

Land at Horton Heath Eastleigh, Hampshire

Heritage Desk-Based Assessment



Report prepared for:
Hydrock Consultants Limited

CA Project: 770834

CA Report: 18560

December 2020



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SUMMARY

Project Name: Land at Horton Heath

Location: Eastleigh, Hampshire

NGR: 448785, 117101

In October 2018 Cotswold Archaeology was commissioned by Hydrock Consultants Limited to undertake a Desk-Based Heritage Assessment in respect of a proposed urban extension site on land at Horton Heath near Eastleigh. The assessment is aimed at understanding the archaeological and built-heritage resource within the Site and its environs, as well as its historic landscape character and development pattern, and specifically provides a Historic Building Assessment for Firtree Farmhouse which is a grade II Listed Building encapsulated within the Site boundary. This assessment has identified no overriding heritage constraints that would be liable to preclude development.

The known archaeological resource within the surrounding landscape suggests that there may be some potential for remains of prehistoric date to be present within the Site, which appears to have been in predominantly agricultural use from the medieval through to modern periods. There is some potential that remains relating to medieval and/or post-medieval settlement may be present within the vicinity of Chalcroft Farm and the post-medieval farmsteads of Foxholes Farm and Firtree Farm. Agricultural features such as field boundaries, drainage ditches and stock enclosures may also be present, but would be of limited heritage interest.

The farmstead at Firtree Farm lies within a legible enclosure landscape and in the vicinity of other historic farms which contribute to the historic development pattern of Horton Heath. Following an assessment of the building and its features, the architectural and historic significance for the building has been set out, together with an assessment of the contribution its setting makes to that significance. The potential for both physical and non-physical impacts on its setting as a result of the proposed development have been identified. At this early stage, these are discussed generally in response to the proposed urban extension to Horton Heath.

This assessment has also considered whether various heritage assets within the Site's environs, may be sensitive to development within their settings, in accordance with the accepted Historic England guidance. The assets considered comprise nine Listed Buildings, together with five locally listed buildings and further groups of non-designated heritage assets within a 1km study area surrounding the Site. No potential for harm has been identified in relation to these assets as a result of the development proposals.

1. INTRODUCTION

- 1.1. In October 2018, Cotswold Archaeology was commissioned by Hydrock Consultants Limited to undertake a Heritage Assessment in respect of a proposed urban extension site on land at Horton Heath, Eastleigh, Hampshire (NGR: 448785, 117101; hereafter referred to as ‘the Site’).
- 1.2. The northern and southern parts of the Site were previously subject to two separate outline planning applications for mixed use developments, with permission granted in November 2017 (O/16/79354) and December 2017 (ref. O/14/75735), respectively. Subsequently, a new application is to be submitted, bringing together the two previous application areas under a single masterplan. This Heritage Assessment has been prepared to inform the Outline Planning Application for the One Horton Heath proposals. The Heritage Assessment is a technical appendix (Appendix 9.1) to the Built Heritage chapter of the Environmental Statement, which also considers the first residential parcel proposals.
- 1.3. The first residential parcel application (hereafter referred to as FRP) forms Phase 1 of the wider Outline Planning Application, providing 393 of the 2,500 dwellings for which outline consent is sought. The FRP has been submitted as a standalone planning application to enable the early delivery of homes within the One Horton Heath development. However, the FRP proposal is entirely consistent with the outline parameter plans, with detailed assessment of the OPA and FRP having been considered in tandem to ensure consistency throughout the design process. In part, the FRP is reliant on the mitigation and enhancements of the OPA.
- 1.4. The Site (Figure 1) is situated at the western edge of the village of Horton Heath, and to the south of Fair Oak. The modern suburbs of Southampton lie to the south of the Site, while the town of Eastleigh is situated c. 2km to the west. The Site comprises a number of agricultural fields, totalling approximately 125ha in extent. The fields within the Site are generally bounded by mature hedgerows. A small group of cottages associated with the now-demolished Foxholes Farm towards the eastern end of Firtree Lane is excluded from the Site boundary. A further complex of buildings associated with Firtree Farm, including the Grade II Listed farmhouse, are located towards the western end of Firtree Lane together with Victoria House on the south side of the lane. A small former coach house adjacent to Victoria House falls outside

of the Site. Chalcroft Farm, situated within the south-west of the Site, is subject to a separate application for demolition and is excluded from the assessment.

Objectives and professional standards

- 1.5. This report aims to provide a comprehensive assessment of the historic environment resource within the Site and its environs which may be affected by the proposed development. It includes assessments of the known and potential archaeological resource within the Site, the historic buildings at Firtree Farm, and the settings of any designated heritage assets beyond the Site which may be susceptible to non-physical impact. The remaining built form within the Site is excluded including extant Victoria House (which is a late-20th century structure), buildings at Chalcroft Farm (subject to a separate application for demolition) and the former Foxholes Farm (demolished as consented through Prior Notification of Demolition).
- 1.6. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.7. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:
- '...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).*
- 1.8. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the

impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2015, 3).

Statute, policy and guidance context

- 1.9. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

Archaeology

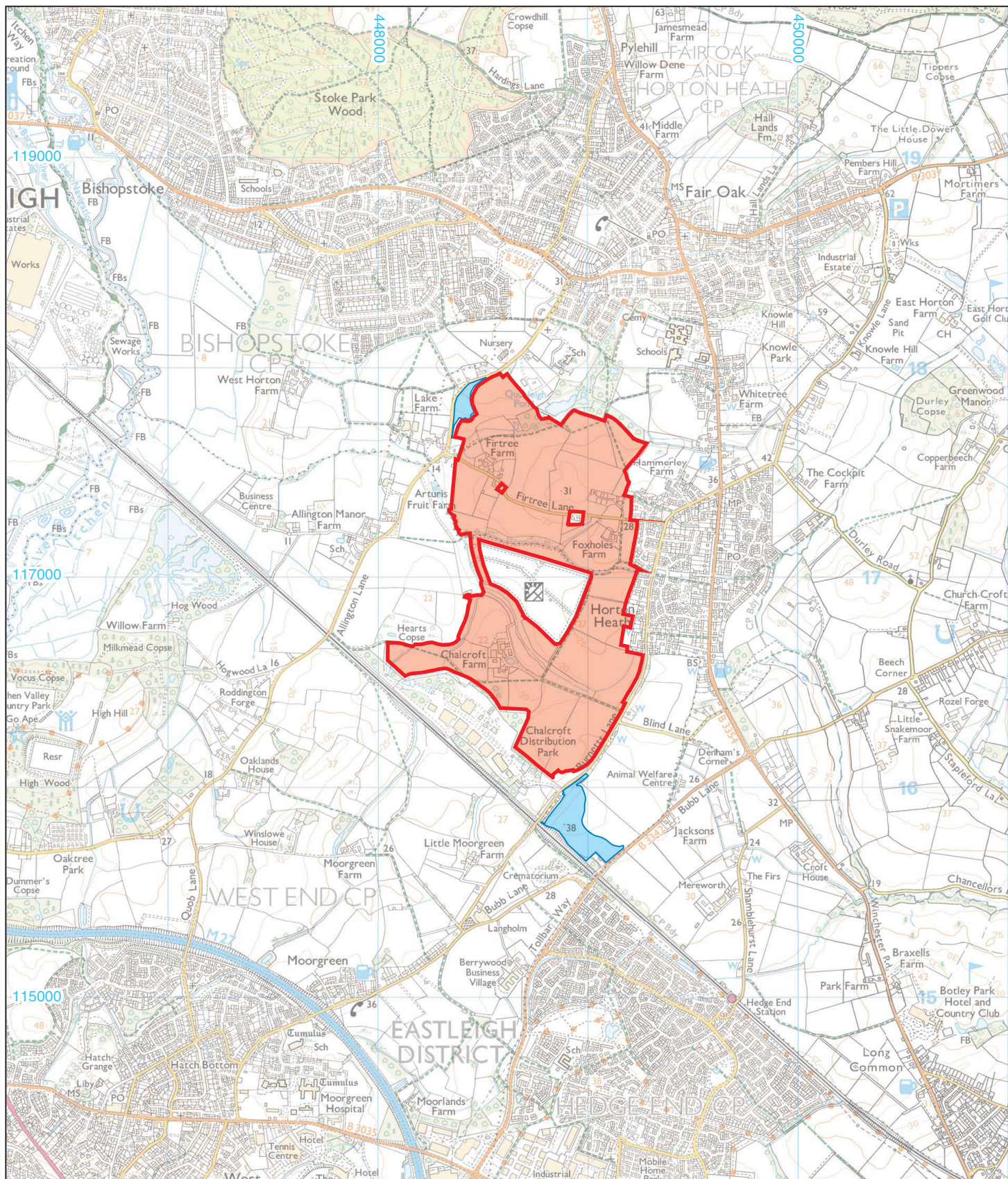
- 1.10. In a response (dated 21 April 2020) to a request for an EIA Scoping Opinion, Mr David Hopkins, the Hampshire County Archaeologist (and archaeological advisor to Eastleigh Borough Council), stated the need for the application to be accompanied by a heritage assessment which includes 'a mature consideration of the archaeological potential of the site, the impact of the development, and a proposed mitigation'. Mr Hopkins noted the potential for the Site to contain archaeological remains of prehistoric and Romano-British date, as recognised by previous assessments, but agreed that these were unlikely to be of such significance that they would present an overriding constraint to development.
- 1.11. Mr Hopkin's response was in broad agreement with comments provided in March 2015 by the former Senior Archaeologist for Hampshire Council, Mr Neil Adam, in relation to an earlier planning application with the Site (ref. O/14/75735), which recommended that preliminary archaeological survey would be required at a post determination stage.

Built heritage

- 1.12. In built heritage terms, Eastleigh Borough Council's Scoping Opinion (V/20/87717) highlighted the Grade II Listed Firtree Farmhouse within the Site and other listed buildings nearby as being potentially sensitive to development within their settings. Whilst the opinion also refers to the unlisted buildings at Chalcroft Farm, these have been dealt with under a separate application. At that time there was a lack of certainty in relation to the proposals which prevented more informed identification of potentially susceptible heritage assets. Using the 1km study area adopted for the DBA, nine designated heritage assets and five locally listed buildings have been identified within the Site's environs. These are considered in Section 6.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
'Saved policies' of the Eastleigh Borough Local Plan Review 2001-2011 (adopted 2006), and policies contained in the emerging Local Plan 2016-2036.	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2018). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2018).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance



- Site boundary
- Other land in applicants control

0 1km

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Ordnance Survey 0100031673



Andover 01264 347630
Cirencester 01285 771022
Exeter 01392 573970
Milton Keynes 01908 564660
Suffolk 01449 900120
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PROJECT TITLE

Land at Horton Heath, Eastleigh,
Hampshire

FIGURE TITLE

Site location plan

DRAWN BY AO
CHECKED BY DJB
APPROVED BY HH

PROJECT NO. 770834
DATE 30/10/2020
SCALE@A4 1:25,000

FIGURE NO.

1

2. METHODOLOGY

Archaeological Assessment

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis was based on maps, aerial photography and knowledge of the area. On this basis a 1km study area around the Site was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. All of the records returned have been considered and have been listed in a cross-reference gazetteer, which is provided at the end of this report (Appendix 2). The records were analysed and further refined in order to narrow the research focus to data of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. Those assets not illustrated within the report are generally of post-medieval or modern date and contribute little to the understanding of the historical development of the Site. Relevant assets of archaeological interest are illustrated on Figure 2.
- 2.3. A site visit was initially undertaken on 6 November 2018. The primary objectives of this site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, to assess the significance of the non-designated historic buildings within the Site, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way. Further visits were carried out on 17 June 2020 and 5 August 2020 to allow a detailed assessment of the Grade II Listed Firtree Farmhouse its setting.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Hampshire and Winchester Historic Environment Records (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Hampshire Record Office	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Environment Agency (EA) website	LiDAR imagery and point cloud data, available from the Environment Agency website.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

LiDAR analysis

- 2.4. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.5. EA Lidar DTM and DSM tiles were obtained from the Defra Data Services Platform (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 50cm resolution for the Site. DTM and DSM tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +-15cm, and relative error to be less than +-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +-20cm (ibid.).
- 2.6. The Lidar .asc files contain British National Grid as the “native” coordinate reference system.

-
- 2.7. Where necessary, the DTM and DSM tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF
- 2.8. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in *Airbourne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.9. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.10. DTM tile formed the basis within the desk-based assessment and is illustrated on Figure 3.

Built Heritage Assessment

- 2.11. The Built Heritage Assessment was guided in its composition by the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists 2014, revised in 2020); *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016a) and *Conservation Basics: English Heritage Practical Building Conservation* (English Heritage 2013).
- 2.12. The key objectives of the Built Heritage Assessment were to produce a concise description of the significance of the Listed farmhouse at Firtree Farm. The farmstead buildings to the south, now known as Victoria House, are modern replacement of historic structures. This is discussed only in so far as it contributes to the setting of Firtree Farm. Within the Site boundary there are (or were) a further two historic (non-designated) farmsteads. Foxholes Farm has been demolished as part of a consented Prior Notification of Demolition and Chalcroft Farm is subject to a separate application for demolition for which a stand-alone Building Recording was produced (CA 2020).

Setting Assessment

- 2.13. Historic England's document entitled *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017) provides guidance on setting and development management, including assessment of the implications of

development proposals. A stepped approach is recommended for assessing the implications of development proposals. The settings of identified heritage assets have been assessed in accordance with this guidance (Appendix 1).

Assessment of heritage significance

- 2.14. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020) and 'Historic Environment Good Practice Advice in Planning Note 2' (Historic England 2015). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within 'Conservation Principles' (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: **i)** evidential (archaeological) value, **ii)** historic (illustrative and associative) value, **iii)** aesthetic value, **iv)** communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.15. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.16. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed Building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed Building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.17. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or

benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

- 2.18. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].*

- 2.19. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

- 2.20. This assessment has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.21. As detailed above, walkover surveys were conducted within the Site in November 2018, June 2020 and August 2020. These were undertaken in favourable weather conditions. Although access was afforded within the majority Site, such observations

are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is therefore an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation.

- 2.22. Reasonable internal and external access was provided to Firtree Farm, and external access was available for Victoria House. External access to Foxholes Farm was also provided prior to its demolition, and Chalcroft Farm was visited internally and externally as part of a stand-alone heritage assessment (CA 2020).

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape Context

- 3.1. The Site (Photographs 1-3) lies at the eastern edge of the valley of the River Itchen, which flows in a southerly direction approximately 1.6km to the west. The landform within the Site is gently undulating, rising from an elevation of c. 24m above Ordnance Datum (aOD) in the north-west, to c. 31m aOD in the north-east. From here, the land slopes gently downwards towards a small stream which runs across the centre of the Site, at an elevation of around 25m aOD, before rising again to a high point of 38m aOD in the south-east. Several further small streams, all tributaries of the Itchen, traverse the north-eastern, central and south-western parts of the Site (Photograph 2). The surrounding landscape to the north, east and south of the Site is dominated by the urban areas of Fair Oak, Horton Heath and Hedge End. To the west, the landscape is more rural in character, comprising agricultural fields bounded by hedgerows and small, dispersed settlements and farmsteads.



Photograph 1 View across the southern part of the Site towards the south-east

Wider landscape context

- 3.2. The Site lies within National Character Area 128: South Hampshire Lowlands (NCA128). Key characteristics of this Character Area are exhibited in the vicinity of the Site and include:

- Low lying, gently undulating plain between chalk hills of the Hampshire and South Downs to north and Southampton Water to the south;
- fast flowing chalk rivers in wide, open valleys with water meadows and riparian vegetation;
- well-wooded farmed landscape – designated ancient woodland as the legacy of Forest of Bere;
- mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable;
- intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland; and
- rural hinterland characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads (Natural England 2014).

3.3. Within this area, the rural settlement pattern has a higher degree of dispersion than found on adjacent chalk areas, with isolated small farms and cottages set within medieval and later enclosed fields linked by networks of minor roads and narrow lanes. The farmed landscape is typically pastoral in character with field pattern comprised of a patchwork of small, intimate and irregular fields defined by hedgerows or woodland. On a national scale, NCA128 has a relatively high density of traditional farmsteads and historic houses set within 18th century and earlier enclosed fields (Natural England 2014).



Photograph 2 View of the small stream valley in the northern part of the Site



Photograph 3 View of a hedgerow boundary in the north-east of the Site

Geology

- 3.4.** The underlying geology of the Site consists of sand, silt and clay of the Wittering Clay Formation, sedimentary bedrock formed approximately 41 to 56 million years ago in the Palaeogene Period. Within the stream valleys in the north-west, central, and south-western parts of the Site, the bedrock is overlain by narrow bands of alluvium, comprising clay, silt, sand and gravel laid down in the Quaternary period. No superficial deposits are recorded within the remainder of the Site (British Geological Survey).
- 3.5.** Two trial trench evaluations carried out partly within the north-west and south of the Site in 2020 (**26** and **27**; see below) encountered the natural clay geology at levels of between 0.35m and 0.56m below the present ground surface, directly underlying the subsoil.

Designated heritage assets

- 3.6.** There is one designated heritage asset within the Site, comprising the Grade II Listed Firtree Farmhouse (Figure 4) which is situated along the northern edge of Firtree Lane. A further nine Grade II Listed Buildings are located within the surrounding study area, with the nearest (Rambler's Cottage) located c. 130m to the east of the Site within the built-up area of Horton Heath.

-
- 3.7. There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area. The nearest Scheduled Monument is a bowl barrow near Moorgreen House, located c. 1.6km to the south-west of the Site (NHLE ref. 1012710).

