up to the River Loddon boundary would have a detrimental impact on the character of the river valley that is a defining characteristic in the rural setting of Old Basing Conservation Area.

Summary

The proposed development would have a long-term impact on the setting of Old Basing and the heritage assets identified. It is implausible to conclude that this would be reversible in the future. The location and proximity of development to the heritage assets identified is likely to become a prominent feature in their setting that will cause varying degrees of harm to their heritage significance. The proposed development involves a fundamental change in character of the landscape allowing development to encroach beyond the village into the surrounding countryside eroding the setting of the conservation area.

LOCAL PLANNING AUTHORITY SITE ASSESSMENT

As described earlier in this report, Basingstoke and Deane Borough Council are currently consulting on the Local Plan 2024 to 2042: Draft Spatial Strategy (Regulation 18 consultation). Included within the draft Local Plan is Policy SPS5.4: Land at Whitmarsh Lane which proposes the allocation of a site for 1500 dwellings in land to the north and east of Old Basing. Since the previous Local Plan consultation in 2024 further land is proposed for this allocation, consequently it is worth examining the evidence base used by the Council for this proposed allocation. Additionally, the Council have produced a Heritage Impact Assessment (HIA) (November 2025) and an Integrated Impact Assessment (IIA) (WSP, October 2025) which include the council's assessment of the potential impacts of the proposed development.

EVIDENCE BASE: STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)

The purpose of the assessment is to identify any available land with housing potential. The published assessment is a central part of the evidence for Local Plans and also for establishing an area's land supply position.

Clearly, there must be a robust assessment methodology to ensure that the conclusions of the assessment have appropriate weight in decision making. The published report sets out this methodology on pages 15-20 also showing how the advice in the NPPF and PPG is being followed.

Stage 2 of the methodology is particularly relevant to the proposed allocation of these sites. It sets out the importance for examining the site's potential and suitability for development with specific reference to the potential impacts and effect upon 'heritage conservation' (SHELAA paragraph 3.14). It goes on to explain in paragraph 3.19 that where constraints have been identified (including heritage constraints - conservation area, listed building, scheduled monument etc) the assessment should consider 'what action could be taken to remove or **successfully** mitigate them' (emphasis added).

The following extracts are taken from the commentary at the Site Assessment Stage for OLD002, the additional parcel of land proposed for inclusion within SPS5.4: Land at Whitmarsh Lane. The commentary includes a description of the site, relevant planning history, suitability and constraints, availability, achievability, and a conclusion (emphasis added to highlight heritage issues).

Description of the Site

The site lies to the east of the settlement policy boundary of Basingstoke and comprises a large piece of arable farmland and mixed paddocks on the eastern side of the East of Basingstoke allocation (OLD001), stretching up to Whitmarsh Lane and the Basingstoke Sewage Treatment Works (STW) and Chineham Energy Recovery Facility (ERF). The river Loddon and a public right of way run along the south eastern boundary of the site. The southern tip of the site is next to Pyotts Hill/Bartons Lane, where there are a number of residential properties. Petty's Brook, a Site of Nature Conservation (SINC), flows along the northern boundary of the site.

Planning History

The site was promoted through the course of the current adopted Local Plan preparation and examination. The site was considered by the Inspector as one of the 'omission sites' assessed during the Examination in Public. The Inspector noted that the previous version of the SHLAA concluded that Poors Farm and Lodge Farm would need to be considered together as a comprehensive scheme, with the East of Basingstoke site. The Inspector also noted that the Environment Agency had objected on the grounds of flood risk and impact on the river Loddon and associated wetlands on biodiversity grounds. He envisaged major infrastructure would be required, to ensure that the impact on the biodiversity of the Loddon Valley can be mitigated to an acceptable standard, and flood risk concerns could be addressed. He stated that it was difficult to see how this could be achieved based on the information available at that time.

Suitability and Constraints

Policy restrictions/constraints: The site is outside of, but immediately adjacent to the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The **Old Basing and Lychpit Neighbourhood Plan** was 'made' on 19 July 2018. **Development of the site would need to accord with relevant Neighbourhood Plan policies**, such as design, **protection of the historic environment** and housing mix (Policies 6, 7 and 8).

