

Land at Allington Lane, Eastleigh, Hampshire
Heritage Desk Based Assessment
October 2016

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Report

Heritage Desk-Based Assessment

Site

Land at Allington Lane, Eastleigh, Hampshire

Client

Hallam Land Management & Bovis Homes

Date

October 2016

Planning Authority

Eastleigh District Council

Site Centred At

447565, 115559

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Timescales Used in This Report

Prehistoric

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

Historic

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

Executive Summary

This heritage assessment considers land at Allington Lane, Eastleigh, Hampshire. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

The assessment has established that based on the available evidence, the study site has low potential for remains of all periods. Localised areas of potential associated early Post-Medieval and WWII activity have been identified. Additionally, the presence of prehistoric and/or Roman remains cannot be entirely ruled out. Should such remains be present, they are considered unlikely to be of more than local significance.

The assessment concludes that should archaeological remains be present, the proposed development may impact upon them. It is anticipated that archaeological evaluation may be required in support of a future planning application. Further mitigation works may be required in due course.

The assessment has identified two non-designated WWII features, a type 26 pillbox (HHER 25933) and an anti aircraft battery (HHER 57993) in the western part of the site. It is recommended that these are not directly impacted the proposed development. The settings of these assets are not considered sensitive to change.

Moorgreen Farm complex which includes two Grade II listed structures (HHER 5786 and 5787) and two non-designated assets, does not fall within the red line boundary and will therefore not be directly impacted by development. However, the setting of these structures extends within the redline boundary, ie the immediately adjacent fields. It is recommended that the design in these areas takes into consideration the setting of these heritage assets in line with national and local planning policy and guidance.

1.0 Introduction

- 1.1 This heritage assessment considers land at Allington Lane, Eastleigh, Hampshire (Fig. 1). The site is located at grid reference 447565 115559. The site is hereafter referred to as the site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.3 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4 The study area used in this assessment is 2km radius from the centre of the site (Fig. 2 & 3).
- 1.5 The underlying geology of the south of the site is sand, silt and clay of Earnley Sand Formation. The northern part of the site is sand, silt and clay of Wittering Formation. Only a thin section of superficial geology is only recorded within the site boundary: a band of alluvium (clay, silt, sand and gravel) which runs approximately north south to the west of Moorgreen Farm associated with a tributary associated with the Itchen.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

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

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

- 2.3 Section 66(1) states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below.

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

- 2.5 Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.6 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.7 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.8 *Heritage Assets* are defined in Annex 2 as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.9 *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.11 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.12 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”
- 2.18 The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”
- 2.19 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:
“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”
- 2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.21 The Eastleigh Local Plan 2011-2036 is currently being developed and will form part of the Development Plan, when adopted, replacing the following saved policies of the 2001 – 2011 Local Plan (there are no conservation areas near the study site so the policies relating to these have not been repeated here):

166.LB

Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.

167.LB

Development which would adversely affect other non-scheduled sites of archaeological significance or their settings will only be permitted where the Borough Council is satisfied that preservation of archaeological remains in situ is not feasible and the importance of the development is sufficient to outweigh the value of the remains. The Council will only permit development where satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.

168.LB

Planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.

Listed Buildings

173.LB

Proposals which include the total demolition of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that their condition makes it impracticable to repair, renovate or adapt them to an appropriate beneficial use.

174.LB

The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

Guidance

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

- 2.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

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

Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2015)

- 2.23 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

- 2.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.25 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.26 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Fig. 2 & 3.

Non-Designated Heritage Assets

Undated

3.2 The Hampshire HER (HHER) records no heritage assets of unknown date within the site itself, and three within the study area. This includes features identified from aerial photographic studies which have not been archaeologically tested, for example an unconfirmed round barrow identified as a circular cropmark on aerial photographs (HHER 25953). A linear earthwork (HHER 25989) and trackway (HHER 25990) at Kinclose Plantation have been archaeologically investigated but no dating evidence was retrieved, therefore they remain undated. These features do not extend within the development site boundary.

Prehistoric

3.3 The HHER records a single record relating to prehistoric occupation within the site boundary. This is a residual Mesolithic tranchet axe (HHER 25918). This, along with Mesolithic flint cores (HHER 25936) recovered to the c. 300m to the west of the site represent the earliest occupation within the study area. A burnt flint scatter (HHER 25936) of undefined age, may also relate to early prehistoric occupation of the surrounding area, although undiagnostic and residual flint cores (HHER 65922) recovered from Allington, c 500m to the north of the site boundary, are likely to represent early prehistoric occupation evidence.

3.4 A Neolithic end scraper has been found at Pewitt Hill (HHER 38922).

3.5 A total of eight sites have been identified by the HHER as Bronze Age barrows (HHER 25940, 25941, 25942, 25944, 25945, 25946, 25986, 51352). Of these one, a bowl barrow 200m west of Moorgreen House (HHER 25941) is considered of national significance and is scheduled. Of the remaining barrows, only one, a bowl barrow north of Moorgreen Hospital (HHER 25942), survives as an extant monument.

3.6 There is no evidence of occupation evidence from the Iron Age period within the study site. However, two sites are identified by the HHER in the surrounding study area. This includes the scheduled remains of Hickley Wood Hillfort (HHER 25965), c. 1km to the south of the study site. An archaeological evaluation at Hatch Farm, West End (HHER 69340), revealed a small volume of Bronze Age and Iron Age features including some struck flint. The Iron Age features included a ditch with a small amount of Iron Age and Bronze Age artefacts.

3.7 A number of features (including ditches, pits and postholes) were excavated as part of archaeological investigations at Dowd's Farm (HHER 57238, 64073), c. 800m to the east of the site, which contained material dating to the Late Iron Age – Early Romano-British period. The ditches formed circular and trapezoidal enclosures and field systems appear to indicate specialised, non-settlement occupation. An Iron Age corn drying oven and hearths were also identified. Tools and debitage from Early Neolithic to Early Bronze Age indicates earlier occupation on the site in addition to continued occupation into the Romano-British period.

3.8 The assessment has identified no known *in situ* remains within or adjacent to the site which confirm occupation within the site within the prehistoric periods. The HHER indicates that the prehistoric resource of the surrounding area comprises nationally significant extant features, for example the Bronze Age bowl barrow at Moorgreen House (HHER 25941) and Hickley Wood Hillfort (HHER 25965) and buried archaeological remains, where investigated, of local significance. Based on the existing baseline, the potential for significant *in situ* settlement evidence from the prehistoric periods is considered low. However, the presence of prehistoric remains cannot be entirely ruled out as systematic archaeological investigation in the area is relatively limited. Should such remains prove to be present, they are considered unlikely to be of more than local significance.

Roman

3.9 The site is located approximately 4km north-east of Bitterne, believed to be the Roman settlement of *Clausentum*.

3.10 No evidence of Romano-British occupation has been identified within the site boundary. Within the surrounding study area, the Hampshire HER records the recovery of a small bronze figure of Hercules in a corpse at West End (HHER 38917) in addition to Romano-

British cut features revealed during archaeological investigations at Dowd's Farm, Hedge End (HHER 57238, 64073).