Previous investigations

- 3.8. Two separate assessments for the Site were prepared by CgMs in 2014 and 2015, in support of the previous planning applications. These included a heritage statement (2014), which primarily focused on the built heritage resource within the southern application site and an archaeological desk-based assessment (2015), which considered the archaeological resource for the northern application site.
- 3.9. As a condition of the previous outline planning consent, two trial trench evaluations were conducted on the proposed access routes at the north-west and south of the Site in February 2020 (Figure 2; **26** and **27**; Thames Valley Archaeological Services 2020a and b). The majority of the excavated trenches lay outside the Site boundary, although two trenches in the north-east and eleven trenches at the south were situated within the Site. Within the two trenches in the north-east of the Site, two linear features (representing a gully and a ditch) were identified, both of which contained small quantities of pottery of probable medieval date. No archaeological features were encountered within any of the trenches within the south of the Site, and two other features, both undated, were identified with the remainder of the evaluation areas.
- 3.10. A small amount of archaeological work has taken place within the wider study area. This primarily includes small scale watching briefs and evaluations, although larger scale excavations have also taken place at Dowd's Farm, c. 900m to the south of the Site (Figure 2; **15**, **21**). Within the more immediate environs of the Site, an evaluation carried out prior to residential development at Hammerley Farm, c. 80m to the east (**25**), revealed no archaeological finds or features.
- 3.11. Previous investigations within the study area are listed in Appendix 2 and illustrated on Figure 2. The results are discussed in further detail below, as relevant.

Prehistoric

Palaeolithic and Mesolithic

- 3.12. No evidence for Palaeolithic activity is recorded within the Site or the study area. Within Hampshire, remains of this period occur most commonly within riverine and

coastal contexts, and in particular within the complex sequences of Quaternary deposits associated with the Solent and its tributaries (Hampshire County Council 2010). Given the lack of such deposits within the Site, the potential for remains of Palaeolithic date to be present is considered to be very limited.

- 3.13. There is prolific evidence for Mesolithic activity within Hampshire, with the distribution pattern suggesting a focus around watercourses and on areas of Greensand geology (Hampshire County Council 2010). Within the study area, activity of this period is represented by small scatters and isolated finds of flintwork, consistent with a general background level of transient exploitation, probably extending from the adjacent river valley. The HHER records the findspot of a perforated macehead of igneous stone within the central part of the Site, however the precise location of the find is uncertain (5).
- 3.14. Further Mesolithic findspots within the surroundings of the Site relate to an assemblage of ten cores and five microliths recovered from a sandpit at Knowle Hill, c. 980m to the north-east (Figure 2; 2), a group of five microliths found near Allington Manor Farm, c. 250m to the west (1), a small assemblage of flakes from Stoke Common, c. 340m to the north-east (3), and a single find of a tranche axe c. 130m to the south-east (4). A number of residual pieces of Mesolithic flintwork were also recovered during excavations at Dowd's Farm, at the southern edge of the study area (21).

Neolithic to Iron Age

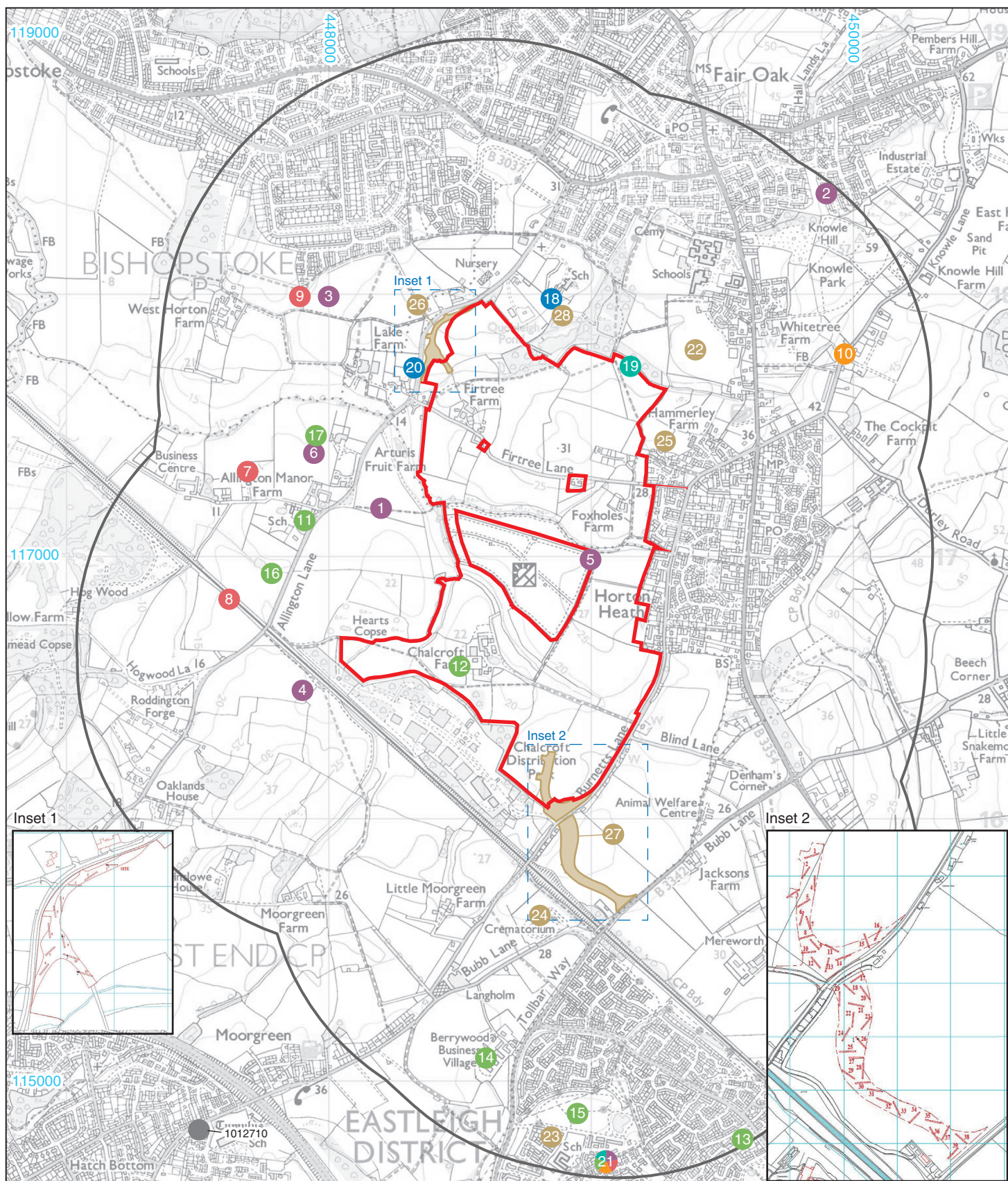
- 3.15. Neolithic and Bronze Age activity within Hampshire is most visibly attested by funerary monuments. Bronze Age round barrows in particular are widespread across the region, with the greatest concentration occurring on the chalk downland areas (Hampshire County Council 2012a). No features of this type are recorded within the study area. Within the wider landscape, a Bronze Age bowl barrow is located near Moorgreen House, c. 1.6km to the south-west of the Site (NHLE ref. 1012710).
- 3.16. Settlement in the Neolithic and Bronze Age periods appears to have continued to focus within and around river valleys, although an intensification of settlement and agriculture in the later Bronze Age saw an expansion of activity into surrounding areas. Within the study area, remains associated with Neolithic and Bronze Age prehistoric activity were identified during the investigations at Dowd's Farm, c. 900m

to the south of the Site (21). These included assemblages of Neolithic and Bronze Age worked flint, as well as Bronze Age pits containing hearth debris and pottery.

- 3.17. The Iron Age in Hampshire represents a period of increasing population growth, technological change and socio-economic complexity. Sites in this period are typically characterised by enclosed and unenclosed settlements, set within often extensive systems of rectangular fields. A single ditch oval enclosure, recorded c. 380m to the west of the Site on aerial photographs (6), may comprise the remains of an enclosed settlement.
- 3.18. Evidence of Iron Age occupation was also identified during the investigations at Dowd's Farm (21), and included a series of postholes, a possible corn dryer, and ditches forming circular and trapezoidal enclosures, indicating specialised, non-settlement related activities (Wessex Archaeology 2008; Clelland 2012).
- 3.19. While there is little definitive evidence for later prehistoric activity within the immediate vicinity of the Site, it is feasible that this reflects the fairly limited scope of previous investigations, rather than a true absence of occupation. The presence of the watercourses within the Site may also have rendered it a favourable location for activity in these periods. No evidence of any cropmarks or earthworks potentially relating to settlement were identified on the aerial photographs or Lidar imagery viewed for this assessment, however it is possible that later agricultural practices have removed and/or obscured any such remains.

Romano-British

- 3.20. The general settlement patterns established in the preceding prehistoric periods appear to have continued broadly unchanged into the Romano-British period. The surrounding landscape in this period was primarily rural, characterised by dispersed villas and farmsteads (Hampshire County Council 2010) with a network of well-constructed Roman roads linking the major settlements. Within the broad surroundings of the Site, a major urban centre was established at Winchester, 10km to the north, and was served by a small defended town and port at Bitterne, 6.5km to the south-west of the Site.



- Site boundary
- Study area

- Prehistoric
- Roman
- Early Medieval
- Medieval
- Post-medieval/modern
- Modern
- Previous investigations
- Scheduled monument



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PROJECT TITLE

Land at Horton Heath, Eastleigh, Hampshire

FIGURE TITLE

Recorded archaeological remains

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FIGURE NO.

2

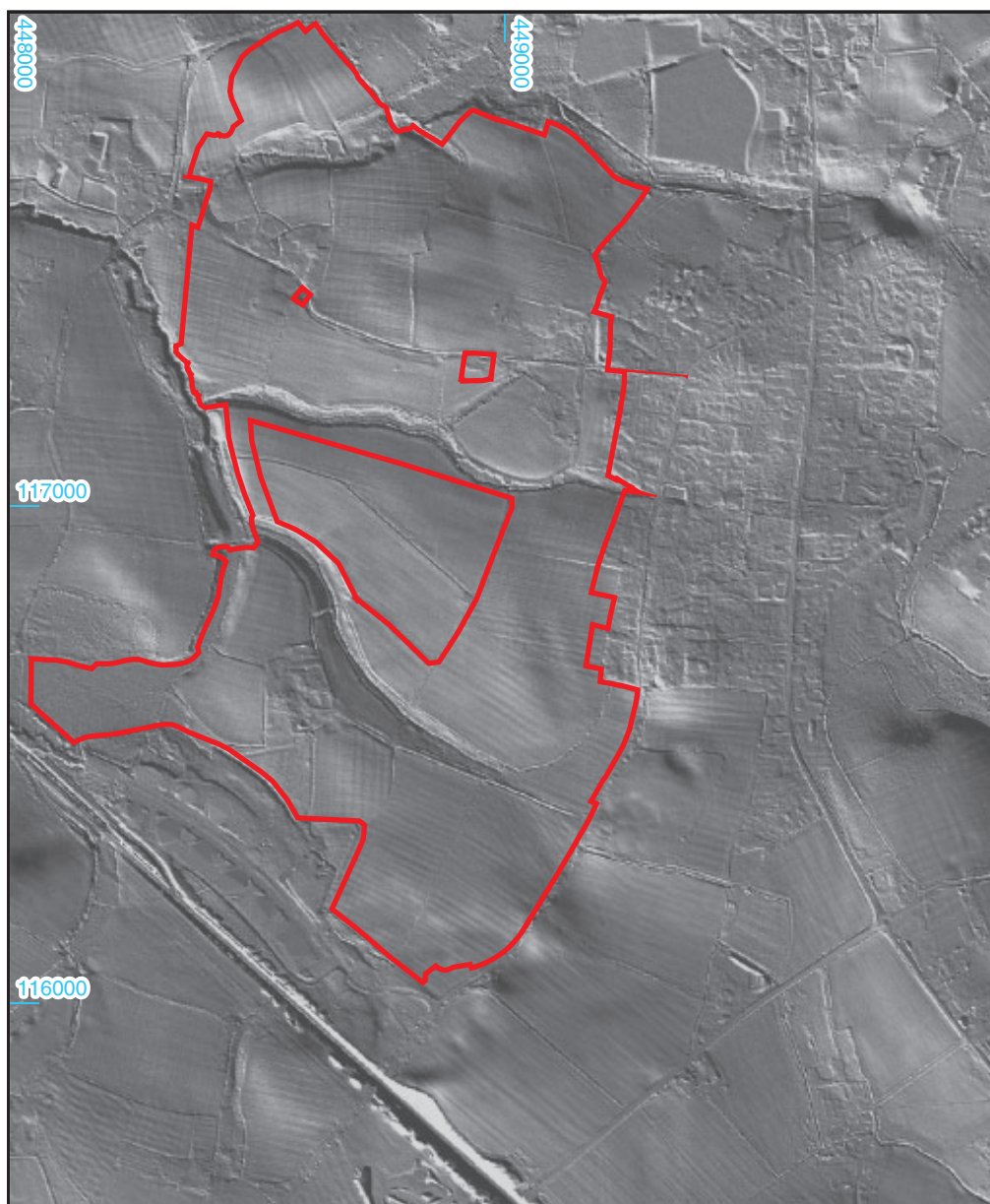
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- 3.21. Romano-British activity is represented within the study area predominantly by chance finds. These include a hoard of coins found in a small vessel near Allington Manor Farm, c. 650m to the west of the Site (Figure 2; **7**), a collection of four coins recovered in South Stoneham, c. 410m to the west (**8**), and three pottery sherds reportedly found c. 440m to the south-west (**9**). Such finds may reflect some level of activity in the local landscape, but do not necessarily denote the existence of any intensive or substantial settlement in these areas.
- 3.22. Although no features dating exclusively to the Roman period were identified during the investigations at Dowd's Farm (**21**), pottery finds of Late Iron Age/Early Romano-British date, recovered from two separate enclosure ditches and associated pits/postholes, did suggest a continuity of occupation into the period immediately following the conquest (Clelland 2012).

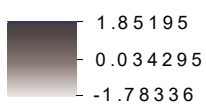
Early medieval and medieval

- 3.23. No archaeological evidence for early medieval activity is recorded within the study area. The place-name Knowle Hill, recorded approximately 670m to the north-east of the Site (**10**), was first documented in AD 901 as *Cnollgette*, and is thought to refer to a 'Roundhill' or 'Gate House' belonging to William Cnolle.
- 3.24. Allington Manor Farm, located c. 480m to the west of the Site (**11**), represents the site of the deserted medieval settlement of *Aldiotona*, which was recorded in the Domesday Survey of 1086 as a fairly large settlement with a church and two mills, indicating that it was well-established by the time of the Norman Conquest. The Site appears to have been situated within Allington Manor in the medieval period, although there is no indication that the settlement itself extended into the Site. In the early 14th century, the manor was split into two parts (Page 1908b), with the northern part of the Site subsequently forming part of Great Allington, and the southern part situated within Little Allington. Much of the land within both portions of the manor was acquired by Winchester College in the 15th century.
- 3.25. The Site straddles the two parishes of Bishopstoke (within which the northern part of the Site is situated) and South Stoneham (covering the south of the Site), both of which are mentioned in the 1086 Domesday Survey and therefore appear to be of early medieval origin. The parish boundary is today marked within the centre of the Site by an east-west aligned tree-lined stream valley (Photograph 2).



 Site boundary

Lidar



0 1:15,000 500m

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PROJECT TITLE

Land at Horton Heath, Eastleigh,
Hampshire

FIGURE TITLE

Lidar imagery

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FIGURE NO.

3

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- 3.26. The landscape in the early medieval and medieval periods comprised a scattered settlement pattern of manors and farmsteads, reflecting a rural, agricultural-based society (Hampshire County Council 2010). Chalcroft Farm, within the south of the Site (Figure 2; **12**), has recorded medieval origins, first appearing in a document of AD 1233 as *Chalfecroft*, meaning ‘Calves Paddock’. There is a potential that archaeological remains associated with this medieval settlement may be present within the Site, although the Lidar imagery and aerial photographs reviewed for this assessment do not appear to show any structural features or earthworks indicative of deserted settlement beyond the extent of the existing farmstead (Figure 3).
- 3.27. Further settlements of documented medieval date include Shamblehurst Manor House, c. 890m to the south of the Site (**13**), which was first recorded in AD 1219, and Berrywood Farm, c. 670m to the south (**14**), recorded as *Burifield* in AD 1320.
- 3.28. During the medieval period, the Site and its surroundings fell within the bounds of the Royal Forest of Bere, which was established by the late 12th or early 13th century as a hunting ground for the Bishops of Winchester (Pile 1989). Medieval forests were legal entities, requiring their inhabitants to comply with stringent Forest Law, and typically comprised varied landscapes, incorporating areas of managed woodland, heathland, agricultural land and settlement. By the later part of the medieval period, an increasing demand for timber, along with a decline in the forest’s value for hunting, led to the gradual assarting of the forest and the creation of a patchwork of irregular fields and tracts of surviving woodland.
- 3.29. It is likely that the Site in the medieval period comprised a mixture of farmland, wood pasture and coppice, surrounding nearby settlements. Lidar imagery and post-war aerial photographs indicate the presence of ridge and furrow earthworks, typical of medieval cultivation, across much of the Site, although particularly within the vicinity of Chalcroft Farm and Firtree Farm (Figure 3). The presence of these earthworks would suggest that the majority of the Site was under agricultural use in this period. No above-ground ridge and furrow earthworks were observed to survive within the Site during the site visit, and it is likely the features have been levelled through modern farming practices. The 2020 evaluation within the north-west of the Site (**26**; Thames Valley Archaeology 2020a) encountered two linear features, a gully and a ditch, both of which contained small quantities of pottery of probable medieval date. The highly abraded nature of the sherds suggests that they derived from secondary deposition, and it likely that both of the features were agricultural in function.

- 3.30. Other medieval features recorded within the study area include earthworks of a track or holloway, observed on aerial photographs c. 630m to the west of the Site (16), which appear to lead towards the former medieval settlement at Allington Manor Farm. A possible medieval field system has also been identified to the north of the former settlement (17). Two ditches of probable medieval date were also identified during the investigations at Dowd's Farm, c. 900, to the south of the Site (15).

Post-medieval and modern

- 3.31. The gradual assarting of the Forest of Bere continued into the post-medieval period through a process of piecemeal enclosure and, subsequently, in a more formal manner under the 18th and 19th century Enclosure Acts. Despite the loss of woodland and resultant formation of a more regular field pattern, numerous copses (some replanted) survive within the existing landscape as remnants of the former medieval forest.