Potential impacts: **A Roman road runs through the southern part of the site. The Old Basing Conservation Area is to the south-west of the site and there are two listed buildings within the site area – Basing Lodge Farmhouse (Grade II) and Barn at Lodge Farm (Grade II).** Landscape analysis prepared in support of the current adopted Local Plan established that there are potentially significant landscape constraints associated with the site. It will also be necessary to consider the impact of the proposed development on the settlement pattern of Basingstoke. In light of the assessment of the site during the course of the current adopted Local Plan Examination as referred to above, there will also be significant biodiversity implications associated with its development. There are a number of trees within the site, some of which are protected by TPOs, consequently there are likely to be arboricultural impacts associated with the development of the site. The section of Petty's Brook and its floodplain that flows through the site forms part of the River Loddon Biodiversity Priority Area (BPA) and Loddon Catchment Biodiversity Opportunity Area. Development of the site would result in the loss of grade 3b agricultural land. There are some potential archaeological implications associated with the development of the site. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

The SHELAA conclusion was that,

This site is available and likely to be achievable (subject to development of neighbouring sites and improvements to the junction to the A33), however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Whilst the assessment identifies designated heritage assets as constraints, it does not consider the extent to which the assets' significance may be harmed. The assessment does not explain how the constraint will be successfully mitigated, other than to state that development must accord with Local Plan Policies and Neighbourhood Plan Policies. This seems inadequate and not robust. It does not give confidence that the significance of the heritage assets, including the contribution that their settings make to their significance, as discussed in this report can be successfully preserved. There is no discussion about how any public benefits could justify

harm.

HERITAGE IMPACT ASSESSMENT (NOVEMBER 2025)

The purpose of the Heritage Impact Assessment (HIA) is to inform the policy approach for site allocations in the Local Plan. The HIA assesses the significance of the historic environment; the likely impact of allocation on affected heritage assets, both designated and non-designated, and considers whether such impacts can be mitigated.

The sites with potential to impact on the historic environment have been identified in conjunction with Historic England and Hampshire County Council Archaeology Advisor.

Relevant promoted sites, including draft site allocations, were subject to a detailed site assessment process which forms part of the evidence base for the Local Plan. One of the sustainability appraisal criteria used in the assessment is Objective 10: Protect, and where possible enhance, heritage assets. There are two assessment criteria used in the site assessment which inform this objective which are:

- Development of the site would preserve or enhance the significance of designated or non-designated heritage assets, including any contribution made by their setting; and
- Development of the site would conserve areas of archaeological interest (through avoidance or preservation).

Through the site assessment process each criterion is given a RAG (red, amber, green) rating.

An Assessment of Significance was carried out according to guidance from Historic England and using the NPPF definition. A significance value was ascribed to each asset according to a scale of High, Medium, Lesser, Negligible, Unknown.

High denotes assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes scheduled monuments and other nationally important archaeology, all listed buildings at Grade I and II*, registered parks and gardens at Grade I and II*, and non-designated assets of clear national importance.

Medium denotes assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes listed buildings at Grade II, registered parks and gardens at Grade II, conservation areas and non-designated assets of regional importance.

Lesser denotes assets of local importance. Non-designated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity (including any locally listed assets outside of conservation areas).

A similar approach was taken for the Assessment of Impact according to a scale of Major, Moderate, Minor, Beneficial, No Change.

Major defined as Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Moderate defined as Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Minor defined as Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Following the Assessment of Impact, mitigation strategies were considered and a further Assessment of Impact following mitigation was also provided in each case.

In all cases the Council's HIA acknowledges that even after mitigation there will be Minor residual impacts on the setting

and significance of the identified heritage assets, largely due to the change in character of their surroundings.

Pyott's Hill Entrenchment is a scheduled monument of national importance and significance. The Council's Heritage Impact Assessment makes no reference to recent research that suggests the former role of the entrenchment as a medieval park pale has been misinterpreted for the last 60 years. New evidence suggests that the entrenchment may be a defensive structure dating to the Anglo-Saxon occupation of the area during the Dark Ages (410-1066). Furthermore, it could be related to the Battle of Basing in 871 AD when the Saxon King Aethelred of Wessex was defeated by the Vikings. The site is already a scheduled monument and therefore of national importance as a medieval landscape feature. However, confirmation that it was a much earlier defensive feature would arguably make the scheduled monument far more significant on both a local and national scale. Furthermore, if the site was being used in a defensive capacity it was to protect the land to the east of the scheduled monument site. This offers the prospect of further unknown buried archaeology from the Anglo-Saxon period located within the proposed allocation site.