- 3.11 Due to the limited evidence for Roman remains within the study area, the study site is considered to have low potential for remains of this period. However, as with the prehistoric periods, the absence of evidence may be a product of a lack of systematic archaeological investigation in the area. Consequently, while the potential is considered to be low, the presence of Roman remains cannot be entirely ruled out. Should such remains prove to be present, they are considered unlikely to be of more than local significance.

Saxon

- 3.12 There are no Saxon remains recorded within the study site or study area.
- 3.13 The site lies within the parish of South Stoneham and historically within the Allington tithing. South Stoneham is recorded as a pre-conquest manor in the Domesday Survey, when it was recorded as Bishop Stanham and held by the Bishop of Winchester. At this time, South Stoneham was in the Hundred of Mansbridge. The first mention of Stoneham (Stanham) was in a Saxon Charter of 932 when Athelstan, king of the English granted to his thegn Alfred 12 cassatae at Stanham.
- 3.14 Evidence for Saxon occupation associated with Stanham is scant and is most likely to be centred around the village of Swathling, to the south-west of the site, or Allington to the north of the site which is recorded as a pre-conquest settlement in 1086. Allington is recorded as a medieval settlement (HHER 25937) although Saxon origins are also suggested by its name, Alditona (Farm of Ealda or Ealsda's people). The site does not lie in close proximity to this settlement.
- 3.15 In light of the above, the site is considered to have low potential for Saxon remains.

Medieval

- 3.16 As discussed, the site is located within the parish of South Stoneham which is likely to have been in existence since the early medieval period. The site is located to the south of two known medieval settlements. The deserted medieval settlement of Allington (HHER 25937, 69016) is located c. 500m to the north of the site and Chalcroft (HHER 41429). The Domesday Survey indicates that settlement of Allington consisted of two hides, a church and two mills. Allington Manor is first referred to in early 13th century documentation.
- 3.17 A number of smaller medieval settlements / farmsteads are recorded within the surrounding study area, for example, the Manor Farm at Hickley Farm (HHER 25992), Berrywood Farm (HHER 41428), Quob Farm (HHER 41430) and Moorgreen House (41433).
- 3.18 Medieval to Post-Medieval field systems have been identified through aerial photographic analysis at two further sites (HHER 58300, 58304) and buried archaeological remains of medieval date have been recorded at Dowd's Farm (HHER 59989).
- 3.19 Based on an understanding of the site in relation to known medieval settlement centres, the potential for significant buried remains of this period is considered low. Should such remains prove to be present, they are considered likely to relate to local agricultural activity and are unlikely to be of more than local significance.

Post-Medieval/Modern

- 3.20 The Hampshire HER records three entries within the site relating to Post-Medieval activity. These include a WWII pill box (HHER 25933) and anti-aircraft battery (HHER 37715) in the west of the site and an aircraft crash site (HHER 57993) in the north of the site.
- 3.21 The earliest known occupation within or adjacent to the site boundary relates to Moorgreen Farm (HHER 5786), Grade II Listed and of 16th century origin, located in the centre of the site (although not within the redline boundary). The character and extent of the original farmhouse is not currently known, therefore there is potential for sub-surface remains associated with this early phase of occupation to extend within the redline boundary. One would expect this to comprise ditches, post holes and possibly structure of agricultural character and to be of local significance.
- 3.22 Moor Green / Moor House is illustrated on 18th century mapping (Fig. 4 Isaac Taylor, 1759), in which no other structures are located within the site boundary. The site is located on open highground to the east of the Itchen some distance from known settlement centres. The 1806 Ordnance Surveyer's Drawing (not illustrated BL OSD 82 pt 1) illustrates Moorgreen Farm, surrounded by open agricultural lands and plantations. The farm is, at this period accessed from the north.

- 3.23 At the time of the tithe survey, undertaken in 1844, the principal landowner of the lands included lying within the site boundary was William Hallet. Parts of his holdings appear within manorial records of the Manor of Allington in the parish of South Stoneham, namely a survey of the manor of Allington produced in 1770 (not illustrated) (HALS 286M61/2). The map key has listed Lyons Coppice, which appears on the later tithe map as Lyons Copse, by then in the hands of William Hallet. At the time of the 1770 survey the coppice was part of Bromfields Farm (labelled C7). However, Hallett is not mentioned within the *VCH* manorial histories, perhaps indicating that his lands may not have been part of manorial holdings by this time. Isaac Taylor's 1759 map of the County of Hampshire (Figure 4) provides an illustration of the settlement distribution and rural character of the site and surrounding area.
- 3.24 The 1845 South Stoneham Parish Tithe Map (Figure 5) (HALS 21M65/F7/217/2 and (TNA IR 29/31/240A) records the site location, which incorporates a large number of plots. Although the lines of the site can broadly be traced along the field boundaries on the tithe map, some do not equate and the plots relating to the area within the south west of the site boundary are therefore only approximate. Most land was arable, with areas of pasture and woodland. The land owned and occupied by William Hallett includes (1087, 1086, 1067, 1070a, 1223, 1225, 1226). Much of the remaining lands were owned by William Hallet and rented; Hallet formed the largest landowner with a number of landowners identified smaller land holdings.
- 3.25 The South Stoneham Parish Tithe Map (Figure 5) also illustrates 'Candy's Farm', which is located adjacent to the western site boundary. It is later recorded as Blueland House (Figure 6, 1871 – 72) and Oaklands (Figure 7-9) and is currently used as a residential care home.
- 3.26 The landscape was historically agricultural, with scattered farmsteads and an arable economy. William Cobbett wrote that "...the vale contains about a thousand acres of meadows, large part of which is regularly watered. The sides of the vale are, until you come down to within about six or eight miles of Southampton, hills or rising grounds of chalk, covered more or less thickly with loam. Where the hills rise up very steeply from the valley, the fertility of the corn lands is not so great; but for a considerable part of the way. The corn lands are excellent and the farm houses, to which those lands belong, are for the greater part, under cover of the hills on the edge of the valley."
- 3.27 Between the 1845 tithe map (Figure 5) and the 1871-72 Ordnance Survey (Figure 6), Winslowe House and the South Lodge have been constructed. Winslowe House is a two-storey Victorian villa in Georgian style which occupies the south facing slope of the ridge which runs through the centre of the site. The structure over looks Moorgreen Farm and the low lying agricultural lands to the east and is accessed by an east-west running road which connects the three properties. South Lodge appears to have been completely re-worked in the 20th century.
- 3.28 20th century Ordnance Survey mapping (Figure 7 – 9) shows little change within the site boundary during this period. This includes the aforementioned WWII pill box (HHER 25933) and anti-aircraft battery (HHER 37715) in the west of the site. The HHER also records an aircraft crash site (HHER 57993) in the north of the site.
- 3.29 Due to its primarily agricultural use during and since the medieval period, the study site is considered to have low potential for *significant* sub-surface post medieval remains. It should be noted that there is potential for sub-surface remains of local significance in the vicinity of Moorgreen Farm which has 16th century origins.