Map 1 Extract of Milne's map of 1791, with approximate location of Site marked in red

- 3.32. The landscape surrounding the Site appears to have remained largely undeveloped and rural in character throughout the post-medieval period. Milne's map of 1791 (Map 1) depicts the approximate location of the Site within an area of (presumably) agricultural land. Several pockets of woodland are depicted within the surrounding landscape, including within the centre of the Site and towards the southern boundary.

-
- 3.33. Foxholes Farm, annotated as Foxhall Farm, is illustrated on Milne's map as a small group of buildings in the north-east of the Site. Prior to its demolition, the farm complex included a farmhouse with an historic core with timber framing having undergone substantial alterations (CgMs 2014) and a range of 19th century farm buildings, also subject to later extensions and alterations. The map also depicts a small cluster of buildings at Chalcroft Farm, within the southern portion of the Site. A further group of buildings to the south of Firtree Lane appear to have been associated with Lake Farm, outside (west) of the Site. The presence of these scattered farmsteads of post-medieval origins within the rural landscape context is representative of the typical development of the area, though some of these have now been lost.
- 3.34. Milne's map does not appear to show Firtree Farm, although this is depicted on the 1806 First Series Ordnance Survey map (Map 6).
- 3.35. The Great Allington Enclosure Map of 1825 (Map 2), which incorporates the northern part of the Site, records that the land at this time comprised a number small, fairly irregular fields, which were probably created through gradual, informal enclosure during the medieval or early post-medieval periods. The majority of the existing field boundaries, demarcated by mature hedgerows, are visible on the map. A block of woodland is depicted in the north-west of the Site, corresponding within an existing copse. A number of landowners are recorded within the Site, although the majority of the fields are annotated as being held by the Chudleigh family and Stephen Dummer (sometimes erroneously referred to as Summer).
- 3.36. Foxholes Farm is named on the map as Horton Heath Farm, and appears to have had a barn added to the south-east of the farmhouse. A number of structures are visible at the eastern edge of the Site, on the northern side of Firtree Lane, and although these appear to have since been removed, the plot boundaries remain extant. A now-infilled pond is depicted south of Firtree Lane while Firtree House is depicted with an associated barn to its south, on the opposing side of Firtree Lane.

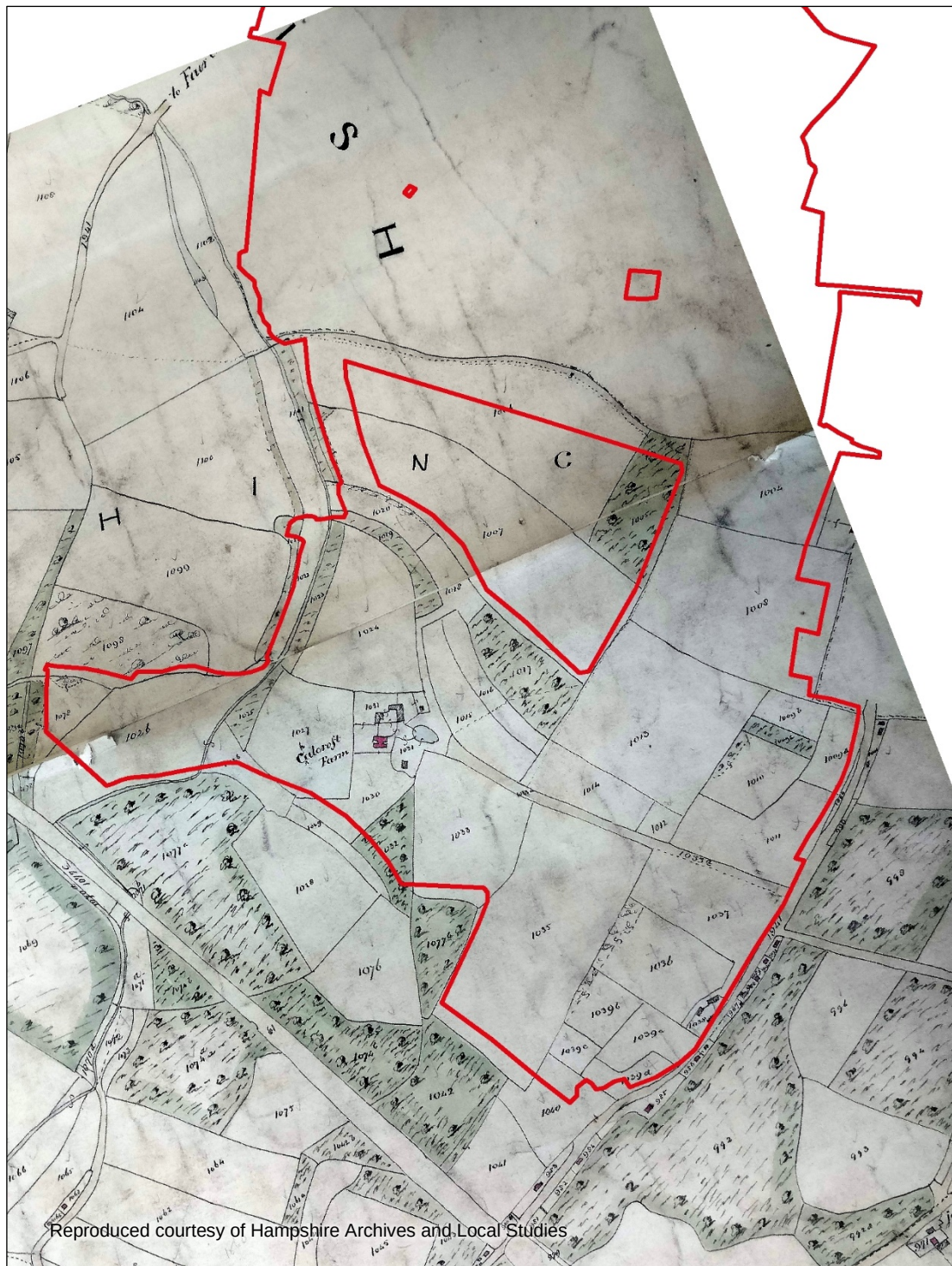


Map 2 Extract from the 1825 Great Allington Enclosure map

- 3.37. Within the wider surroundings of the Site, the enclosure map names the land to the north and west of the Site, including Allington Manor, as being in the ownership of Henry Twynam of Quobliegh Farm. From around 1825, the Twynam family developed a garden and landscape park around Allington Manor (Hampshire Gardens Trust 2011; HER ref. 52331; Figure 4), and a further park was later established immediately

to the north of the Site Fair Oak Lodge (Figure 2; **18**). This latter park comprised a small country park with two large lakes, outbuildings and two lodge houses, surrounding the remodelled and enlarged earlier house. The Site does not appear to have been included within the extents of either park, as shown on subsequent 19th and 20th century mapping.

- 3.38.** The 1840 Bishopstoke Tithe Map (not reproduced), depicting the north of the Site, does not record any notable change within the Site, which appears to have remained predominantly within agricultural land, with the small copse still present in the north-west; this is named as 'Venus Copse' in the accompanying Tithe Apportionment. The apportionment indicates that the land was predominantly in use as pasture, with some arable fields.
- 3.39.** The southern part of the Site is depicted on the 1825 Little Allington Enclosure map, reproduced below in respect of Chalcroft Farm (Map 7). The landscape comprises a mixture of small rectangular and irregular fields, along with several small strips of woodland. The majority of the depicted field boundaries within the Site follow the alignments of existing boundaries delineated by hedgerows. Chalcroft Farm is depicted in the south-west of the Site as a small group of buildings surrounding a farmhouse, with a pond to the east. The farmstead, along with some of the land in the south-west, is identified as being held by Lady Hollan. The fields in the south-east appear to be under the ownership of Winton College.
- 3.40.** The southern part of the Site is next depicted on the 1844 South Stoneham Tithe Map (Map 3). This shows some further pockets of woodland to the south and west of Chalcroft Farm and indicates that the fields previously depicted along the eastern edge of the Site were divided into a number of smaller enclosures. A row of buildings are illustrated along Burnetts Lane, four of which appear to be located within the Site. The accompanying Tithe Apportionment indicates that Chalcroft Farm comprised barns and yards, while a house and garden were located to the west of the farmyard. Chalcroft Farm, named on the map as 'Calcroft', appears to have undergone some alterations since the time of the 1825 map, with some buildings removed and others added in the late 19th and early 20th centuries. Further detail on the development of the farmstead, as well as Firtree Farm, is contained in the following chapters. The Owton family are named in the Tithe Apportionment as the principal land owners within the Site, while the land-use is indicated to have comprised a mixture of pasture, arable and woodland.

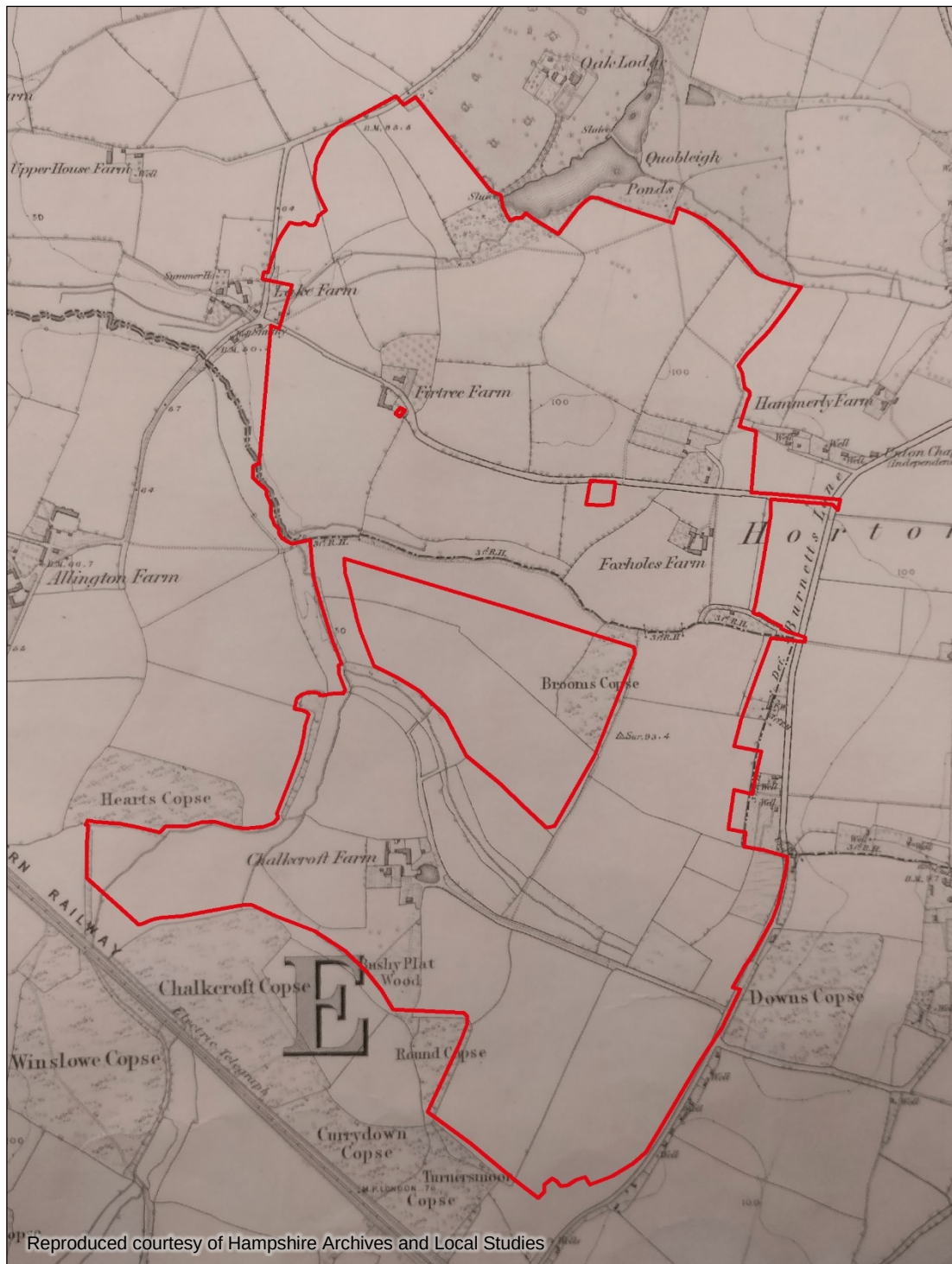


Map 3 Extract of 1844 South Stoneham Tithe Map

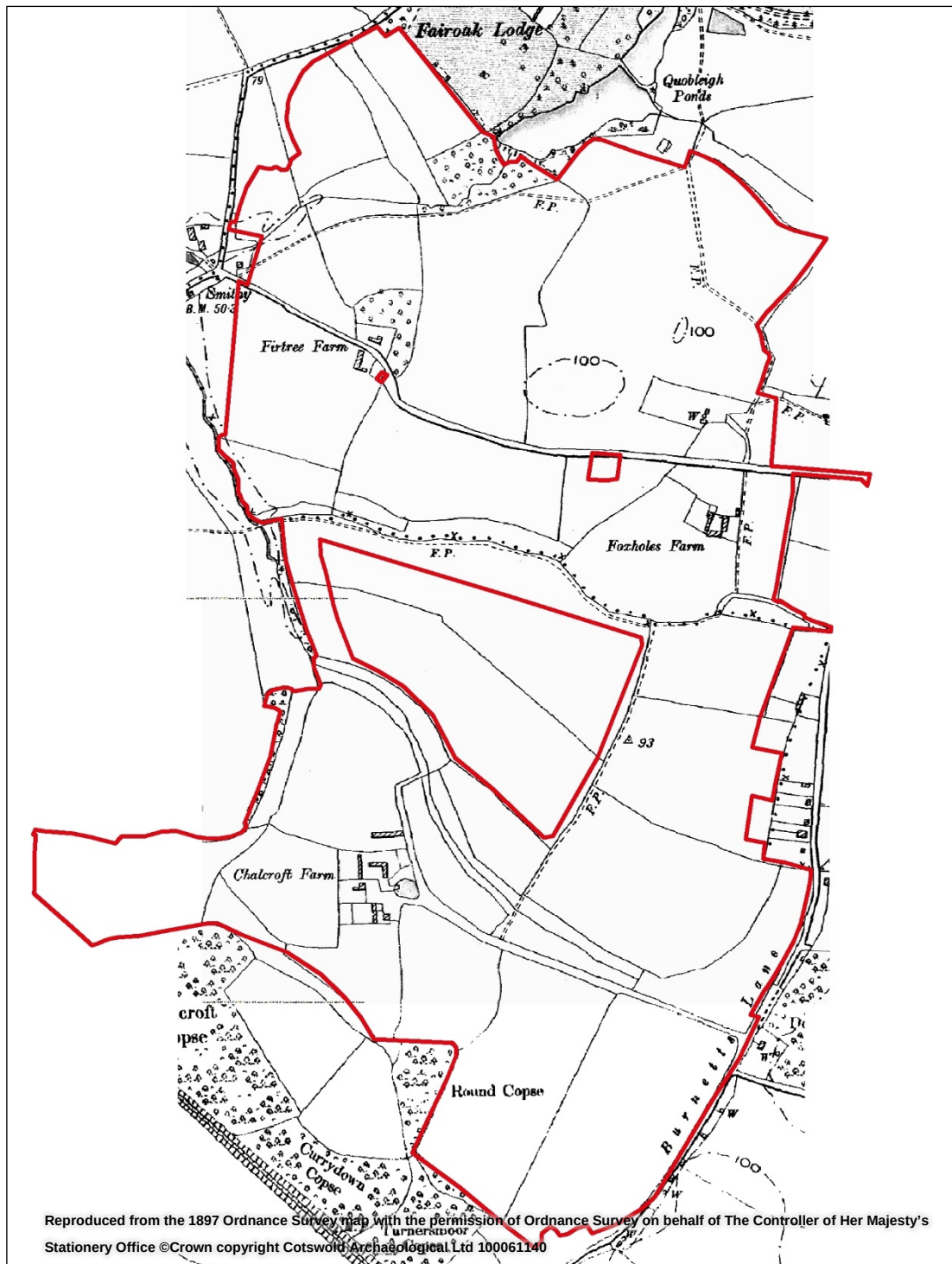
- 3.41.** The 1871 First Edition Ordnance Survey map (Map 4) records relatively little change within the Site, with the majority of the field boundaries depicted as shown on the previous Tithe Maps. The structures and pond previously shown in the north-east of the Site along Firtree Lane seem to have been removed by this time, as have the group of barns along Burnetts Lane in the south-east of the Site. Quobleigh Ponds

are shown to the immediate north of the Site, and appear to drain into a (still extant) stream which crosses the northern part of the Site. At least part of this stream appears to have been modified or artificially created. A semi-circular earthwork bank recorded along the northern Site boundary (19) is thought to represent a retaining bank for Quobleigh Ponds. No traces of this earthwork could be identified within the Site during the site visit. Eastleigh and Gosport Branch Railway, to the south of the Site, opened in 1845 and provided transport for milk and dairy products. The arrival of the railway, which connected the port of Southampton to London, spurred the development of Eastleigh as a railway town.

- 3.42. Subsequent Ordnance Survey Editions record relatively little change within the Site over the course of the late 19th and 20th centuries. The 1897 Second Edition (Map 5) records some limited boundary removal within the south-east and north of the Site, and further minor arrangements to the field layout, including removal and repositioning of some boundaries, are apparent on the 1910 edition (not reproduced). The farmsteads within the Site underwent a number of modifications in in this period, as detailed within the subsequent chapters. The barns to the south of Firtree Farmhouse were replaced in the late-20th century with Victoria House, a modern barn-style development.