The Council's Heritage Impact Assessment does not adequately describe current understanding of the heritage significance of the scheduled monument and therefore cannot define the extent of any potential impacts or how they could be mitigated for. For the other heritage assets considered, there is also a paucity of information available about the extent of mitigation of harmful impacts that can be realistically achieved, so it is hard to understand how the council's heritage impact assessment could arrive at the conclusion that any residual impacts will be minor.

SUMMARY OF COUNCIL HIA

| HERITAGE ASSET | LISTED GRADE/ SIGNIFICANCE VALUE | IMPACT OF DEVELOPMENT ON SIGNIFICANCE | IMPACT OF DEVELOPMENT ON SIGNIFICANCE | IMPACT ON SIGNIFICANCE WITH MITIGATION IN PLACE |
|--|--|--|--|--|
| Pyotts Hill Entrenchment | Scheduled Monument High | Development could affect the setting of the SM and the appreciation of a medieval field boundary. Moderate | Mitigation against the negative impact would include master planning to maximise the space adjacent to the scheduled monument. A management plan should be adopted as to ensure appropriate conservation of the site. | Considered site layout and mitigation design will minimise any effect of development, but there will remain a minor impact on the setting, due to change in character of the site. Minor |
| Old Basing Conservation Area | Designated Conservation Area Medium | Development would affect the setting of the conservation area and views to and from it across the site. Moderate | Mitigation against the negative impact would include the immediate area to be left undeveloped and use tools, as outlined above, to integrate sensitively within the wider scheme. | Considered site layout and mitigation design will minimise any effect of development, but there will remain a minor impact on the setting, due to change in character of the site. Minor |
| Listed Buildings | Grade II Medium | Development at the identified site would result in a high impact upon the setting of Lodge Farm and associated barn. Development could affect the setting of the other listed buildings and important views to and from them. Moderate | Given Lodge Farm draws part of its significance from the arable landscape, mitigation would include retention of an open undeveloped immediate setting – this would include the avoidance of development paraphernalia (e.g. SuDS, LEAPs etc.) as to maintain the rural character. Wider setting of other assets would be impacted, but to a lower degree. | Considered site layout and mitigation design will minimise any effect of development, but there will remain a minor impact on the setting, due to change in character of the site. Minor |
| Non-designated heritage assets (NDHA) Roman villa/mill Site | Complex and significant meriting preservation. Low to medium | If built over and not considered in masterplan, then would result in high degree of harm. High | Mitigation by archaeological survey and recording. If remains are identified as nationally important, they may warrant preservation in situ. Potential opportunities for community engagement. | Retention of villa/mill adjacent to river with appropriate management. Minor Development could allow for above ground interpretation and to better reveal the route thus allow for higher degree of appreciation. Minor |
| Roman Road | | | | Minor |

INTEGRATED IMPACT ASSESSMENT (WSP, OCTOBER 2025)

This Non-Technical Summary (NTS) presents a summary of the Integrated Impact Assessment (IIA) of the Regulation 18 Draft Basingstoke and Deane Local Plan (2024-2042): Updated Spatial Strategy. It provides an overview of the IIA process and describes the key sustainability effects anticipated as a result of the implementation of the policies and allocations contained in the Draft Basingstoke and Deane Local Plan (2024-2042): Updated Spatial Strategy.

This evaluation includes Objective 10: Protect, and where possible enhance, heritage assets. The IIA uses a Qualitative Scoring System. Cumulatively across all sites being considered it concludes that the impact on Objective 10 will fall into the category of ‘Mixed likely minor positive effect and likely minor negative effect’.

The individual impact assessment for SPS5.4: Land at Whitmarsh Lane identified that the potential impact would fall into the minor negative category. At the site assessment stage it was noted that

‘Overall development would have an adverse impact on the significance of heritage assets as a result of development within the setting of such assets, and on the character and appearance of the conservation area. The quantum of development on the site which is acceptable may be limited by the need to mitigate adverse impacts’.

The IIA includes further commentary on the impact once the policy requirements outlined in SPS5.4 have been taken into account. The policy requirements include

‘The policy requires that development preserves or enhances the significance, setting, character and appearance of the Old Basing Conservation Area through the protection of views to and from the conservation area.

It also requires that development preserves the significance of nearby listed buildings including the Grade II listed Lodge Farm and barn, through preservation of their setting.