Designated Heritage Assets

- 3.30 The assessment identified no Scheduled Monuments within the site itself and two within the surrounding study area. This includes a bowl barrow 200m west of Moorgreen House (HHER 25941), c 325m to the south of the site. This monument is located within a residential area to the south of the M27 and is not considered sensitive to change within the proposed development site. Hickley Wood Hillfort (HHER 25965) is located on a heavily wooded ridge to the south-east of West End. The monument forms an extensive univallate hillfort on the plateau gravels on a sharp prominence. In light of the intervening urban development and the M27, the monument and its associated setting is not considered sensitive to change within the proposed development site.
- 3.31 The assessment identified a total of eight Grade II Listed Buildings within the study area, none of which are within the red line area. The following listed buildings fall within the general development area and are of relevance:
- Moorgreen Farmhouse (HHER 5786) Grade II Listed

C16 origin with C18 and C19 extensions/alterations. Two storeys. Half-timber exposed on first floor at one end; old chimney stack. Red tile with catslide at rear. Walling generally red brickwork. Mixture of casements and sashes (Historic England description 1204633).

- Granary to SE of Moorgreen Farmhouse (HHER 5787)
Small timber granary on 9 staddles (Historic England description 1322695).

- 3.32 The above listed assets form a group with two further non-designated assets, recorded on the Hampshire HER (HHER): a 19th century barn 20m north-west of Moorgreen Farmhouse (HHER 42471) and a 20th century cartshed 20m south-west of the farmhouse (HHER 42473).
- 3.33 A site walkover was undertaken on the 25th of October 2016 to assess the potential heritage constraints associated with the identified designated assets. The buildings form an isolated group within the low lying enclosed agricultural lands. The farm buildings do not appear to have been significantly re-modelled or adapted; no substantial modern agricultural units were noted which might detract from the original setting of the farm.
- 3.34 The significance of the buildings derives from their architectural and historic interest. Conservation Principles (Historic England 2008) states that the value of a heritage asset relates to its evidential, historical, aesthetic or communal value. Based on an assessment of these values the significance of the Moorgreen Farm complex predominately relates to its evidential, aesthetic and historic value. These factors largely relate to the fabric and construction of the buildings themselves and, to a lesser degree, the aesthetic and historical values also relate to the surrounding agricultural lands. When considering the elements of the surrounding landscape which contribute to the significance of the farm complex, the core setting of the farm is considered to comprises the listed buildings, non-designated farm buildings, courtyard, paddocks, hedges and the surrounding enclosed fields.
- 3.35 Winslowe House is located on the north-south running ridge to the west of the farm. Although an east-west road provides access between South Lodge, Winslowe House and Moorgreen Farm, the wooded north-south ridge provides a natural limit to the landscape setting of the farm. This is reinforced by a wooded area which encompasses the north and western limits of the farm. The surrounding enclosed agricultural lands to the east and south form part of the wider agricultural / rural landscape of the farm. These form part of the historic landscape and character of the farm, but make less contribution to the significance (evidential, aesthetic and historic values) of the asset.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site incorporates paddocks, arable, pasture and woodland (Fig. 9).

The Proposed Development

- 4.2 The proposed development comprises a mixed residential and commercial development the details of which were not available at the time of writing.

Potential Below Ground Archaeological Impacts

- 4.3 The assessment has established that based on the available evidence, the study site has low potential for remains of all periods. There is some potential for WWII related remains associated with the known WWII defences recorded within the site and early Post-Medieval remains associated with and in the immediate vicinity of Moorgreen Farm. However, significant remains associated with these periods are not anticipated. The limited evidence for prehistoric and Roman remains within the study area may be a product of a lack of archaeological survey. Consequently, the presence of remains of these periods cannot be entirely ruled out. Should such remains be present, they are considered most likely to be of no more than local significance. Consequently, archaeology is not a design constraint.
- 4.4 Should archaeological remains prove to be present, the construction of the proposed development may impact upon them. It is anticipated that an archaeological evaluation may be required by Hampshire County Council in the event that an application is submitted. Should the evaluation have positive results, a programme of archaeological mitigation works may be necessary. The scope of such works would depend on the nature of the results of the evaluation.

Potential Impacts on Non-Designated Built Heritage Assets

- 4.5 The assessment has identified the following non-designated heritage assets within or adjacent to the development boundary:
- Winslowe House, late Victorian villa, is not designated and not recorded on the Hampshire HER or Eastleigh Locally Listed Buildings. This structure does not fall within the development, but is surrounded by it. The building is located on the southern face of the ridge of high ground which runs through the centre of the site. Woodland lines the western boundary of the property. The House overlooks the Moorgreen Farm complex and associated enclosed farmlands to the east.
 - A type 26 pillbox (HHER 25933) and an anti aircraft battery (HHER 57993) are located in the west of the site. It is unlikely that a planning application involving the demolition of WWII monuments would be permitted, as per local planning policy 167.LB (Eastleigh Local Plan 2011-2035). In terms of the associated setting of these monuments, the rural setting does not form a contributing factor to the value, significance or understanding of these monuments. However further assessment of the condition and extent of these is recommended. It is noted that the HHER also records the location of a WWII aircraft crash site (HHER 57993) in the north of the site. This is not considered to form a design or planning constraint.

Potential Impacts on Designated Heritage Assets

- 4.6 The assessment has considered the Moorgreen Farm complex which includes two Grade II Listed structures (HHER 5786 and 5787) and two non-designated assets. The farm complex does not fall within the red line boundary and will therefore not be directly impacted by development. However, the setting of these structures extends within the redline boundary, ie the immediately adjacent fields. It is recommended that design in these areas takes into consideration the settings sensitivity of these heritage assets in line with national and local planning policy and guidance.

6.0 Summary and Conclusions

- 6.1 This assessment considers the potential effects on the historic environment of a proposed residential development of land Allington Lane, Eastleigh, Hampshire.
- 6.2 The assessment has established that based on the available evidence, the site has low potential for significant remains of all archaeological periods. Localised areas of potential associated with early post medieval and WWII activity have also been identified, however these are expected to be of Local significance, at most. Additionally, the presence of prehistoric and/or Roman remains cannot be entirely ruled out. Should such remains be present, they are considered unlikely to be of more than local significance. Archaeology is consequently not a design constraint. It is anticipated that an archaeological evaluation may be required in support of a future planning application. Should the evaluation have positive results, further mitigation archaeological investigation may be necessary.
- 6.3 The assessment has identified two non-designated WWII features, a type 26 pillbox (HHER 25933) and an anti aircraft battery (HHER 57993) in the western part of the site. It is recommended that these are not directly impacted the proposed development. The settings of these assets are not considered sensitive to change.
- 6.4 The assessment has also identified Winslowe House, late Victorian villa which overlooks the eastern part of the site. This building is not listed and is not recorded on the Hampshire HER or Eastleigh Locally Listed Buildings. It forms part of the post medieval semi-rural landscape however, and could provide historic character to the scheme.
- 6.5 Moorgreen Farm complex which includes two Grade II Listed structures (HHER 5786 and 5787) and two non-designated assets does not fall within the red line boundary and will therefore not be directly impacted by development. However, the setting of these structures extends within the redline boundary, ie the immediately adjacent fields. It is recommended that design in these areas takes into consideration the settings sensitivity of these heritage assets in line with national and local planning policy and guidance.