Map 4 Extract of 1871 Ordnance Survey 6-inch Map



Map 5 Extract of 1897 Ordnance Survey 6-inch Map

Historic Landscape Character

- 3.43. The Historic Landscape Character (HLC) within the Site, as defined by the Hampshire Historic Landscape Assessment, comprises a number of different HLC types, as listed below:
- HLC type 1.16 - Small Wavy Fields. Recorded across the majority of the north of the Site, this HLC type is composed of moderately regular fields with wavy boundaries, and are distinguished from assarts by a lack of scattered woods and copses. Within the Site, this HLC type has been subject to some boundary loss over the course of the late 19th and 20th centuries.
 - HLC type 1.9 - Small Regular Fields with Straight Boundaries. Recorded within the north-east of the Site, this HLC type consists of small, typically rectangular fields which were created as a result of the 18th and 19th century Parliamentary Enclosure Acts.
 - HLC type 1.10 Medium Regular Fields with Straight Boundaries. This HLC type is recorded across the majority of southern part of the Site, and comprises regular fields created through the 18th and 19th century Parliamentary Enclosure Acts.
 - HLC type 1.2 Medium Irregular Assarts and Copses. This HLC type is recorded within the south-west of the Site, around Chalcroft Farm, and consists of medium sized enclosures with wavy boundaries, which were created through the clearance of woodland for agricultural use in the early medieval to early post-medieval periods.
- 3.44. The 1825 Enclosure and 1840s Tithe Maps illustrate that the majority of the extant boundaries within the Site, demarcated by hedgerows (Photograph 3), were established by these dates. As such, these hedgerows may qualify as historically important under the archaeology and history criteria of the 1997 Hedgerows Regulations (Appendix 3).
- 3.45. The boundary between the historic parishes of Bishopstoke and South Stoneham remains visible within the Site as a tree-lined stream valley. This boundary does not comprise an important hedgerow, but is of historic interest as an extant landscape feature.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. Historical mapping indicates that the Site has been under agricultural use since at least the post-medieval period, and probably earlier as indicated by ridge and furrow earthworks of likely medieval date. As such, pre-existing impacts to potential archaeological remains would chiefly derive from agricultural practices, including ploughing and excavation of drainage gullies, which may have truncated the upper horizons of any underlying archaeological deposits and/or displaced any artefacts.
- 4.2. Further localised impacts can be expected to have occurred within the footprint of extant (and former) buildings at Chalcroft Farm, Foxholes Farm, Firtree Farm, and in areas of former structures recorded on historic mapping along Burnett Lane and Firtree Lane. Excavations for the foundations of these buildings, as well as any stripping and levelling for the creation of access roads and yard surfaces, may have damaged or removed any underlying archaeological remains within these areas. Overall, however, a reasonably good degree of archaeological survival can be expected across the Site.

The significance of known and potential archaeological remains within the Site

- 4.3. This assessment has established that no designated archaeological remains are located within the Site, and neither has the potential for remains of equivalent value to be present been identified. No designated archaeological remains will therefore be adversely physically affected by development within the Site.

Prehistoric remains

- 4.4. Evidence for early prehistoric activity, in the form of unstratified Mesolithic flintwork, has been identified within the surrounding study area, and indicates some level of potential for further such remains to be present within the Site. If present, remains of this nature would contribute to the wider understanding of the distribution of early prehistoric activity in the local landscape, but would not comprise highly significant heritage assets (i.e. of such a level that would warrant their preservation in situ).
- 4.5. Limited evidence for later prehistoric occupation (Neolithic to Iron Age date) is recorded within the immediate Site's environs. The identification of settlement and agricultural related features at Dowd's Farm, to the south, does nevertheless suggest that the potential for remains of these periods to occur within the Site should not be

entirely discounted, although on the basis of the available information it is considered unlikely that any highly significant remains would be present.

Romano-British remains

- 4.6. The recorded Romano-British resource within the study area, comprising chance finds of coins and pottery, is suggestive of a general background presence in the vicinity, but does not indicate any specific potential for highly significant remains of this period to be present within the Site.

Medieval and later remains

- 4.7. Chalcroft Farm, located within the south-west of the Site, is of known medieval origin, and there is a potential for remains associated with this medieval settlement to be present as buried archaeological features. Further settlement remains of early post-medieval and later date may be present within the vicinity of Foxholes Farm. Such remains would be of some evidential value as evidence of past settlement patterns, but would be unlikely to represent heritage assets of high significance. Buried remains of former buildings of probable 19th century date, recorded on Enclosure and Tithe maps, would be of limited, if any, heritage significance.
- 4.8. The Site is thought to have been in predominantly agricultural use from the medieval through to modern periods. Lidar data indicates the presence of levelled ridge and furrow earthworks within the Site, potentially of medieval origin, and remains of these may survive as sub-surface features. A ditch and a gully identified within the north-west of the Site during the 2020 evaluation (26; Thames Valley Archaeology 2020a), and containing sherds of probable medieval pottery, are likely to relate to agricultural activity. These, along with other agricultural features such as field boundaries, drainage ditches and stock enclosures, would be of limited heritage significance.

Historic Landscape Character

- 4.9. A number of HLC types are recorded within the Site, including parliamentary enclosure fields (in the north-east and majority of the south), small regular fields resulting from informal enclosure (in the north-west of the Site), and assarts created in the medieval to early post-medieval periods (south-west of the Site). On account of their time-depth and comparative rarity, these latter two HLC types are considered to be of greater significance, although this is still limited by the effects of boundary removal in the 19th and 20th centuries. Parliamentary enclosure fields are

widespread throughout both the local landscape and wider region, and are thus of limited heritage interest.

- 4.10. The hedgerows within the Site have been identified as being of historical importance under the 1997 Hedgerows Regulations. However, 'important' hedgerows do not comprise designated heritage assets, and do not confer a specific level of heritage significance. Rather, the Regulations are a notification mechanism by which sufficient notice of removal must be given to the local authority. The planning application would serve as an appropriate notification. These hedgerows are common and well-understood landscape features that are in themselves of only limited evidential and historical value. The historic boundary between the parishes of Bishopstoke and South Stoneham, demarcated by an extant, tree-lined stream in the central part of the Site, is also of limited historical value.

Potential development effects

Archaeological remains

- 4.11. The physical effects of the proposed development upon the potential archaeological remains will primarily result from groundworks associated with preparatory works and construction. The details of the works to be carried out as part of the development are not yet finalised, but it is considered that these may include:
- pre-construction impacts associated with demolition and ground investigation works;
 - ground reduction;
 - construction ground works, including excavations for building foundations and service trenches, and stripping for creation of roads and hard surfaces;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.
- 4.12. The abovementioned ground works and excavations in relation to the proposed development could result in disturbance to, or loss of, any buried archaeological features that may be present within their footprint, in turn leading to the total or partial loss of significance of these assets. However, on the basis of the available information, it is deemed unlikely that any highly significant remains would be present.
- 4.13. As highly significant archaeological remains are unlikely to be encountered, it is considered that further archaeological investigations, ensuring preservation by record and appropriate mitigation, could be secured via an appropriately worded planning

condition attached to a consent granted and carried out at an appropriate stage in the development process.

- 4.14. As identified by this assessment, there is a potential within the Site for the presence of archaeological remains of prehistoric through to medieval date to be present. Accordingly, it is recommended that further investigations are carried out to clarify this potential, and establish the nature, extent and significance of any remains. These investigations could follow a staged approach, entailing, in the first instance, geophysical survey across the entire Site. This would be followed by trial trench evaluation, targeted upon any anomalies identified the geophysical survey, with further trenches placed at random to test the geophysical results and allow for the identification of any features not recognised by the survey.
- 4.15. The results of these surveys would facilitate the formulation of an appropriate mitigation strategy, which could include preservation in situ of any more significant remains within areas of open space as part of the development design. Within remaining areas, targeted excavation and/or archaeological monitoring during the construction groundworks could be carried out to allow preservation by record of archaeological remains, involving recording, analysis and publication at level appropriate to their character and significance.
- 4.16. This approach is consistent with the advice issued by the Hampshire County Archaeologist in relation to the proposal, which recognised that while there are unlikely to be any highly significant remains present on the Site, the possibility of mitigation by design to enable some preservation in situ should be considered.
- 4.17. The requirement for, scope and nature of any archaeological works within the Site should be agreed through further consultation with the Hampshire County Archaeologist.

Historic Landscape Character

- 4.18. The proposed development would introduce change to the Historic Landscape Character of the Site. Within the north-west and south-western parts of the Site, the HLC has been identified as being of some significance due to its time-depth and rarity; however the proposed retention of much of these parts of the Site as open space (as indicated on the current parameters plan) would serve to reduce the level of impact upon the HLC. The HLC within the north-eastern and south-eastern parts of the Site, where the greatest density of development is currently proposed, is of

more recent origin and therefore limited heritage interest. Given the widespread occurrence of these HLC types within the wider landscape, the overall impact upon this landscape type as a whole would be both low and localised. The historic parish boundary marked by the stream in the centre of the Site would be retained, thus further limiting the effects on the historic landscape.

- 4.19. The hedgerows within the Site, identified as being of historical importance under the 1997 Hedgerows Regulations, are in themselves of limited evidential and historical value, and would not represent a constraint to the development in heritage terms. The majority of these hedgerows are proposed to be retained as part of the development, and the limited significance of these assets will therefore not be harmed.

5. HISTORIC BUILDING ASSESSMENT: FIRTREE FARM

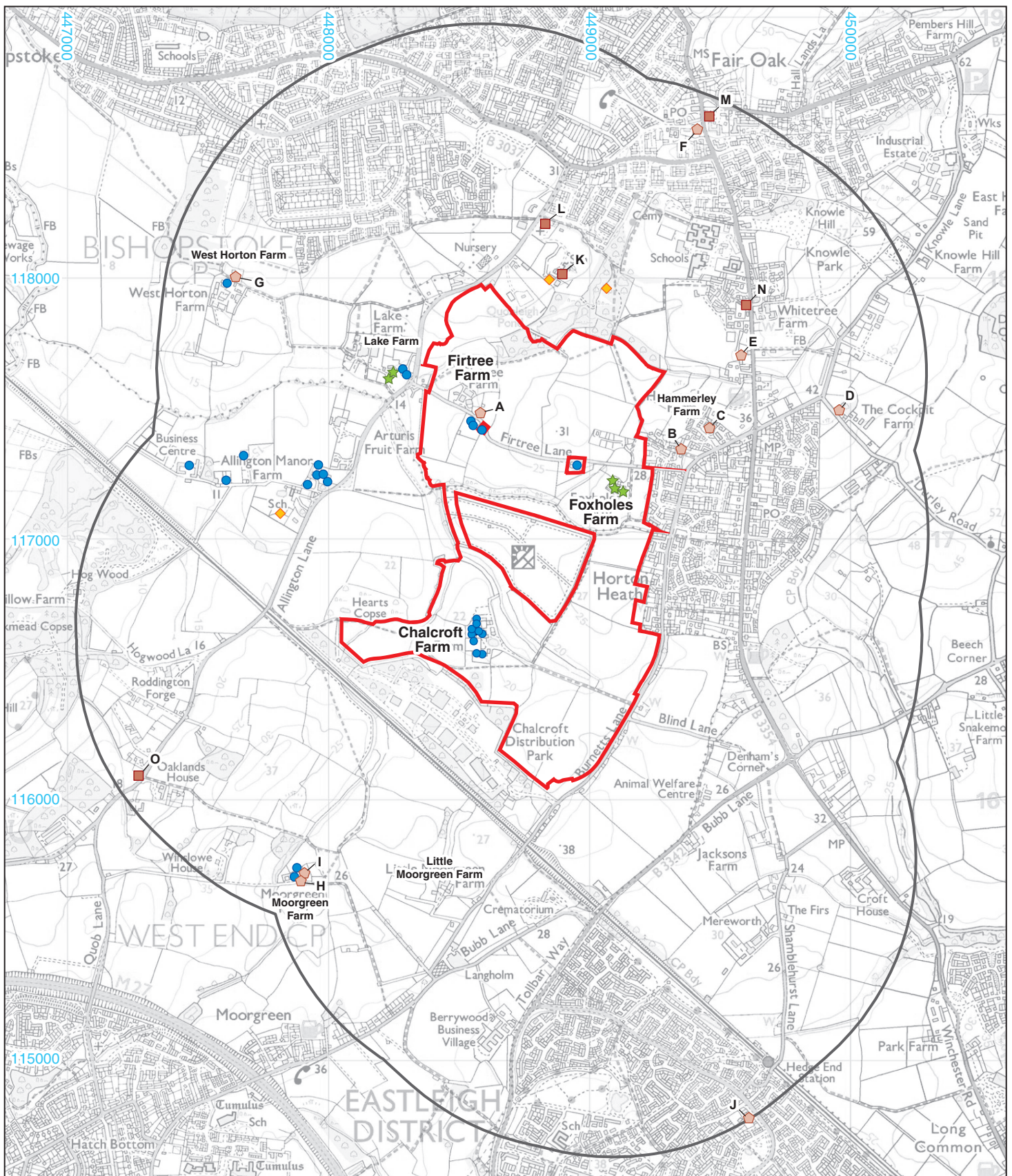
Historic Development of Firtree Farm

- 5.1. All three of the farms within the development area – Firtree Farm (Figure 4; A), Foxholes Farm and Chalcroft Farm – are shown on Milne's map of 1791 as small informal clusters of buildings, and are similarly depicted on the First Series 1806 Ordnance Survey map (Map 6). On this map, Chalcroft Farm is shown as a loose cluster of four buildings at the western end of a track from Burnetts Lane, enclosed by copses with agricultural fields to the north. Foxholes Farm (then Horton Heath Farm) adjoins the heath to the north-east of Chalcroft, and Firtree Farm is shown straddling Firtree Lane towards its western end. This map clearly shows other scattered farmsteads in relative proximity, including Allington Manor Farm, Lake Farm and Moor Green Farm.



Map 6 Extract of 1806 Ordnance Survey Map

- 5.2. The first map to show the buildings at Firtree Farm in any detail is the 1825 Great Allington Enclosure Map (Map 7). This shows an L shaped dwelling, 18th century in date, parallel to Firtree Lane and set within a spacious garden plot, with outbuildings to the south.



- Site boundary
- Study area
- Grade II Listed Building
- Locally Listed Building
- Non-designated Historic Building (extant)
- ★ HER Record pertaining to built heritage no longer extant
- ◆ Historic Parks and Gardens (identified by Hampshire Gardens Trust)



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Land at Horton Heath, Eastleigh, Hampshire

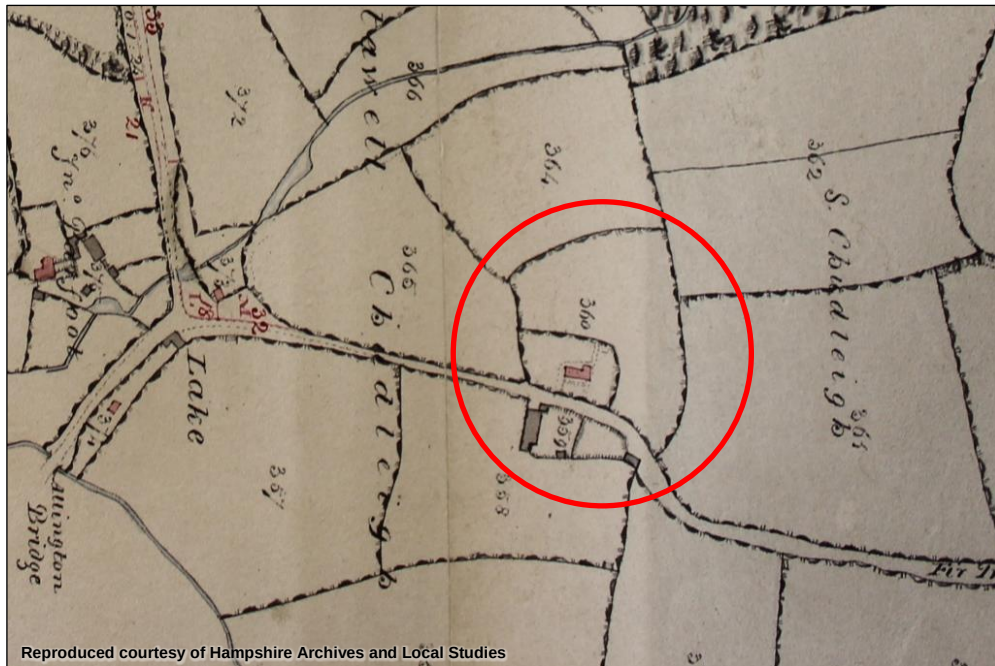
FIGURE TITLE

Built Heritage Assets

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FIGURE NO.