The policy also states that opportunities should be taken to better reveal the significance of heritage assets within and in the vicinity of the site, safeguarding important vistas and views. The policy also more generally requires that development must respond positively to, and take

opportunities to enhance the context of the neighbouring built environment; and the local distinctiveness of the area’.

Overall, the IIA concludes that the proposed development will result in a neutral impact on ‘Objective 10: Protect, and where possible enhance, heritage assets’. This seems at odds with the Council’s own Heritage Impact Assessment that concludes that Minor negative impacts would still ensue from the development even with the mitigation measures described being in place. Furthermore, the validity of the conclusions of the Council’s Heritage Impact assessment must be questioned as the evidence base for the most significant heritage asset, the scheduled monument, is incomplete.

DISCUSSION

It is important to remember the overriding duty to have special regard to the preservation of designated heritage assets.

In the Court of Appeal, Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and National Trust, [2015] 1 W.L.R. 45, Sullivan LJ made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of judging harm against other planning considerations).

In Jones v Mordue & Anor [2016] 1 W.L.R. 2682 the Court of Appeal explained how decision makers can ensure this duty can be fulfilled: that by working through paragraphs 131 -134 (Note: now paragraphs 212-215) of the NPPF, in accordance with their terms a decision maker will have complied with the duty under sections 16, 66(1) and 72 of the Act. In particular, it is worth noting the comments of Mr Justice Lindblom (Sevenoaks v Forge Field Society) when he stated in paragraph 61 of his judgement:

If there is a need for development of the kind proposed, which in this case there was, but the development would cause harm to heritage assets, which in this case it would, the possibility of the development being undertaken on an alternative site on which **harm can be avoided altogether will add force to the statutory presumption in favour of preservation**. Indeed, the presumption itself implies the need for **rigorous assessment of potential alternatives**. (Emphasis added).

This seems very pertinent in relation to the proposed site allocation for housing development of OLD002 as part of SPS5.4: Land at Whitmarsh Lane in the new Local Plan. It also raises concern about the process followed for the proposed increase in the allocation of OLD001 from 450 to 900 dwellings. The combined additional allocation that it is proposed here will make it much more problematic, or likely impossible, to avoid harming the setting of heritage assets located within and adjacent to the allocated site. Whilst development of these sites would not result in any direct impacts to a designated heritage asset there will be an effect on their settings.

In the Court of Appeal *Catesby Estates vs Steer* [2018] EWCA Civ 1697 Justice Lindblom drew out three key points focused on understanding setting:

First, the section 66(1) duty, where it relates to the effect of a proposed development on the setting of a listed building, makes it necessary for the decision maker to understand what that setting is – even if its extent is difficult or impossible to delineate exactly – and whether the site of the proposed development will be within it or in some way related to it. Otherwise, the decision-maker may find it hard to assess whether and how the proposed development “affects” the setting of the listed building, and to perform the statutory obligation to “have special regard to the desirability of preserving ... its setting ...”.

Secondly, though this is never a purely subjective exercise, none of the relevant policy, guidance and advice prescribes for all cases a single approach to identifying the extent of a listed building’s setting. Nor could it. In every case where that has to be done, the decision maker must apply planning judgment to the particular facts and circumstances, having regard to relevant policy, guidance and advice. The facts and circumstances will differ from one case to the next. It may be that the site of the proposed development, though physically close to a listed building, has no real relationship with it and falls outside its setting,

while another site, much further away, nevertheless has an important relationship with the listed building and is within its setting (see the discussion in sections 14.3, 15.2 and 15.8 of Mynors and Hewitson’s “Listed Buildings and Other Heritage Assets”, fifth edition). Under current national planning policy and guidance in England, in the NPPF and the PPG, the decision-maker has to concentrate on the “surroundings in which [the heritage] asset is experienced”, keeping in mind that those “surroundings” may change over time, and also that the way in which a heritage asset can be “experienced” is not limited only to the sense of sight. The “surroundings” of the heritage asset are its physical surroundings, and the relevant “experience”, whatever it is, will be of the heritage asset itself in that physical place.