Sources

General

British Library (BL),
Hampshire Archives Local Studies (HALS)

Archival Material

1575 Saxton *Hampshire*

1595 Morden *Hampshire*

1759 Isaac Taylor *Hampshire*

1791 Thomas Milne *Hampshire*

1825-6 C and J Greenwood *Hampshire*

1770 Allington Manor in South Stoneham HALS 28M61/2

1806 Ordnance Surveyor's Drawing Ref: BL OSD 82pt1

1845 South Stoneham Parish, Hants [Tithe Map] Ref: HALS 21M65/F7/217/2 and Apportionment,

1844 TNA IR 29/31/240A

c.1910 Valuation Office records Ref: TNA IR 125/4/582, IR 125/4/552 part1

Cartographic

1871-72 OS 1:10,560 Scale Map

1897-98 OS 1:10,560 Scale Map

1910-11 OS 1:10,560 Scale Map

1963 OS 1:10,000 Scale Map

1983-89 OS 1:10,000 Scale Map

1990-93 OS 1:10,000 Scale Map

2000 OS 1:10,000 Scale Map

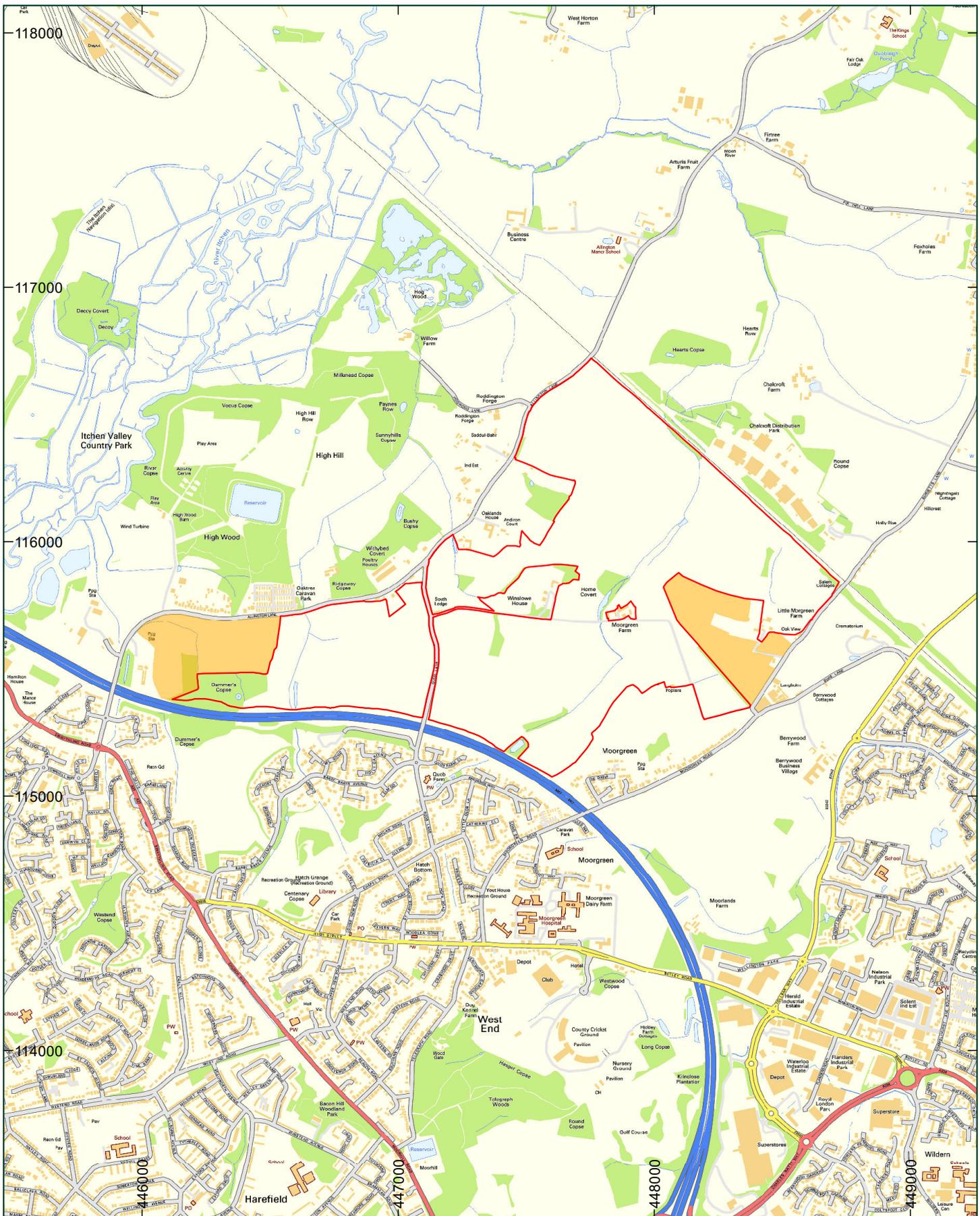
2006 OS 1:10,000 Scale Map

2016 OS 1:10,000 Scale Map

Bibliographic

'Parishes: South Stoneham', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), pp. 481-489.