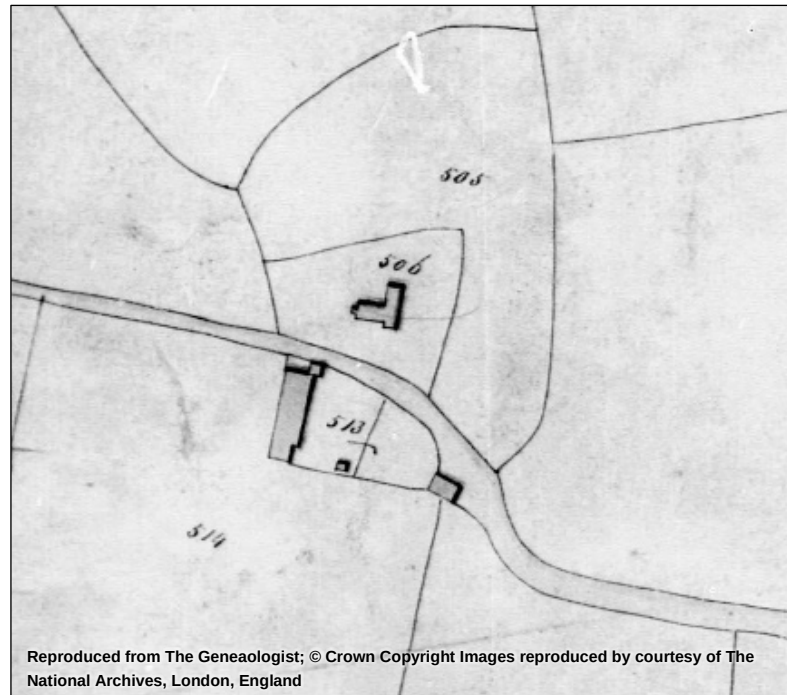
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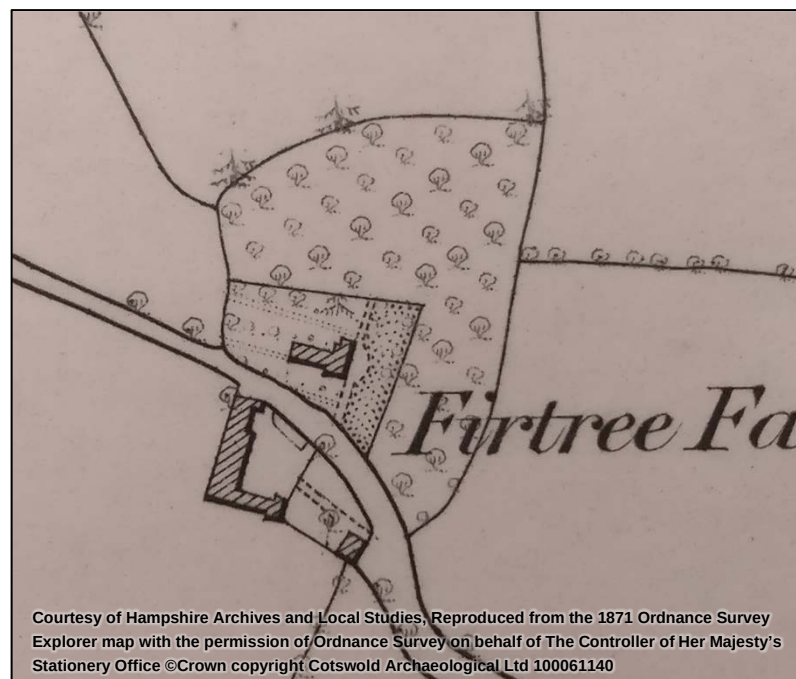
Map 7 Extract of 1825 Great Allington Enclosure Map showing Firtree Farm (circled in red, together with outbuildings and orchard)

5.3. By the time of the 1840 Bishopstoke Tithe Map (Map 8), Firtree Farmhouse had apparently been enlarged, with a new wing replacing the east end of the earlier building, and a small addition to the west end. To the south of Firtree Lane, a large barn is depicted on the western edge of a subdivided yard together with a smaller building to the east. The HER record for the barn gives a date of 1830 on the basis of a date-stone (HER ref: 41869) so presumably the barn shown on the earlier enclosure map has been rebuilt. The Apportionment identifies the farm as being in the ownership of Stawell Cudleigh, and occupied by John Barfoot (who was the owner of nearby Lake Farm at that time). Its lands, on both sides of the lane, adjoined Foxholes Farm on the edge of Horton Heath to the east.

5.4. A number of changes can be observed between the 1840 Tithe Map and the First Edition 1868 Ordnance Survey map (Map 9). Whilst Tithe Maps were produced primarily for the purposes of taxation on land, and can have varying degrees of accuracy in terms of depicting buildings as a result, the Bishopstoke Tithe Map appears to have a degree of precision, such that some conclusions on the development of buildings can be reasonably drawn from it.



Map 8 Extract of 1840 Bishopstoke Tithe Map showing Firtree Farm



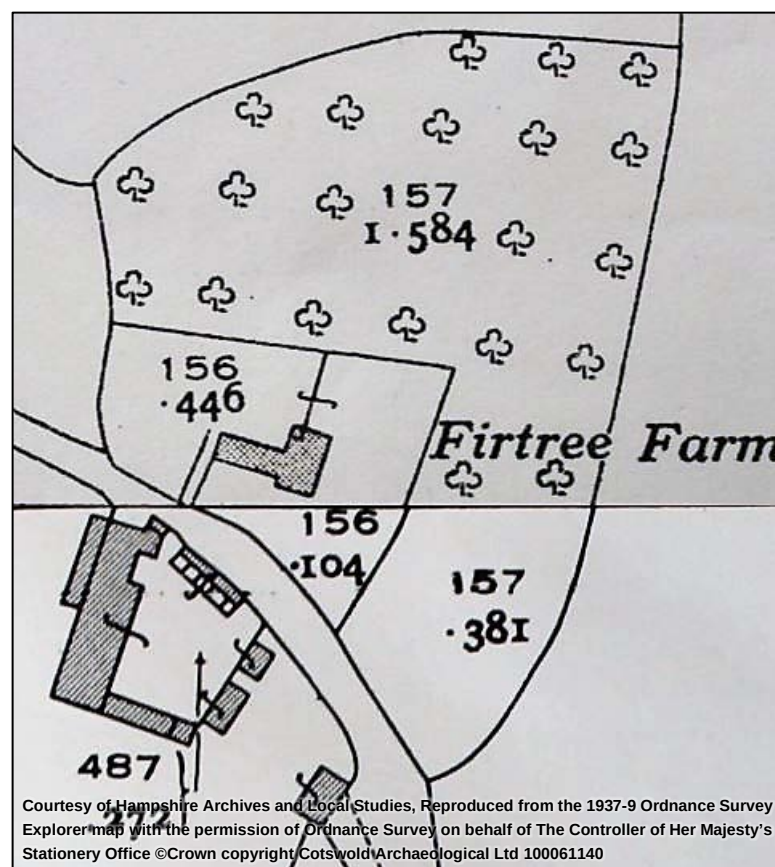
Map 9 Extract of 1871 First Edition 6-inch OS Map showing Firtree Farm

- 5.5.** The First Edition OS Map, surveyed in 1868 and published in 1871, shows additions to the farmhouse, including a new projection to the rear (north), in the elbow of the two ranges, and modest extension to the west end of the south range. The farmhouse is shown fronting east onto a forecourt, with ornamental grounds laid out to the west

and other formal gardens to the east. A large area of orchard is shown to the north and east buffering the house and gardens from the surrounding fieldscapes.

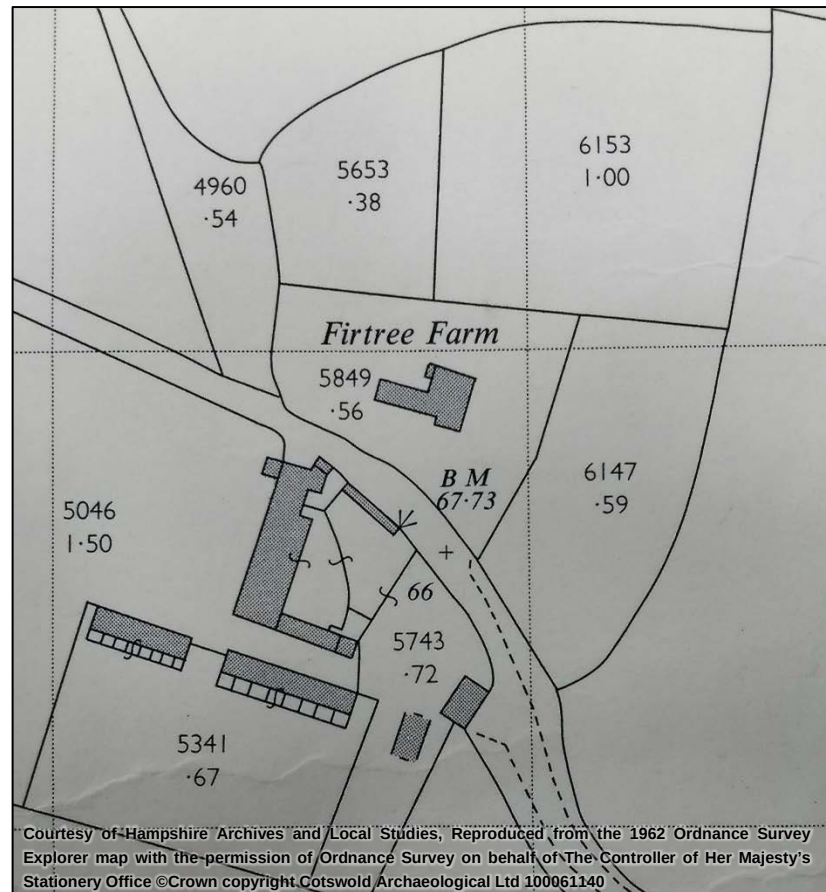
- 5.6. There has been some development of the farmyard to the south, with the addition of long single storey building abutting the south-east corner of the main barn (HER ref: 41870). Although it is not shown on earlier maps, the HER entry for this smaller southern range suggests a similar date to the main barn (probably c. 1830). The 1:2500 scale map also shows a range of piggeries to the northern boundary – shown only in outline on the 6-inch map (Map 9). At this time, the farmyard appears to be accessed from the east, bypassing a small rectangular building immediately adjoining Firtree Lane.
- 5.7. The HER entry for the small rectangular buildings suggests this to have been the Coach House, as well as potentially providing minimal accommodation for staff. It also notes stylistic details similar to those found on the farmhouse which suggest a date of c. 1897 (HER ref: 41871). Whilst not necessarily represented on maps (see Map 5 above), the late-19th century saw an array of changes to the farmhouse, including an extension across the rear (west) face of the east wing, under a lower hipped tile roof. The roof of the main east range was also raised, increasing its overall height and corresponding to changes internally. Course and Moore's article on 'Victorian Farm Buildings in Hampshire', published in the 1984 *Proceedings of the Hampshire Field Club and Archaeological Society*, suggest the house was rebuilt in 1897, with a number of late-Victorian features.
- 5.8. These changes appear to have been undertaken for Dr A.V. Maybury of Portsmouth (presumed to be Aurelius Victor Maybury based on his son's name and 'junior' moniker). There is little information available for Dr Maybury, apart from some client ledgers from the estate agents Austin and Wyatt of Bishops Waltham dating between 1899-1927 (presuming to relate to both the senior and junior Maybury's).
- 5.9. A secondary access introduced from Firtree Lane sometime after c. 1895, and by the time of the Third Edition OS Map in 1909 (not reproduced), the gardens had been subdivided. The east wing of the farmhouse is shown in its extended form, with a small, apparently distinct, element infilling the north-west corner. These changes are depicted on the map of 1937-9 (Map 10) together with further development of the farmyard to the south, potentially to support the dairy farming that was begun on the farm between the World Wars (HER ref: 41870).

5.10. By the 1960s, further cattle sheds had been constructed within a large enclosure, to the south of the yard, and the two outbuildings on the eastern edge of the yard had been removed (Map 11). By 1985 the farm had shifted north-west, housed in a number of large sheds that had been built on the northern side of Firtree Lane, followed shortly later by a new dwelling built to serve the repositioned farm. The 1985 OS map¹ reveals that the farmhouse had been subdivided, with the southern wing named as Firtree Farmhouse Cottage. A small stable block is shown within a large paddock to the north and the stand-alone garage has been constructed for the cottage. This is largely as Firtree Farmhouse survives today.



Map 10 Extract of 1:2500 OS Map, 1937-9, showing Firtree Farm

¹ The 1985 OS map is reproduced in the Built Heritage Statement by CgMs, dated February 2018, which accompanied planning application F/18/82581.



Map 11 Extract of 1962 OS Map (1:2500) showing Firtree Farm



Figure 5 Aerial view of Firtree Farm

-
- 5.11. Course and Moore's article mentions that the farmyard was in separate ownership in 1984, and goes on to state that the farm buildings had been '*touched but lightly by Victorian improvements*'. Now known as Victoria House, the farm buildings were subject to residential conversion in the late 20th century with a defined domestic curtilage to the south and west (Figure 5). It is understood, however, that the original farm buildings collapsed and were replaced with the extant Victoria House buildings constructed almost entirely in brick, with the exception of the main barn which is partly timber clad (Photograph 4). These are currently vacant.



Photograph 4 **Victoria House from Firtree Lane (looking west)**

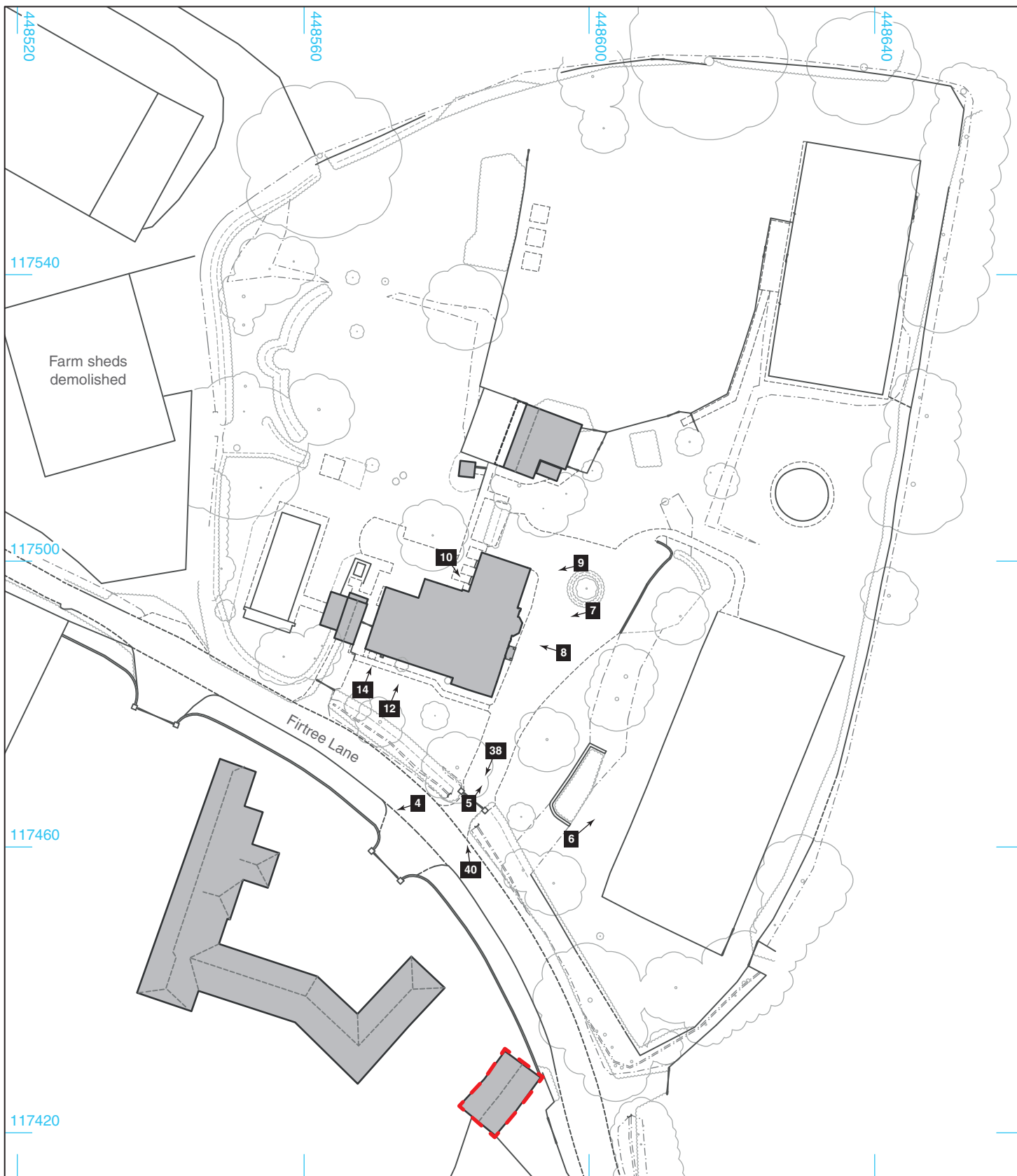
Farmstead Assessment

- 5.12. The Listed farmhouse shares a close visual relationship with the former farmyard, now known as Victoria House. In general, the principal function of a farmstead was to house the farming family, store and process harvested crops and dairy products, produce and finish meat, provide shelter for livestock, carts and implements and produce manure for the surrounding farmland (Lake 2014a). Farm workers were sometimes housed in separate accommodation, such as the estate cottages at nearby Allington Manor Farm, though this doesn't appear to have been the case at Firtree Farm.
- 5.13. Historic England's farmstead guidance suggests that at the highest level, a traditional farmstead will have significance if it makes a positive contribution to local character and distinctiveness. The guidance goes on to state that *significant* traditional

farmsteads '*will have retained either one or more traditional farm buildings and/or their historic form as traditional farmsteads where the historic farm buildings, house and spaces relate to each other*' (Lake 2014a).

- 5.14. Typically, the farmhouse was located to one side of the yard, serving as the focal point for the farmstead (HE 2006). Course and Moore's 1984 article highlights the '*unusual*' relationship at Firtree Farm, where the farm buildings are separated from the farmhouse across Firtree Lane. Although less unusual in terms of the south-east region, it is notable that the farmhouse faces away from the farmyard, implying a high status to the building.
- 5.15. The article goes on to lament that at Firtree, there is '*in effect, a farmhouse without a farm*' (Course & Moore, 1984); a by-product of the shift to the modern sheds to the north-west and construction of the new farmhouse. Not only was the functional relationship between the historic Firtree Farmhouse and the farm buildings severed, but also the farmstead function as a whole at Firtree Farm.
- 5.16. Planning permission² was granted in 1992 for residential conversion of the traditional farm buildings, however they are understood to have been replaced following collapse of the historic structures during implementation.
- 5.17. Together with Lake Farm, Allington Manor Farm, Foxholes Farm (now demolished) and Chalcroft Farm (subject to separate planning application for demolition), among others, Firtree Farm correlates with the wider pattern of development locally and regionally of isolated farmsteads in the area. As seen today, the layout of the farmyard is the product of late-19th century developments, and the shift to dairy farming in the inter-war period. On the basis that the buildings at Victorian House are all modern replacements, however, the barns should not be considered heritage assets in their own right. At most, these visually contribute to legibility of a farmstead here on the basis of the agricultural-style character and courtyard layout of the rebuild, however they do not contribute to the significance of the farmhouse or the farmstead.

² Eastleigh Borough Council does not appear to have considered the farm buildings as curtilage listed buildings, based on the functional separation at the time of listing of Firtree Farmhouse in 1983.



- 1 → Direction of photograph
 [Red dashed box] Building excluded from the development



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PROJECT TITLE

Land at Horton Heath, Eastleigh,
 Hampshire

FIGURE TITLE

Fir Tree Farm – Farmstead Plan

0 1:750 25m

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FIGURE NO.