Thirdly, the effect of a particular development on the setting of a listed building – where, **when and how that effect is likely to be perceived**, whether or not it will preserve the setting of the listed building, whether, under government policy in the NPPF, it will harm the “significance” of the listed building as a heritage asset, and how it bears on the planning balance – are all matters for the planning decision-maker, subject, of course, to the principle emphasized by this court in *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 (at paragraphs 26 to 29), *Jones v Mordue* [2016] 1W.L.R. 2682 (at paragraphs 21 to 23), and *Palmer* (at paragraph 5), that **“considerable importance and weight” must be given to the desirability of preserving the setting of a heritage asset**. Unless there has been some clear error of law in the decision-maker’s approach, the court should not intervene (see *Williams*, at paragraph 72). For decisions on planning appeals, this kind of case is a good test of the principle stated by Lord Carnwath in *Hopkins Homes Ltd. v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865 (at paragraph 25) – that “the courts should respect the expertise of the specialist planning inspectors and start at least from the presumption that they will have understood the policy framework correctly”. (emphasis added)

CONCLUSION

The historic analysis prepared by Worlledge Associates demonstrates that the affected heritage assets have a setting that contributes to their heritage significance. The NPPF recognises that the significance of a heritage asset derives not only from its physical presence, but also from its setting.

The setting of the heritage assets is an important element of their historical and architectural significance and development within it therefore has the potential to cause harm to the heritage asset. This accords with the Council's own Heritage Impact Assessment which has demonstrated that harmful impacts will arise from the proposed development and that even after proposed mitigation a residual 'minor' level of impact on their setting will still arise largely due to the change in character of the area.

The Council's own objectives state that development should 'protect, and where possible enhance, heritage assets'. The current proposals for development of SPS5.4: Land at Whitmarsh Lane do not adequately demonstrate how this will be achieved at this site. There are a range of heritage assets including a scheduled monument (a nationally important archaeological site), grade II listed buildings (of special historic interest), and a Conservation Area (recognised for its special architectural or historic character), that will be detrimentally impacted by the current scope of the proposed development.

Development that will be visible from those assets will undermine the contribution its setting makes to their significance in the following ways:

- It will compromise the existing views that are experienced as one moves through the area and in views out from those assets. These views evidence and provide the experience of a location set in an extensive undeveloped rural setting;
- It will have a direct effect on and erode the sense of seclusion and exclusion that is a key component of a farmstead. This impact on these qualities of seclusion and

exclusion will be such that the sense of tranquillity will be undermined;

- It will erode the wider rural setting by introducing development in close proximity in what has always been undeveloped countryside. Even if it were possible to screen views between the listed buildings at Lodge Farm and the proposed new development harm would still result;
- It will erode the quality of how we experience the heritage assets and their settings as one moves through the area by the encroachment of urban development;
- It will undermine and foreshorten existing views that 'borrow' from the wider landscape to allow an understanding of the extensive rural landscape setting;
- It will introduce urban development into the rural setting of Old Basing Conservation Area;
- The cumulative impact will result in a change in character of the area that cannot be completely mitigated for.

Additionally, the site has the potential for significant buried remains from the Roman and Anglo-Saxon periods, the extent of which are poorly understood at present. Buried archaeology is a finite resource and warrants further archaeological evaluation before a decision is made on allocating the site for future development.

The duty to 'preserve or enhance heritage assets and their settings' is enshrined in historic environment policy at a national and local level and is included in Policy EM11 of the adopted Basingstoke and Deane Local Plan (2011-2029) which recognises that the 'historic environment is a finite and non-renewable resource requiring careful management.' The Local Plan evidence base is flawed and unable to demonstrate how any harm could be adequately minimized or eliminated, and therefore fails to accord with this duty.

APPENDIX 1: ENTIES IN NATIONAL HERITAGE LIST FOR ENGLAND

Heritage Category: Listed Building

Grade: II

List Entry Number: 1166618

Date first listed: 17-Oct-1984

Statutory Address: BASING LODGE FARMHOUSE, PYOTTS

HILL County: Hampshire

District: Basingstoke and Deane (District Authority)

Parish: Old Basing and Lychpit

II

Early C18, late C19. House of 2 parts, the earlier north side having a long 2-storeyed elevation of 3 windows. Steep old tile roof 1/2-hipped at east full hip at west end, massive central stack. Red brick walling in English bond, with vertical joints suggesting different phases, cambered ground-floor openings. Casements. Solid door frame below flat canopy, 1/2-glazed door. The south side has projecting side gables, the upper walling of the centre and west side being tile-hung; the east side is in brickwork (Flemish Garden Wall bond), with first floor band and Gothic openings. Casements. Open timber porch with diagonal frame, beneath a gable.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092864