G. Timmins *South Stoneham: a Village History* (2006)



Legend

- Site
- Potential additional land to be included

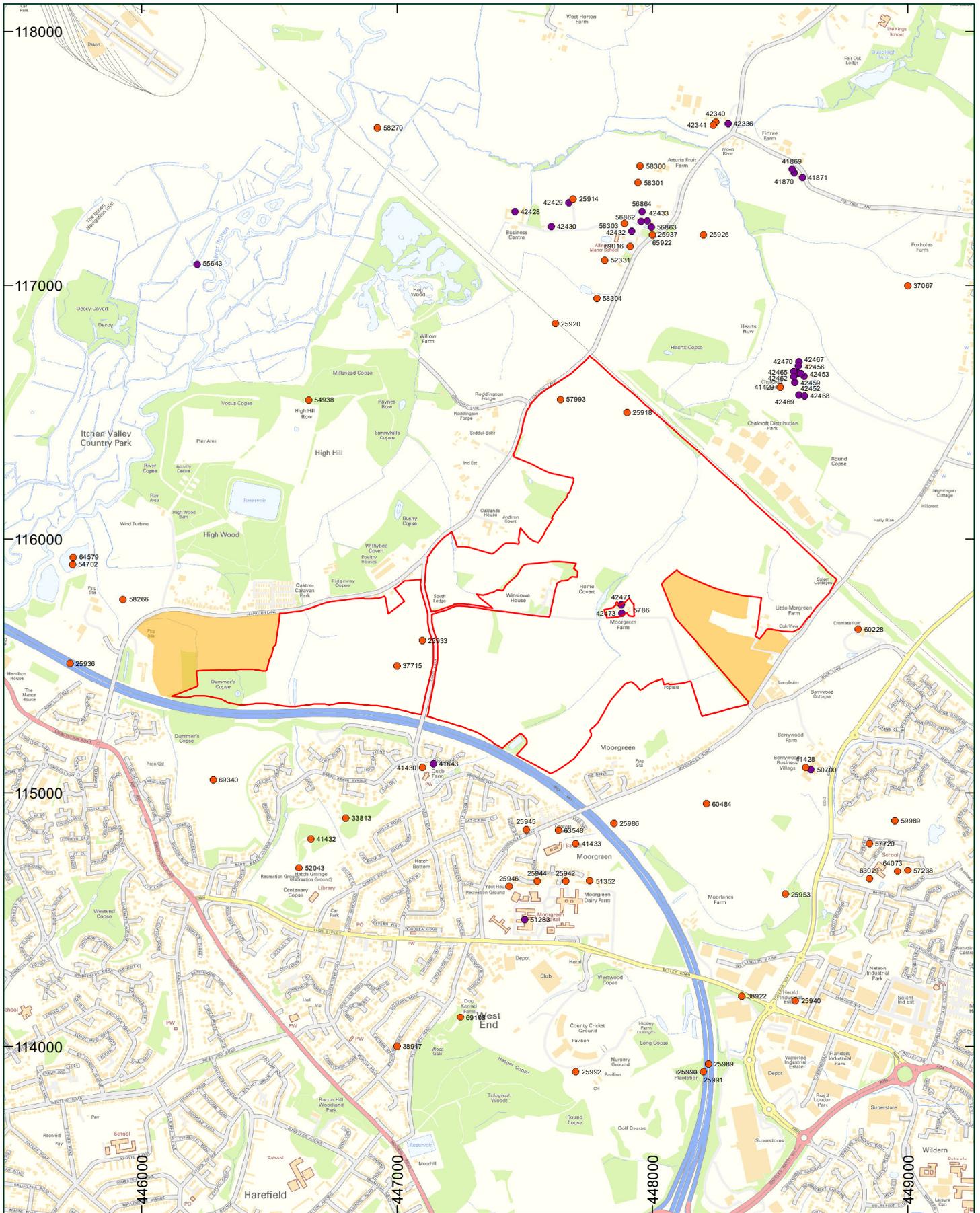
1:20,000 at A4

0 500m

Title:
Fig. 1: Site Location

Address:
Land at Allington Lane, Eastleigh, Hampshire





Legend

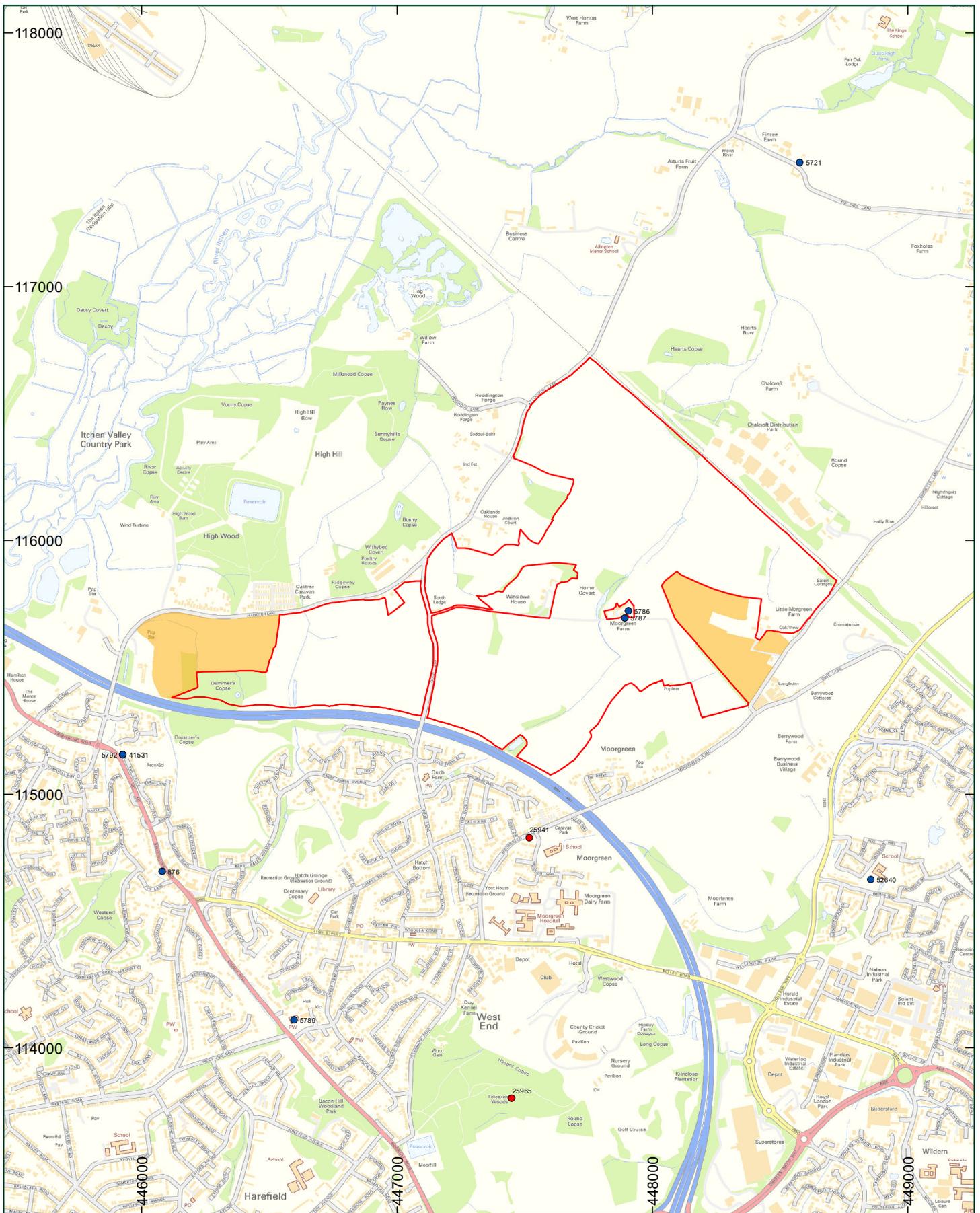
- Site
- Potential additional land to be included
- Archaeology
- Historic buildings