6

External

- 5.18. Firtree Farmhouse was listed in 1983 at grade II (NHLE ref: 1111949). The dwelling sits within a well-defined garden, with the boundary of the historic garden and orchard legible in the mature hedgerows and trees surrounding the farmhouse on the northern, eastern and western boundaries. The private gardens are predominantly laid to lawn and interspersed with small ancillary structures, including a detached garage, former stable and small outhouse, as well as a swimming pool. To the east of the drive, the former orchard sits on higher ground and is now partly enclosed by a low post and rail fence containing an equestrian area, with a tennis court to the north (Photographs 5 and 6).



Photograph 5 **Drive and forecourt to Firtree Farmhouse**

- 5.19. Outside of the well-defined residential curtilage, the extant field boundaries to the north of Firtree Lane date back to at least 1825 Great Allington Enclosure Map and likely represent remnants of the pre-enclosure landscape pattern. The remaining field boundaries to the south of Firtree Lane, surrounding the former farmstead, are more regular and of late-19th century date or later.
- 5.20. The principal, east wing is a polite, two-storey element, of three bays with a central Ionic stone porch and a stone bay window to the north at ground floor. The red brick walls are in monk bond with flush cambered arches over the windows and timber

sashes in exposed frames (Photograph 7). With the exception of the bay windows, the sashes lack any horns, pre-dating 1830 in design, and most retain historic glass.



Photograph 6
forecourt

Sand school and tennis court in the former orchard to the east of the



Photograph 7

East front

5.21. As the most visually prominent, the southern corners feature bath stone quoins in addition to the stone plinth which gives the farmhouse the distinguished look of a gentleman's residence. In a number of places brickwork banding stands proud of the

elevation, particularly at the north end; the purpose of this is unknown though it may be related to strengthening of the elevation. There are other areas of brickwork on the principal elevation which appear to have been repointed or reworked in the past, particularly on the south-east corner and at low level on the east front.

- 5.22. Notably, there is a straight joint between the entrance door and the bay window which corresponds with one of the areas of reworking and strengthening (Photograph 8). Proportionally, this location may correspond with the end of the building depicted on the 1825 enclosure map (Map 7), and its possible some of the earlier fabric survived from this building and was reworked into the new wing. This also corresponds with the location of a chimney which bears no relation to the current ground floor plan, but is retained above (see Figs. 7 and 8 and discussion below at 5.50).



Photograph 8 **Detail of east (front) elevation**

-
- 5.23. The porch and bay window share a number of stylistic details which suggest they were added in the late-Victorian period, probably as part of the remodelling of c. 1897 contemporary with the Victorian *Gothick* interior.
- 5.24. The list description attributes the re-roofing to the early-19th century. This included raising of the roof by approximately 5 courses including new cambered arches over the first-floor windows. This alteration is particularly apparent from the corners where the Bath stone has not been continued and on the north elevation, beneath the heavy moulded cornice (Photograph 9). From here, it is clear that this alteration was undertaken independently of the rearward extension which has consistent brickwork full height. The first-floor window is a later insertion, without queen closures marking the aperture, as found elsewhere.



Photograph 9 **North elevation of east wing**

- 5.25. The narrow rearward extension dates to the late-19th century. It is of lesser height, but in the same style, and has clearly been constructed over the roof of the south wing (Photograph 10).
- 5.26. The lower portions of the north elevation are visible within the single-storey garage which was added in the late-20th century. Where it was visible, the wall appears to be in English garden wall bond, with a three-course band above a section of vertical brickwork, approximating a large lintel though not very high off the ground (Photograph 11). The stone plinth was also visible at low level.



Photograph 10 **Narrower, rearward extension to east wing**



Photograph 11 **Narrower, rearward extension to east wing**

5.27. To the rear (west) elevation, the windows are 6/6 sashes with horns on the upper frames. The fenestration here is clearly contemporary with the construction of this element, and relates to the interior in terms of its layout and the floor levels. Though the cartographic analysis suggested the possibility of two phases (Figs. 7 and 8; Phases 3/4), these were not clearly legible in the fabric. More recently, construction of the flat-roofed extension in c. 2000 has obscured all of the fabric below the sill of these upper floor windows.

5.28. The older, south wing has a more understated polite appearance. It is constructed in Flemish Bond characteristic of the 18th century, with a politely composed elevation to the south under a steeply pitched tiled roof featuring Victorian ridges (Photograph 12). Characteristic of Flemish bond brickwork, queen closures mark the apertures of the windows, but curiously do not appear to carry on below the windows. In the absence of any other obvious scarring, it is therefore presumed that the earlier building also fronted east, or possibly north, based on the paths indicated by the enclosure map. Some of the later detailing, such as the bath stone plinth, has been carried over from the east wing, to create a more cohesive appearance.



Photograph 12 **Principal elevation on south wing**

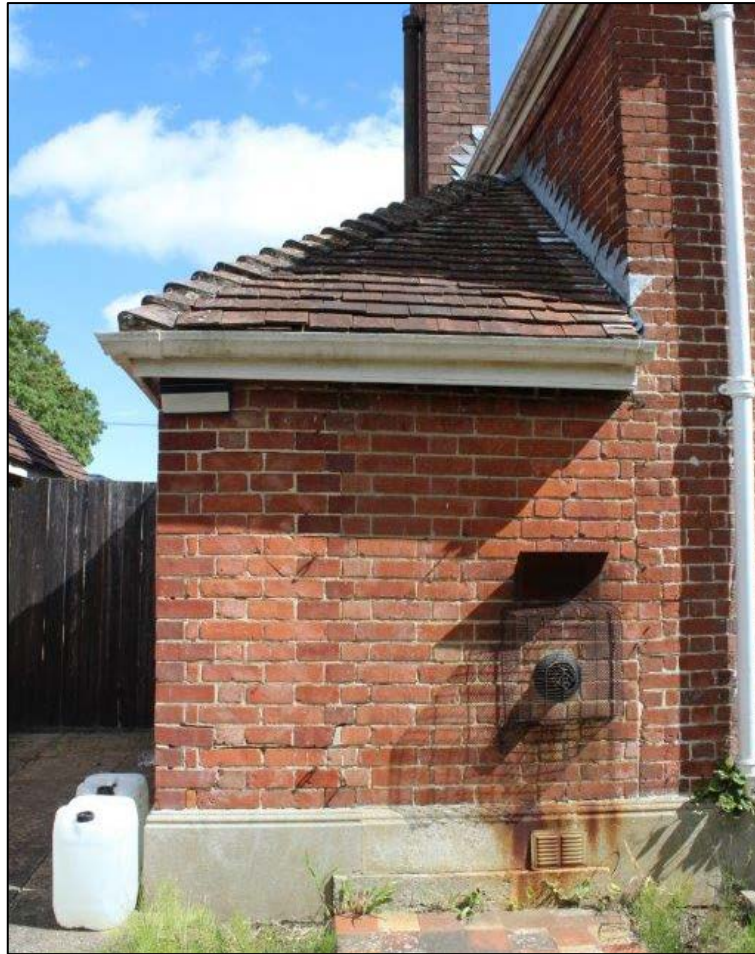
5.29. The windows in the south elevation are all replacements, with early-20th century style crittal casements at ground floor beneath segmental arches, and timber framed leaded-lights tucked under the eaves at first floor (the western two windows are storm profile and double-glazed).

5.30. All of the other elevations have been obscured by later additions, thereby limiting understanding of this element to some degree. Only the upper portions of the north elevation are visible from the upper floor windows. This suggests three different build periods for the north elevation, indicated by straight joints in the brickwork (Photograph 13). However, the brickwork itself varies from the south elevation in its mottled colour and texture, and is at least partly in Monk Bond corresponding with the later-19th century elements, suggesting that it has been rebuilt (possibly in phases). The two windows to the west end have been replaced with double-glazed units with applied glazing bars, but the remaining traditional window is a split pane timber casement. Despite the later extensions, the historic envelope survives internally at ground floor, with two windows (now internal), both of which are multi-pane sashes. The larger, western one is a 6/6 sash with horns and appears historic, though it is unclear if it is in an original position as none of the fabric of the wall is visible.



Photograph 13 **Rear (north) elevation of south wing**

5.31. A single-storey hipped lean-to has been added to the western end, with bricks clearly keyed into the earlier elevation. This is also in monk bond, though the queen closure detail has been replicated on the corner (Photograph 14). This extension has encompassed an external chimney stack, which has been rebuilt together with all of the other stacks.



Photograph 14 **Extension to west**

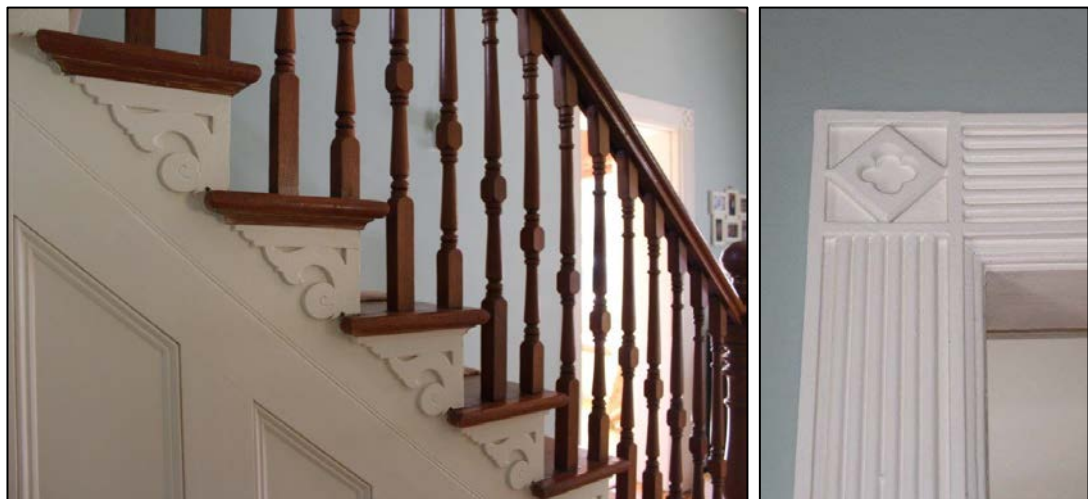
Internal

- 5.32.** Internally, the living accommodation is broadly arranged over two floors, but with a number of varying floor levels, particularly on the upper floor. Individually, each wing retains legibility of a typical floor plan for the period, with access between facilitated by the late-19th century extension to the rear (Figure 7; Phase 3/4) which has been opened-up into the new extension. A proportion of the southern wing acts as an ancillary annexe, approximating the division shown on the late-20th century maps.
- 5.33.** The house is entered from the east front into a large central stair hall, featuring an open-well staircase (Photograph 15) and plaster ceiling medallion (rose). The open string stair remained popular into the Victorian period, and characteristically mixed and matched elements from preceding eras in an often playful manner. The curved bottom step is especially characteristic of open-string stairs and supports a vase-shaped turned newel post which is 18th century in style topped with a ball finial. The risers and treads are varnished with the supporting structure painted. The treads support turned balusters, 2-to-a-stair, with unturned blocks top and bottom, and the

tread ends have decorative painted brackets (Photograph 16). The understair is enclosed by a fielded timber panel, creating a cupboard accessed from the adjoining room. Beneath the stair, there is a four-centred Gothick arch which provides some further visual interest within the hall.



Photograph 15 Entrance hall (Courtesy of EBC)

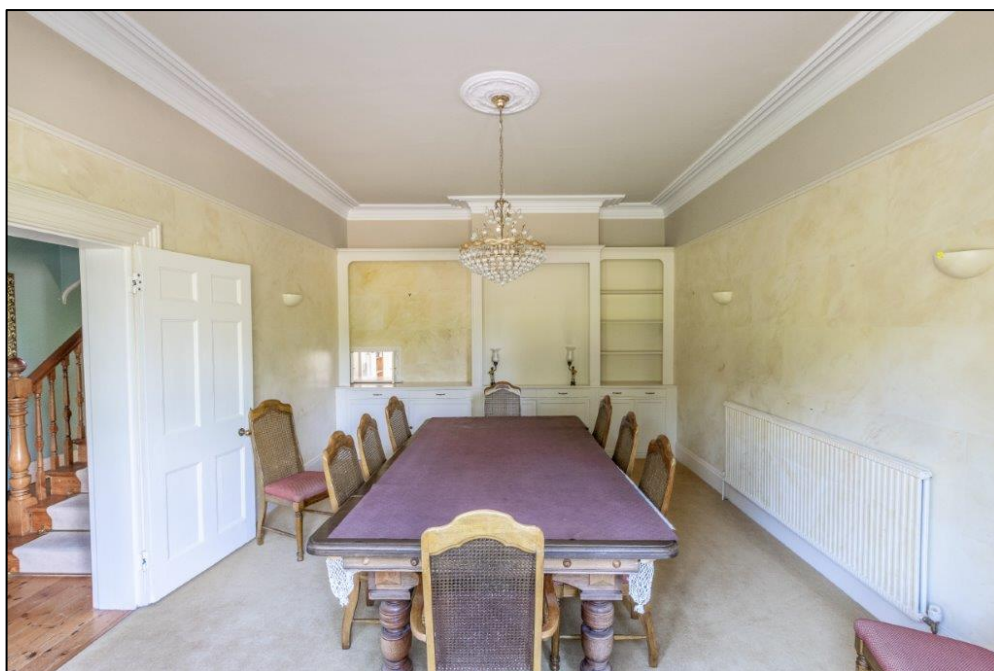


Photographs 16 and 17 Joinery details in the entrance hall

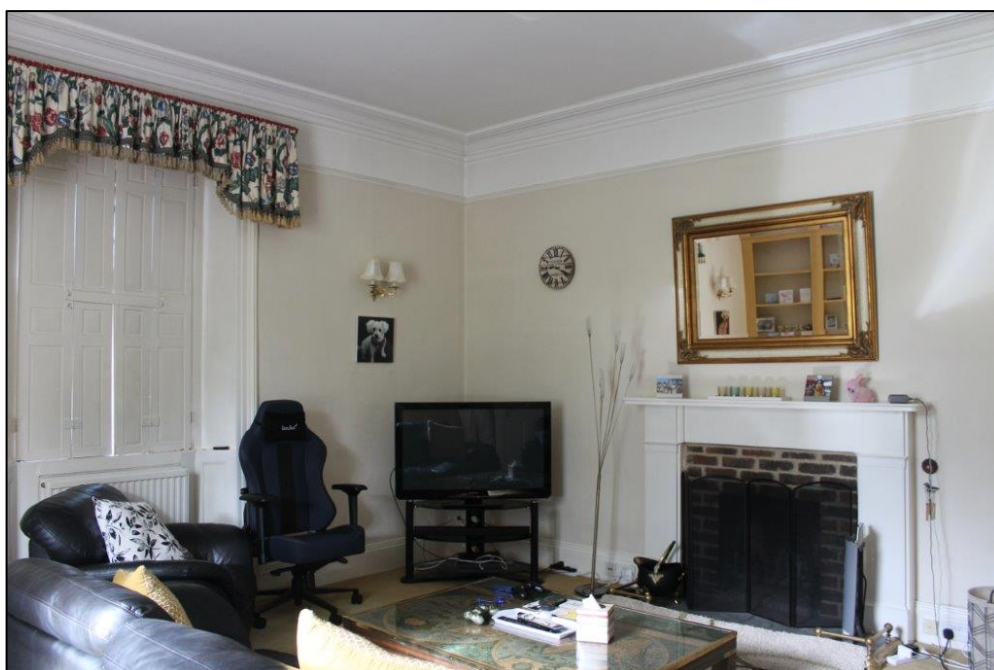
- 5.34. As the most 'public' space in the house, the doorcases to the flanking rooms are embellished with elaborate architraves (Photograph 17). These were often used to reveal the hierarchy of different rooms and, combined with the swing of the doors (which open into the room to respect modesty), correspond with polite traditions. The doorcases are modelled on the early-19th century, with corner squares and a

diamond quatrefoil detail on its 'outer' face and fluted mouldings (Photograph 17). These were traditionally only used in the entrance hall and on the first-floor landing, with more traditional doorcases used inside the rooms, as found here. On both sides, the mouldings run straight into the floor rather than stopping at the skirting board.

- 5.35. The doors themselves are early-18th century in style with six fielded panels and brass locksets and door furniture. From the late-18th century four-panelled doors grew in popularity and by the Victorian period had superseded the 6-panelled door almost entirely. It is possible that earlier doors have been reused, similar to the windows which likely pre-date the c. 1897 rebuilding (based on the lack of sash horns). Later, four-panelled doors are also found elsewhere within the building.
- 5.36. The rooms flanking the hall are both high status rooms for entertaining, with elaborate plaster covings, tall skirtings, picture rails and ceiling medallions. The southern room retains operational timber shutters. A bay with single-pane sashes has been introduced to the room to the north, but is well-integrated, with roll chamfers to the corners which contribute to the overall character of the space. This room is unusual in terms of the offset position of the chimney breast on the west wall, which sits proud of the wall, compared with the flush fireplace in the room to the south. Unfortunately, neither space retains an historic timber fire surround, with the fireplace to the north obscured by later cabinets and the fireplace to the south renewed in brick probably in the late-20th century (Photographs 18 and 19).
- 5.37. From the entrance hall, a four-panelled door (but with the same high-status architraves) discreetly tucked beneath the stair leads into the rest of the 19th century extension beyond and facilitates access to the ground floor of the older 18th century wing. Although the extent of the historic addition remains legible by virtue of the downstand and step in the external (north) wall, the small space has been opened out into the extension of c. 2000. The high-status and polite detailing has been meticulously recreated in this space, though it was likely more modest in character historically. There are few genuinely historic features legible within the space, apart from the understair cupboard with a four panelled door and bead-boarding, and the worn stone step on the threshold from the hallway (Photographs 20 and 21).