Date first listed: 17-Oct-1984

Statutory Address 1: BARN, 30 YARDS SOUTH-EAST OF THE HOUSE, PYOTTS HILL

County: Hampshire

District: Basingstoke and Deane (District Authority)

Parish: Old Basing and Lychpit

II

C17. Of 6 bays, the south part an addition, while the north gable suggests the loss of a bay; aisles on each side. Massive tile roof hipped at south and gabled (with diminutive hip at the north. Interior truss has straight struts to purlins from tie-beams and aisle cross beam, also between posts and tie-beam. Weather-boarded walls on brick base. Side entrances now bricked up. Roof now corrugated iron

Heritage Category: Listed Building

Grade: II

List Entry Number: 1301276

Date first listed: 17-Oct-1984

Statutory Address 1: HILL RISE COTTAGE, 26 PYOTTS HILL

County: Hampshire

District: Basingstoke and Deane (District Authority)

Parish: Old Basing and Lychpit

II

C17, C18, and modern. Cottage of one-storey and attic, 4 windows. Thatched roof, 1/2-hipped; 2 eyebrow windows. Red brick walling of different periods, some English some Flemish bond, with cambered openings; north gable has some exposed timber-framing; Casements. Modern thatched 'olde' porch. Lead -fire insurance sign (Sun. No 14770).

Heritage Category: Listed Building

Grade: II

List Entry Number: 1339590

Date first listed: 17-Oct-1984

Statutory Address 1: COMPTON CLOSE, 43 PYOTTS

HILL County: Hampshire

District: Basingstoke and Deane (District Authority)

Parish: Old Basing and Lychpit

II

C17, and modern. A timber-framed building of one-storey and attic, with a smaller extension to the north, and a further northern addition of one-storey. Thatched roof, with eyebrow windows, tile over addition and rear outshot. Exposed frame to the main front, with painted brick infill and other walling. Casements, thatched porch at the south side.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092865

Date first listed: 17-Oct-1984

Statutory Address 1: OLD TOLL HOUSE, 80 READING RD

County: Hampshire

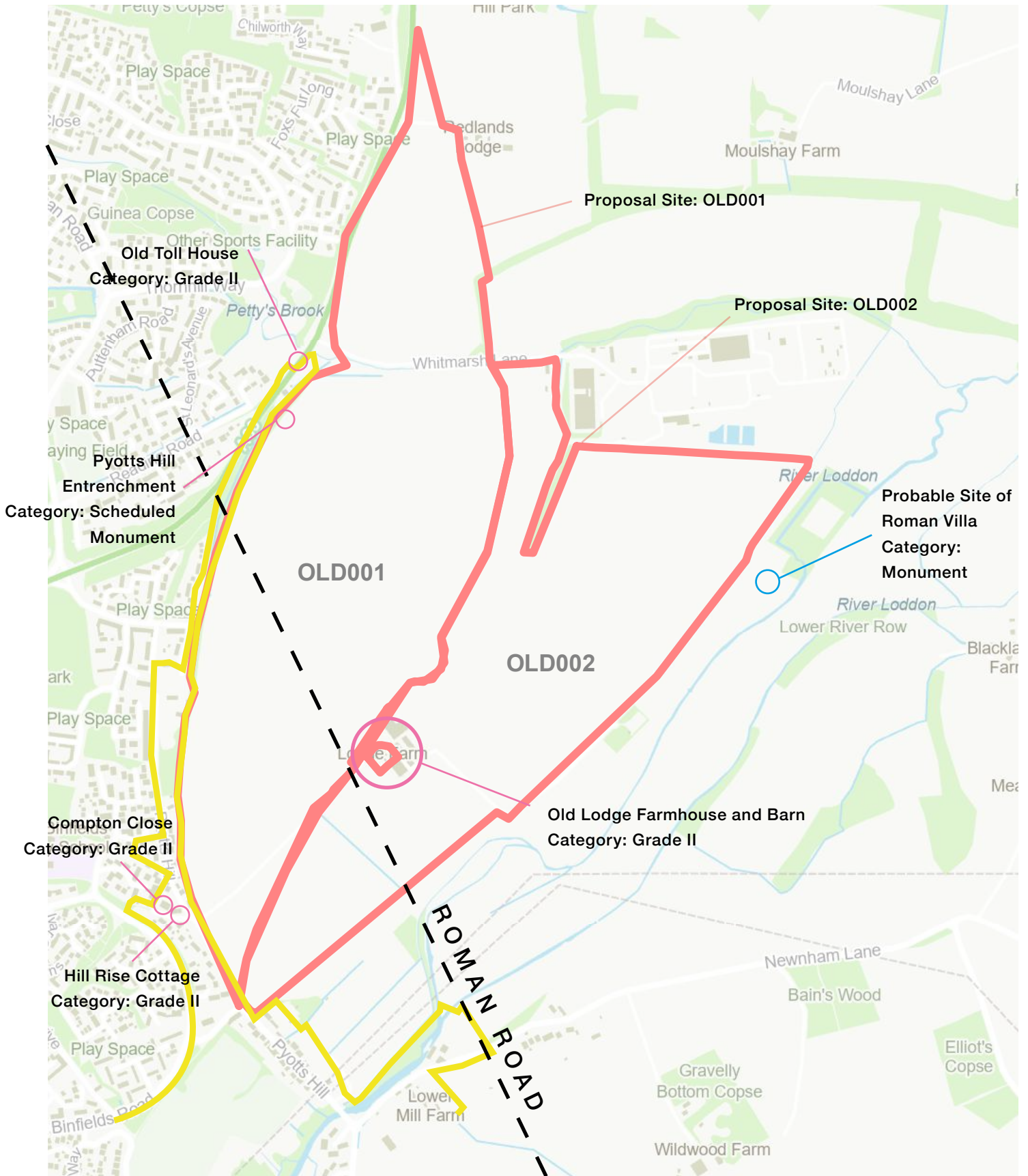
District: Basingstoke and Deane (District Authority)