1:20,000 at A4



Title:
 Fig. 2: HER Data Plot
Address:
 Land at Allington Lane, Eastleigh





Legend

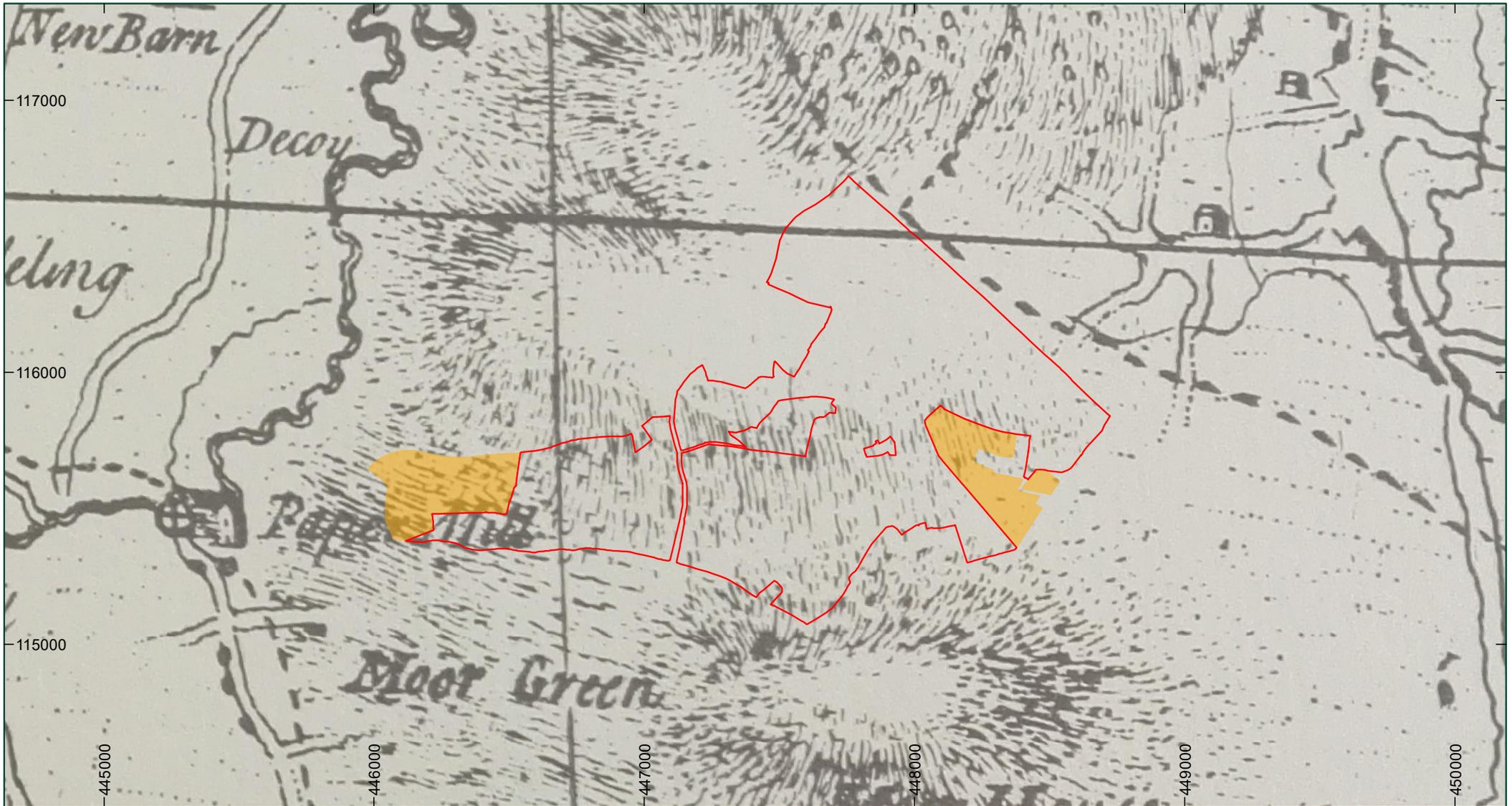
- Site
- Potential additional land to be included
- Scheduled Monuments
- Listed Buildings

1:20,000 at A4



Title:
Fig. 3: Location of Designated Heritage Assets
Address:
 Land at Allington Lane, Eastleigh





Legend

- Site (approximate)
- Potential additional land to be included

1:20,000 at A4



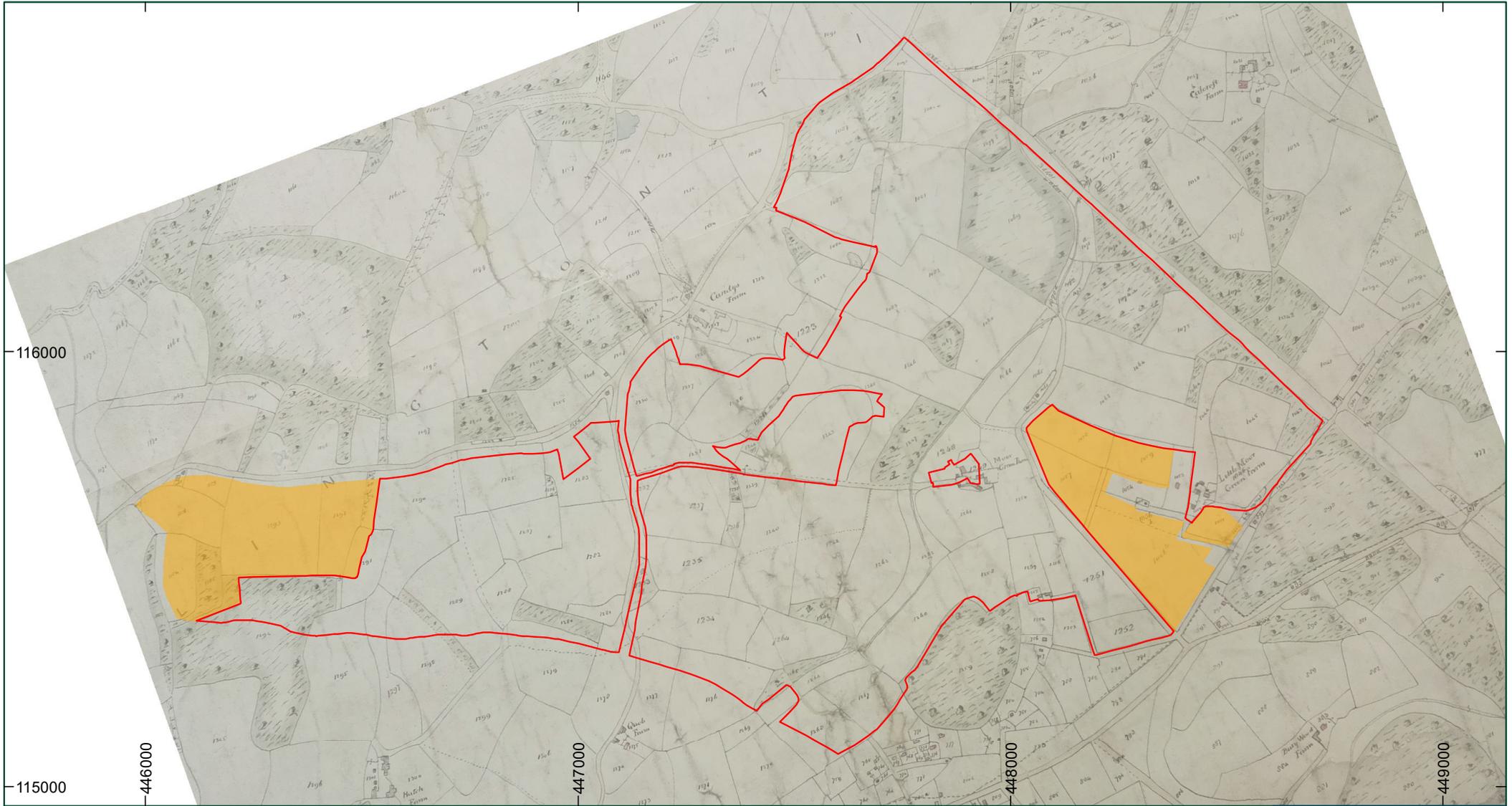
Title:

Fig. 4: 1759 Isaac Taylor Map of the County of Hampshire

Address:

Land at Allington Lane, Eastleigh, Hampshire





Legend

-  Site (approximate)
-  Potential additional land to be included

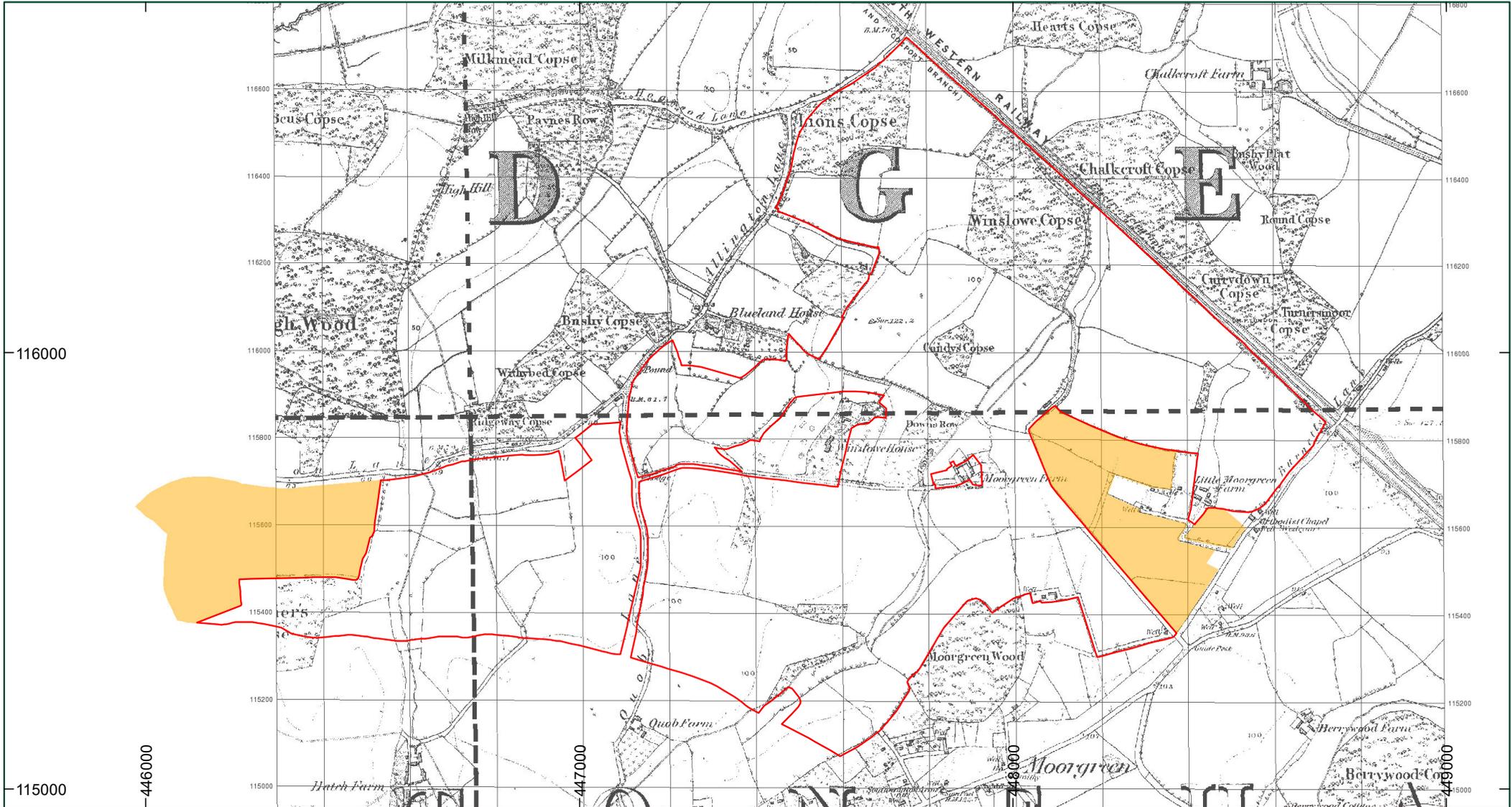
1:12,500 at A4



Title:
Fig. 5: 1844-45 South Stoneham Tithe Map
Address:
Land at Allington Lane, Eastleigh, Hampshire



orion.