Photograph 18 **Room to north (Courtesy of EBC)**



Photograph 19 **Room to south**



Ground Floor

- Phase 1 - c. 1825 or earlier
- Phase 2 - c. 1840, remodelled in c. 1897
- Phase 3 - c. 1868 (partially remodelled in c. 1897)
- Phase 4 - c. 1897 addition
- Phase 5 - c. 1962 – 1985
- Phase 6 - c. 2000
- Chimney

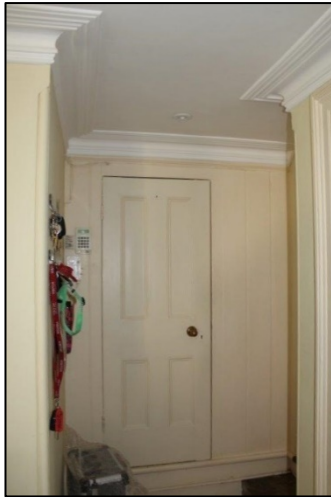
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PROJECT TITLE
 Land at Horton Heath, Eastleigh,
 Hampshire

FIGURE TITLE
Firtree Farmhouse Ground Floor Plan

DRAWN BY AO CHECKED BY DJB APPROVED BY HH	PROJECT NO. 770834 DATE 30/10/2020 SCALE@A3 1:100	FIGURE NO. 7
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Photographs 20 and 21
entrance hall



Historic details in the kitchen, at the threshold with the



Photograph 22 **View east within the kitchen, towards the historic envelope**

- 5.39.** A large projection with an inset stove along the east wall gives the appearance of a substantial fireplace, however this would have been completely out of proportion to the narrow space and is not likely to be historic (Photograph 22). It is not known whether the small room was heated prior to its insertion, but the presence of only two chimney pots suggests only the principal spaces (at ground and upper floor) were heated.
- 5.40.** The historic addition appears to have primarily facilitated the changes to the upper floors, and including raising of the ceilings in the ground floor spaces, with this ground

floor area probably providing a service function. Although 'modernised' and with applied decoration, the south wing is altogether more understated in character, partly as a result of the proportions of the spaces, with low ceilings, but also features such as the crittal windows and more modest joinery details. Today much of the south wing is annexe accommodation, however, through access is possible and these spaces may have provided staff accommodation.

- 5.41. Supporting this theory, the service call box remains mounted on the wall in the main space (Photograph 23), possibly the historic kitchen but today a secondary sitting room. The box has bells for the Dining Room and Drawing Room at ground floor, and the upper-floor bedrooms, all within the late-19th century wing, as well as an unknown 'bathroom'. This has been produced locally, by W. Challen of Fratton in Portsmouth.



Photograph 23 **Service call box in the older wing**

- 5.42. This main space features a spine beam supported on its eastern end by the chimney breast, which has been rebuilt in brickwork to match that found in the opposing room, with a tiled hearth and reused piece of timber as a mantle (Photograph 24). A timber board mounted on the landing of the stair is inscribed with 'Christopher Earle Anno Dom 1661' which is said to date a beam in the older wing, presumably this beam (Course & Moore, 1985). This board also carries the inscription of 'A.V. Maybury 1897', who was likely the patron of the late-19th century enlargements. The beam has been boxed out and is painted, so reveals very little of interest. The window

overlooks the prominent roofscape of the former barns, now Victoria House, to the south.



Photograph 24 **Rebuilt fireplace in the older wing**

5.43. Two smaller spaces are accessed from this room, via mismatched doors in the west wall. Although higher-status panelled doors with (differing) architraves, they both open into the kitchen space, from very small spaces, apparently without following the etiquette of the period, and appear to be reused. The northern door leads into a small room used as an office and with few details of note, aside from the large 6/6 sash window which is seemingly out place. The southern-most door is a false door, appearing as a bookcase from the east, which leads into the annexe beyond (Photograph 25). The wall which separates these two smaller spaces is roughly aligned with the spine beam which appears to continue into the central bay. The wall is a later addition, with what appears to be an internal high-level window, visible from the room to the south though it has been blocked. Immediately inside the door leading to the annexe is a modest stair, similar in style but less decorative than the main stair which gives access to the upper floor rooms.

5.44. Beyond, there is a small secondary living space (Photograph 26) with a renewed brick fire surround topped by a timber mantle, but with an historic stone hearth (or possibly part of the floor beneath the carpet). Flanking the chimney breast to the south is a recess (possibly a blocked door, though it is quite wide) and a four-panelled door to the north which gives access into the historic single-storey addition. This narrow

extension has been subdivided to provide a vaulted entrance hall adjoined by a WC with a quarry tiled floor. An opening in the external envelope to the north gives access into the extension, now a small kitchen.



Photograph 25
(Courtesy of EBC)

Central bay of the south wing, note the blocked window and beam



Photograph 26
(EBC)

Western-most bay in the south wing at ground floor (Courtesy of

- 5.45. Apart from the four-panelled doors and doorcases, there are few notable historic features within the south wing, particularly relating to its earlier origins, though its overtly modest character provides context to the east wing and informs understanding of the Listed Building as a whole. Partly within the roofspace, the first-floor spaces are similarly modest, apart from the doors and architraves. (Photograph 27). The stair is an open-well, with a balustrade defining the opening. It is suitably understated for a secondary stair, and may have been inserted at the same time as the gentrification of the east wing in the later-19th century. It rises to a shared landing giving access into two bedrooms, with a jack-and-jill en-suite. A curiously low braced-and-ledged door (with an unnecessarily chamfered corner parallel to the skirting) links the landing through to the rest of the southern wing at first floor (Photograph 28).
- 5.46. The first floor is effectively in two parts with three formal bedrooms in the east wing. As below, access between these and the south wing bedroom and shared bathroom is via the addition to the rear, with another shared bathroom at the north end of the corridor.

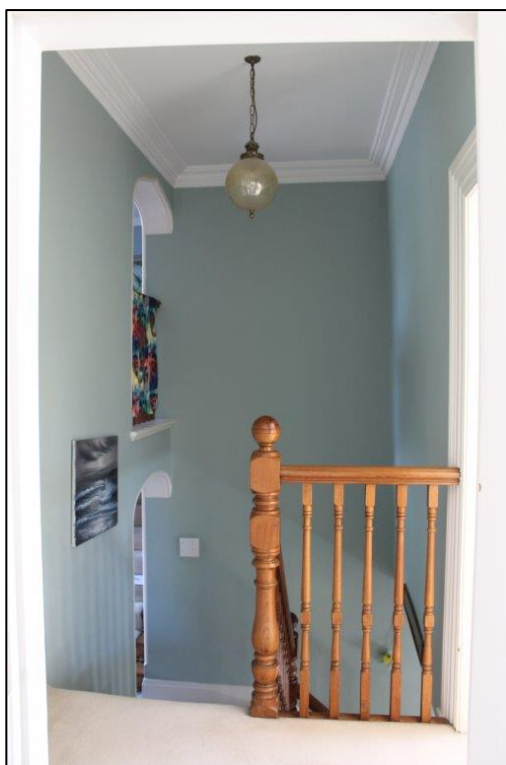


Photograph 27 **Western-most bay in the south wing at first floor (Courtesy of EBC)**

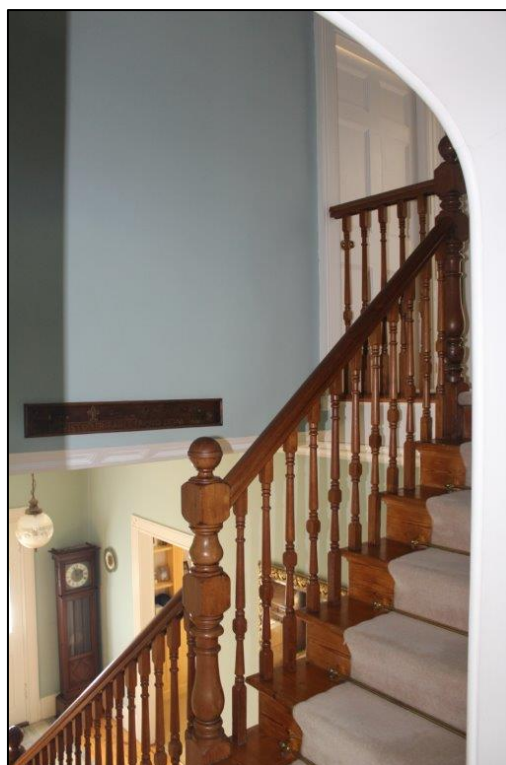


Photograph 28 Eastern-most bay in the south wing at first floor (Courtesy of EBC)

- 5.47. Rising from the entrance hall, the open-well stair rises to a landing level with the floor in the addition, which corresponds with the first-floor level of the south wing. From this level, two shorter flights of stairs give access onto the three main bedrooms in the east wing. The central and southern rooms are accessed from the main stair, while the northern bedroom is accessed via a separate flight of stairs located in the addition (Photographs 29 - 32). Within the addition there is a small mezzanine-style level above the first floor, with an opening overlooking the main stair well. It is apparent from the treatment of the cupboard, that this has been built over the roof slope of the south wing. The small bathroom at the north end of the corridor appears to have been a later insertion, as the wall has been built over the coving.
- 5.48. The detail on both of the stairs is the same, suggesting they are contemporary. Observations from the exterior suggested that raising of the roof and the extension to the rear were undertaken as two separate events, and it is unclear what the stair arrangement may have been within the east wing prior to the addition to the rear which today facilitates access to the northern bedroom.



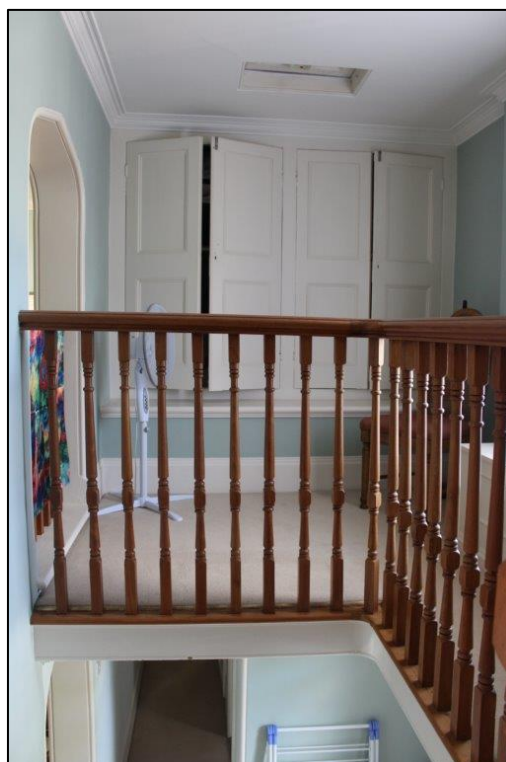
Photographs 29 and 30
Stairwell and stairs in the east wing giving access to the central and southern bedroom



Stairwell and stairs in the east wing giving access to the central and southern bedroom



Photographs 31 and 32



Stairwell and mezzanine in the Victorian addition



Upper Floors

- Phase 1 - c. 1825 or earlier
- Phase 2 - c. 1840, remodelled in c. 1897
- Phase 3 - c. 1868 (partially remodelled in c. 1897)
- Phase 4 - c. 1897 addition
- Chimney

0 1:100 5m

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PROJECT TITLE
 Land at Horton Heath, Eastleigh, Hampshire

FIGURE TITLE
 Firtree Farmhouse Upper Floors Plan

- 5.49. All of the bedrooms in the east wing retain their timber joinery, including doors and architraves, skirting boards, picture rails and sash windows, and have plaster covings to the ceilings. The northern bedroom is distinct in that it has an en-suite (stacked over the shared bathroom within the later addition) which is reached via a short flight of stairs from within the bedroom (Photograph 33).



Photograph 33View west in the northern bedroom (presumed flue location identified)



Photograph 34 Central bedroom, with expressed chimney breast (Courtesy of the EBC)

- 5.50. None of the rooms have surviving fireplaces and the chimney breasts are generally not expressed except in the central bedroom where it sits against the north wall (Photograph 34). The chimney survives above the roof in this location, with two chimney pots indicating the presence of two flues. Whilst this would presumably relate to the ground and first floors, the lower portion of the chimney does not exist with the stair positioned in its place (see Figure 7 and discussion above at 5.22). As noted above, the northern room at ground floor is heated by a chimney in the west wall, also with two flues. Whilst it might also be presumed that this relates to the ground and first floors, the position of the chimney at first floor, adjoining the door and stair (Photograph 33), would appear unlikely for a fireplace in a substantially sized, polite room assuming the access is contemporary with this space. It is more likely that this would sit against the south wall and share the chimney breast with the central room.
- 5.51. In the southern room, the chimney is on the western wall, where it shares the large stack with the south wing (Photograph 35). Although this wall is flush, there were distinct breaks in the skirting boards and a vent indicating the fireplace position. The wall at the junction between the south and east wings is particularly thick (Figure 8), with four flues in the chimney.



Photograph 35 Southern bedroom with fireplace position indicated (Reproduced courtesy of the EBC)

- 5.52. All of the upper floor rooms afford distant views to the east over the surrounding gardens and, from the southern bedroom, over Victoria House and the former farmyard (Photographs 36 & 37).



Photographs 36 and 37 View north-east from the window in the central bedroom (left) and over Victoria House from the southern bedroom (right)

Significance of Firtree Farmhouse

- 5.53. Situated in a rural position, Firtree Farmhouse is an L shaped, two-storey building set in substantial grounds that has seen considerable changes throughout the 19th century, with some more minor change more recently. The house retains highly attractive architectural features, principally from the 19th century, which project its evolution and incorporates elements of an earlier building as a subservient wing. The property sits behind a low wall obscured from the road by verdant hedging, with a forecourt fronting to the east accessed via a gated entrance, which gives it a sense of seclusion within its private gardens. The private grounds gardens to the north are more informal, and the whole garden is well-screened by trees with occasional glimpses of agricultural fields beyond. The orientation of the building combined with the qualities of its garden and distinct separation from the farmstead to the south combine to portray the image of a high status and polite 'country house'.
- 5.54. In terms of historic interest, Firtree Farmhouse helps narrate the story of the farmstead at Firtree Farm and of the wider agricultural development on the edges of Horton Heath. Cartography dates the origins of the farmhouse to at least the 18th

century and also suggests that the farmhouse was intentionally built separated from the farmstead, as a key indication of the status of the owners at that time (or some functional need which has since been lost). The enlargement of the farmhouse in stages throughout the 19th century reflects a change in fortunes and/or ownership which enabled its gentrification and accompanied changes to the farmstead (no longer extant).

- 5.55. Architecturally, the Listed Building's interest is based on its polite and classically inspired appearance, symmetry, proportion and harmony of form. The relationship with the subservient, vernacular rear wing is also of considerable interest in terms of the demonstrating the evolution of the building. In evidential terms, there is a good level of surviving historic fabric and features, and to a large extent the historic plan form survives intact. Whilst the 19th century phase represents a later evolution of the building, it survives substantially intact and was clearly of a high status. Externally, the phasing of the building is legible, but the distinct phases form a harmonious whole.
- 5.56. On this basis, the significance and special interest of Firtree Farmhouse derives to a substantial degree from the readable multi-phased historical construction and its adaption as a refined country house, the quality of its architecture, particularly the east wing and principal elevation, and the internal and external features that remain substantially intact from the 19th century remodelling.
- 5.57. The Listed Building also derives a level of significance from its setting, with the architectural, aesthetic and historic interest of the asset being best experienced from within the private garden. The garden retains its sense of separation from the surrounding countryside and worked agricultural landscape. Legibility of the historic garden curtilage is implied by the ground level differences surrounding the building, with much of the higher ground to the east and north having historically been planted as orchard. Despite this now being more open, there is nevertheless a strong legibility of the garden curtilage as seen on historic maps, enclosed by boundary hedgerows and trees creating a sense of enclosure and privacy which distinctly separates it from the broader agricultural landscape. The surviving large and spacious garden setting reinforces its status as a gentrified country residence which accompanied the 19th century changes from a modest farmhouse. The curtilage is well-defined and wholly domestic in character, with the working elements of the farmstead clearly separated from it, both spatially and functionally, with the result that its origins as a farmhouse

now form only a small part of its special historic interest. The legibility of the farmstead to the south has largely been lost, and the surrounding rural landscape now largely informs its architectural interest as a gentrified small country house.

- 5.58.** At present, the relative isolation of the enclave within the rural landscape, means the farmhouse retains its historic aspect over the reconstructed farm buildings (Photograph 38) and fields beyond. However, these views are relatively limited due to deciduous existing vegetation in leafy months and topography, particularly to the east where the ground slopes up and affords no designed or important view of the surrounding landscape. There are a limited number of fortuitous views to the north from the single first floor window in the bedroom (Photograph 39) through the boundary vegetation looking over the fieldscapes to the norther adjoining the historic grounds of Fair Oak Lodge (Figure 4). Although not principally a 'designed' view, the window was inserted at a later date, presumably to give an aspect over the garden. The windows in the principal east elevation afford similar views (Photo 36 above), but these were not likely 'designed' to give the view so much as to articulate the polite symmetrical composition of the elevation. Victoria House tends to block any views to the south (Photo 37 above).



Photograph 38 **Victoria House from the entrance drive to Firtree Lane**

- 5.59.** Within the grounds, the most important experiential aspect of the Listed Building's setting is the sense of enclosure and privacy afforded by the boundary hedgerows and mature trees, as well as the relative tranquillity afforded its situation within the

rural area. The insertion of the modern domestic features such as the swimming pool and tennis court and the later move towards equine activity (not associated with the historic narrative) make a more neutral contribution to the setting.



Photograph 39

View north over the garden from the northern bedroom

- 5.60.** Although lacking direct inter-visibility from the surrounding rural area, the experience of approaching Firtree Farm from the country lane, affords experience of the building within its surrounding rural context. This and other environmental factors allow its relative isolation to be appreciated, thereby inferring some level of understanding as to its historic relationship with the surrounding agricultural area, as well as the more contextually important relationship of the gentrified residence within the countryside.