Parish: Old Basing and Lychpit

II

Early C19. Two-storeyed octagonal structure with later outshot at the rear. Hipped slate roof with wide eaves on curved brackets (at corners and 2 intermediately); stucco octagonal central chimney. Stucco walling, with moulded first-floor band, plain plinth; each face has a single opening (some filled). Sashes in reveals, upper of 6 lower of 12 panes. The doorway facing the road has been filled in; side plain door. Outshot in red brickwork, with a pantile roof.

APPENDIX 2: OLD BASING MAP OF HERITAGE ASSETS AND PROPOSED DEVELOPMENTS



| LIST ENTRY NAME | ENTRY NUMBER | LINK | HERITAGE CATEGORY | GRADE | LOCATION |
|--|--------------|---|-------------------|-------|--|
| HILL RISE COTTAGE | 1301276 | https://HistoricEngland.org.uk/listing/the-list/list-entry/1301276 | Listing | II | HILL RISE COTTAGE 26 PYOTTS HILL Old Basing and Lychpit Basingstoke and Deane Hampshire |
| COMPTON CLOSE | 1339590 | https://HistoricEngland.org.uk/listing/the-list/list-entry/1339590 | Listing | II | COMPTON CLOSE 43 PYOTTS HILL Old Basing and Lychpit Basingstoke and Deane Hampshire |
| BASING LODGE FARMHOUSE | 1166618 | https://HistoricEngland.org.uk/listing/the-list/list-entry/1166618 | Listing | II | BASING LODGE FARMHOUSE PYOTTS HILL Old Basing and Lychpit Basingstoke and Deane Hampshire |
| BARN, 30 YARDS SOUTH-EAST OF THE HOUSE | 1092864 | https://HistoricEngland.org.uk/listing/the-list/list-entry/1092864 | Listing | II | BARN 30 YARDS SOUTH-EAST OF THE HOUSE PYOTTS HILL Old Basing and Lychpit Basingstoke and Deane Hampshire |
| PYOTTS HILL ENTRENCHMENT | 1001924 | https://HistoricEngland.org.uk/listing/the-list/list-entry/1001924 | Scheduling | n/a | Chineham Basingstoke and Deane Hampshire |
| OLD TOLL HOUSE | 1092865 | https://historicengland.org.uk/listing/the-list/list-entry/1092865 | Listing | II | OLD TOLL HOUSE 80 READING ROAD Chineham Basingstoke and Deane Hampshire |

HER RECORD

HER Record ID: 20441

Summary: Probable site of Roman villa

HER Category: Monument