Legend

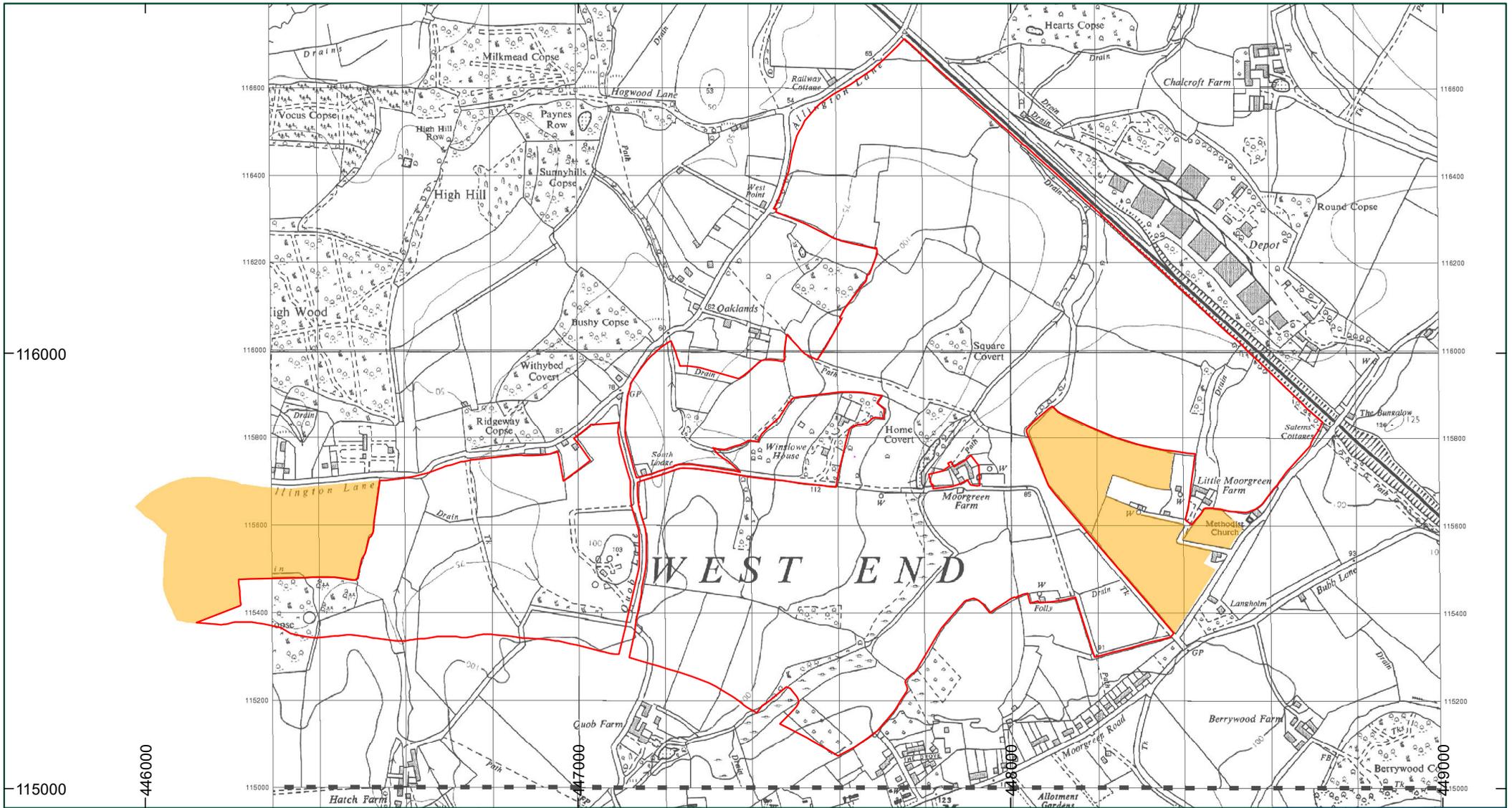
- Site
- Potential additional land to be included

1:12,500 at A4



Title:
 Fig. 6: 1871-72 OS 1:10,560 Scale Map
Address:
 Land at Allington Lane, Eastleigh, Hampshire





Legend

- Site
- Potential additional land to be included

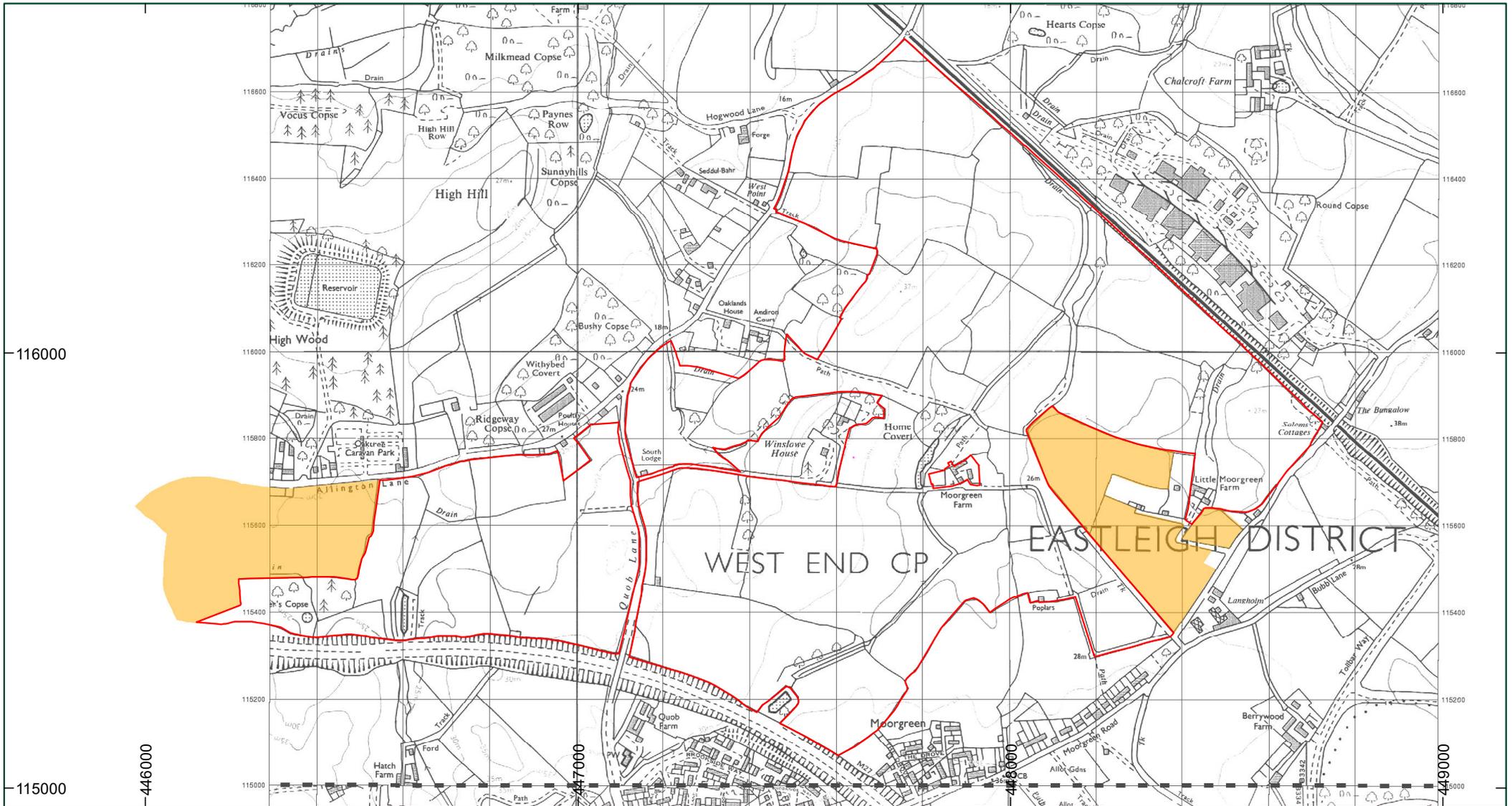
1:12,500 at A4



Title:
 Fig. 7: 1963-68 OS 1:10,000 Scale Map
Address:
 Land at Allington Lane, Eastleigh, Hampshire



orion.



Legend

- Site
- Potential additional land to be included

1:12,500 at A4



Title:
 Fig. 8: 1990-93 OS 1:10,000 Scale Map
Address:
 Land at Allington Lane, Eastleigh, Hampshire





Legend

- Site
- Potential additional land to be included

1:12,500 at A4



Title:
 Fig. 9: Aerial View of the Site (from Google Earth)
Address:
 Land at Allington Lane, Eastleigh, Hampshire