Photograph 40 **Firtree Farm from Firtree Lane (looking north-west)**

- 5.61. Due to the narrow width of Firtree Lane, high hedges and curve of the road, views of the Listed Building are generally glimpsed and focused on the older, more informal south elevation which is largely screened at ground level by intervening vegetation. Only a sense of the building's polite appearance and large gardens can be understood from Firtree Lane, largely by virtue of the decorative gate and piers (Photograph 40), though the use of similarly style gates at Victoria House has undermined this to some extent (Photograph 4 above).
- 5.62. Whilst based loosely on a farm building, the rebuilding of Victoria House in a pastiche farm vernacular style, with hard landscaping and incongruous elements, such as the gold tipped gates, has eroded the ability to interpret this as a former farmyard and tends to visually compete with the Listed Building (Photographs 4 and 38 above). To some extent, this has harmed the contribution that the wider setting made to the significance of the building as a farmhouse. That said, the farmhouse has always been a separate entity to the farm courtyard as a result of its siting, and in that sense it has been a domestic dwelling with its own formal gardens; aspects which remain extant.
- 5.63. There is documentary evidence to show that the farmhouse has been functionally divorced from the outbuildings for some time, with the farm function shifted to the west around the new Firtree Farm. With the recent removal of the functional outbuildings here (to the west of the Listed Building), there is now no legibility of

farming activity in the former active areas of the farmstead, despite the agricultural cultivation of the surrounding fieldscapes.

- 5.64. In offering an appreciation of the historic fabric and architectural detailing of the farmhouse, as well as some level of understanding of its previous context, these experiences add to the significance of the asset. By virtue of the visual and functional relationship to its surrounding rural context, which principally informs its interest as a modest country residence, the setting of Firtree Farmhouse makes a contribution to the asset's significance as a grade II Listed Building.

Impact of the proposed development and change of use

- 5.65. At this stage, the proposals for Firtree Farm have not been developed and the surrounding development is presented as outline parameter plans only. The indirect, non-physical impacts arising from development within the setting of the Listed Buildings are assessed on this basis. Much of the detail and consideration of uses which may result in direct, physical impacts on the Listed Building is part of later Phase 3 works as yet to be determined. As a result, only a short discussion of the potential for impacts is included below.

- 5.66. The First Residential Parcel (Phase 1) is presented in more detail. These works are located some distance to the south of the Listed Building, off Burnett's Lane to the south-east of Chalcroft Farm and are not considered to impact on the significance of Firtree Farmhouse on the basis that they are not experienced as part of its setting due to the intervening distance, vegetation and topography.

Direct physical impacts

- 5.67. In terms of potential physical effects on the Listed Building, much is dependent on the proposed use of the building and the degree to which this can be facilitated without substantial alterations to its physical fabric, features and plan form. The Land Use Parameter Plan (Drawing **PP02**) suggests that the area around and including Firtree Farm will provide employment uses, suggesting that there may be a change of use for Firtree Farm.

- 5.68. Given the origins and continuous use of Firtree Farmhouse as a domestic property, a level of harm is likely to occur from any change of use (irrespective of the any physical interventions). In heritage terms, this represents the optimum use of the building, though it is appreciated that there are likely to be challenges to maintaining

this use moving forward. The house is of a substantial size and doesn't lend itself easily to subdivision.

- 5.69. As a result of its historic and architectural interest, the building principally lends itself to subdivision into two larger dwellings, as it has been used in the past. If other uses are to be considered, the implications of those potential uses will need to be carefully balanced against the significance of the building in seeking the *optimum viable use* as defined by the Planning Practice Guidance (PPG; 2019).
- 5.70. A public use could better reveal the special interest of the building to the wider public. However, in considering other uses, the need for internal alterations and other aspects such as any requirement for additional parking, fire upgrades, and accessibility (particularly given the number of different floor levels) will need to be weighed against the heritage benefits. In addition, any density of mixed-uses within the building will need to be considered in terms of building regulations which require separations (fire, acoustic and thermal) that can directly impact on fabric and features. Other aspects may also include desirable thermal upgrades to the building, as well as longer-term wear and tear associated with the use. These all have the potential to impact on the historic character, architectural features and details, plan form and therefore significance of the Listed Building.

Indirect Non-physical Impacts

- 5.71. As the wider landscape is proposed for development as part of the allocation, the setting of the building will inevitably be changed irrevocably. On the whole, views are not a key part of the experience of asset as there are no long or designed views which would be lost as a result of the wider development and substantial aspects of its wider setting, including its associated farmstead, have already been lost. Whilst further development as shown on Parameter Plans will totally erode the surrounding landscape, the above assessment has shown that the most important aspect of the physical and experiential setting of the building is its immediate garden, with the broader rural area providing context to its historic and architectural interest as a gentrified country residence.
- 5.72. Generally, the use of the building will dictate whether the garden remains in private use, or whether it becomes more of a community space. Planning permission (F/18/82581) was granted in 2018 for the construction of four dwellings to the immediate north of Firtree Farm, within this more sensitive garden area which

strongly contributes to the significance of the building. In permitting this use, due-diligence was paid to protecting the setting to the east front of the Listed Building, and retaining a generous area of garden surrounding it (EBC 2018b). The Parameter Plans suggest some level of development within the immediate garden setting of the Listed Building, for which these aspects will be similarly sensitive. This is indicatively shown to the north and west of the farmhouse, with access off a section of the downgraded Firtree Lane from the west.

- 5.73. Together with the pool, the pond, tennis court and equestrian area which are within the former orchard, are more akin to a dwelling of this size, rather than the listed status of the building, and could be removed without any impact on significance, or a slight enhancement to significance. Enhancement could be taken further to include reinstatement of elements of orchard planting to reference the former use of part of the grounds.
- 5.74. Attributes of this immediate setting which will be particularly sensitive to changes include the generous green garden plot, the mature trees and hedgerows on the boundaries, access from Firtree Lane and formal boundary treatments including the gates and front wall. In this respect, the proximity of potential development to the west/north-west of the Listed Building as shown on the Concept Master Plan has the potential to negatively impact on its significance, where the density and building heights will need to be carefully considered so as not to harm its significance as derived from this setting.
- 5.75. Retention of these key aspects of the immediate setting would protect the building from the encroaching effects of the suburban development and allow it to retain the feeling of spaciousness. Limited inter-visibility through current and enhanced tree screening would help retain the experience of privacy and seclusion from within the grounds and could be enhanced by the consideration of a green buffer zone around the garden enclosure to the north and east.
- 5.76. Views east from within the Listed Building, which are generally afforded from the upper floors, are also likely to be sensitive to change within the wider landscape setting of the building and its legibility as an isolated country residence within the rural context. The Building Heights Parameter Plan (Drawing No. **EAST200403-PP-04-P23**) suggests that residential development to the south of the Listed Building could be up to 4 storeys in height, though for areas immediately surrounding the building to

the north and west, as well as an area to the south-east of the building, building heights will be 3 storeys maximum to mitigate any potential harm on the Listed Building. These buildings will be beyond the retained boundary planting which forms part of the Green Infrastructure of the development (Drawing No. **EAST200403-PP-03-P24**), but will nonetheless need to be carefully considered and responsive to visual sensitivities, particularly in terms of heights, design of roofscapes and overall layout (relationships of buildings).

5.77. The Access Parameter Plan (Drawing No. **EAST200403-PP-01-P22**) shows Firtree Lane to be downgraded to a cycle and footpath, and retained as a substantial part of the landscape strategy shown on the Green Infrastructure Parameter Plan. The farmhouse derives a level of significance from experience of it along this modest country lane, however, on balance, the downgrading of this lane is likely to result in less harmful changes to its character and overall experience of the asset than would arise from the lane becoming a very busy artery road in the new suburb. Some level of vehicular access will presumably still be available, given the suggested employment use, though the informal open space along the downgraded Fir Tree Lane will to some small extent preserve experience of approaching the Listed Building from the west. Any potential impacts in this regard will similarly need to be responsive to the historic setting.

5.78. Beyond the garden curtilage of Firtree Farm, Victoria House is to be removed and the area redeveloped. Victoria House makes no contribution to the Listed Building's historic significance as it is a new build construction lacking authenticity (and potentially harmful in design terms) with a wholly residential use now set in manicured gardens which further divorce the group from its historic functional relationship with the rural area (Figure 5). Any contextual clues the pseudo-agricultural character of the building contributes to understanding of the agricultural landscape will be eroded with the broader development. As a result, its demolition can be achieved without harm to the significance of the Listed Building on the basis that the historic farmstead is now lost, as to a large extent is the farmstead character.

Summary

5.79. The potential for both physical and non-physical impacts on the significance of the grade II Listed Firtree Farmhouse have been identified. As the detail is limited at this stage, these will need to be explored in more detail through a Heritage Impact

Assessment(s) at a later stage when developing detailed plans for Phases 3 and 6 (Drawing PHP-01).

6. THE SETTING OF HERITAGE ASSETS

- 6.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 4. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.
- 6.2. In addition to Firtree Farmhouse within the Site boundary, discussed in Section 5 above, the scoping exercise identified a further nine Grade II Listed Buildings located within the 1km study area surrounding the Site, as well as a small number of locally Listed Buildings located in Fair Oak to the north. Eastleigh Borough Council's Scoping Opinion (ref. V/20/87717) confirmed the need for a heritage statement to consider the potential effects on Firtree Farmhouse as well as any other Listed Buildings nearby.
- 6.3. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 6.4. Heritage assets within the Site identified as part of Step 1 as potentially susceptible to impact as a result of changes to their setting principally included Firtree Farm (Fig. 4; **A**) Foxholes Farm and Chalcroft Farm. The setting of Firtree Farm has been considered in the full assessment above. In respect of Foxholes Farm, all of the buildings have been demolished under planning reference PN/18/93885. The buildings at Chalcroft Farm are in the process of being assessed as part of a separate application for demolition, for which a stand-alone Building Recording has been produced (CA 2020). As such, potential impacts on their settings have not been considered in detail as part of this report.
- 6.5. Beyond the Site boundary, there are a further nine designated heritage assets within the 1km study area. The designated heritage assets comprise:

- Grade II Listed Rambler's Cottage (**B**) located, c. 130m to the east;

- Grade II Listed Saxon Court (**C**), located c. 250m to the east;
- Grade II Listed The Cockpit at The Cockpit Farm (**D**), located c. 730m to the east;
- Grade II Listed The Bush (**E**), located c. 300m to the north-east;
- Grade II Listed The Old George Public House (**F**), located c. 1km to the north;
- Grade II Listed West Horton Farm Cottages (**G**), located c. 800m to the west;
- Grade II Listed Moorgreen Farmhouse (**H**), located c. 850m to the south at Moorgreen Farm; and
- Grade II Listed Granary to the south-east of Moorgreen Farmhouse (**I**), located c. 850m to the south at Moorgreen Farm; and
- Grade II Shamblehurst Farmhouse (**J**), located c. 1.4km to the south-east.

6.6. In respect of the locally listed buildings, there is very little information on Eastleigh Borough Council's website. A dataset of locally listed buildings from November 2017 is available on the data.gov.uk website³, however there is no adopted Supplementary Planning Document (SPD) or other guidance pertaining to the local list. Buildings on the local list are understood to be covered by saved policy 175.LB of the Local Plan, though this provides no information as to the criteria or process of adoption for buildings on said list, nor is a definitive list included as an Appendix to clarify exactly which buildings are protected as such. Based on the information in the 2017 dataset, the locally listed are understood to comprise:

- The King's School off Allington Lane (**K**), located c. 215m to the north;
- Fair Oak Cottage (a former lodge) off Allington Lane (**L**), located c. 325m to the north;
- St Thomas' Church in Botley Road (**M**), located c. 930m to the north;
- The Lodge in Botley Road (**N**), c. 400m to the north-east; and
- Keepers Cottage in Allington Lane (**O**), c. 950m to the south-west.

6.7. A number of potential non-designated heritage assets, including two historic landscaped parks and gardens at Allington Manor and Fair Oak Lodge (now The King's School), have also been identified from the HER records within the study area, shown on Figure 4. The assets are generally grouped at Lake Farm, Allington Manor Farm and Moorgreen Farm.

³ <https://data.gov.uk/dataset/c27b3b4d-d550-472e-aaf6-7f787ff9338a/locally-listed-buildings>

Step 1: Identification of heritage assets potentially affected

- 6.8.** Nearby Listed Buildings in the historic settlement of Horton Heath to the east of the site include Ramblers Cottage in Chapel Drove (**B**) and Saxon Court on Saxon Close (**C**). Both are some distance from the Site and now surrounded by modern development, including a consented housing scheme of 67 dwellings (phase 1 under planning reference F/15/77500) and a further 37 dwellings (phase 2 under planning reference F/16/79704) on Land West of Hammerley Farm. These consents are in the process of being implemented and effectively sever any possible relationship between the Listed Buildings and the Site.
- 6.9.** To the north of Fair Oak, the grade II Listed The Bush off Botley Road (**E**) lies on the south-western edge of the historic settlement of Fair Oak. The property fronts south on to a gravel forecourt beyond which is a small close of modern development. As historically, the building is screened by a narrow copse on its western edge, beyond which are the Lapstone Playing fields. The Lodge (**N**), a locally listed building, lies on the west side of Botley Road, not far to the north the Listed Building. It is believed that this small building was the lodge to Fair Oak Lodge (now The King's School; **K**) which is said to have had an access from Botley Road (Hampshire Gardens Trust, 2011a), though it has been divorced from all of the formal parkscape features. It enjoys a heavily treed garden which stretches out to the west in a triangular shape, bounded on the south by a footpath which connects Botley Road to the dense suburban development on Pavilion Close which backs onto the Lapstone playing fields. A more substantial copse separates the playing fields from the Site and, combined with the considerations of distance and other intervening features, negates any potential for impact of the proposed development on their settings. The north-eastern edge of the Site, which adjoins the copses on the edge of the playing fields, will be reinforced with tree-planting and a landscape buffer linked to the public right of way which passes by The Lodge.
- 6.10.** The Cockpit (**D**) is a grade II Listed Building on the eastern edge of Horton Heath. The Listed Building comprises a mid- to late-19th century small country house and associated non-designated farm on the eastern side of Durley Road. It is considerably distant from the Site, with much of the northern portions of Horton Heath lying between it and the Site.
- 6.11.** The Old George Public House (**F**) is an early-19th century church, lying close to the locally listed St Thomas' Church (**M**) at the junctions of Fair Oak Road and Botley

Road. They lie within the built-up area of Fair Oak, a considerable distance from the Site, and with no meaningful visual, experiential or historic relationships between them and the Site.

6.12. To the north of the Site, there is a group of non-designated buildings around the historic Fair Oak Lodge, which is now The King's School. These comprise the landscaped park identified by the Hampshire Gardens Trust (identified by two separate HER records for Fair Oak Park and The Kings School; Figure 4) and the locally s within it, comprising the main school building⁴ (**K**) and Fair Oak Cottage (**L**) which was the former lodge from Allington Lane. The lodge lies on the roadside to the north of the school building and has been largely divorced from its historic setting by the Limewood Grange development to the south-east as well as earlier development within the school grounds, comprising the Catholic Church of St Swithin Wells. The school building looks south-east out over what were once the gardens down towards the Quobleigh ponds and woods beyond, which visually screens the majority of the development Site from the grounds. The Green Infrastructure Parameter Plan (PP02) shows reinforcement of this green buffer, with ponds and informal open space adjoining the woodland on the northern boundary of the Site. Aerial photographs reveal that there is substantial redevelopment in progress surrounding the school to north and west of the locally listed building. Much of this development is occurring within the historic grounds and will further buffer the Site, which is to be kept open in the north-western corner in any event, from the non-designated features.

6.13. West Horton Farm is accessed off West Horton Lane from the north. Only the farmhouse, grade II Listed 17th century cottages (**G**) and a barn appear to survive, with the farmstead to the south now operating as a Bodyworks. The Listed cottages appear to front south onto the yard. The group lies in an enclave, visually separated from the surrounding fieldscapes by mature hedges, with only a limited aspect in a north-easterly direction over the fields on the edge of Fair Oak. At its closest point the Site boundary lies approximately c. 800m due east of the Listed Building, and screened from it by the meandering tree-lined footpath following an historic route. As shown on the Concept Master Plan (CMP01) and Green Infrastructure Plan (PP03), a substantial area of informal open space will be retained on the northern edges of

⁴ Rockwood House is identified on the GIS layer, but this is assumed to be an erroneous identification of the historic school building on the basis that Rockwood House is a 1970s apartment block.

the Site. Given the intervening distance and existing mature screening, it is not anticipated that there will be any impacts on the significance of the Listed Building as derived from its setting. The open aspects of its immediate setting will remain with the new development being largely peripheral to its rural context as existing, albeit closer. Whilst the new road (allowed under X/19/86475), which links to the new road layout at the southern corner of the Site and gives access to the internal distributor road, will inevitably take a higher volume of traffic than Allington Lane, this is unlikely to be experienced together with West Horton Farm Cottages.

6.14. Lake Farm lies between West Horton Farm and the Site, at the junction of Allington Lane with Firtree Lane, which is to be downgraded to a footpath as part of the proposed development. The historic buildings have no presence from Allington Lane, sitting behind substantial mature hedgerows and mature trees on the edge of the Site. The HER records two extant former farm structures including a mid-19th century barn known as Willow Barn and early-19th century stables, which were associated with a 17th century farmhouse and a piggery which are no longer extant. The existing farmhouse was replaced the earlier structure in the 1980s, and is now a separate dwelling to Willow Barn. Their group value has been largely lost and their settings altered by the industrial-scaled sheds and large areas of hardstanding to the west. Whilst an historic relationship did exist between Lake Farm and the fieldscapes in the northern part of the Site, these relationships are no longer legible, particularly as the track which continued the line of Firtree Lane westwards past the farmstead has been completely lost to the two separate and more circuitous decorative accesses to these properties. Any remaining heritage interest which may be attributed to these non-designated buildings is unlikely to be harmed by the proposed development, which maintains a landscaped buffer to the rear (east) of the cottages which sit across Allington Lane (Moon River Pines and Oak Cottage).

6.15. There is a larger group of related buildings at Allington Manor Farm, to the west of the Site. A 19th century model farmstead lies to the west, accessed by a track which separated the farmhouse and its gardens from the working buildings and yards to the north. There are also a number of smaller farm workers dwellings within the group. The model farm is now converted to the Allington Manor Farm Business Centre and the barns are in separate residential use. The ponds survive from the small landscaped park and garden (HER ref: 52331) which historically surrounded the house, though much of the grounds have been given over to cultivation and a new

dwelling (Allston) was built in the grounds to the south. Only one of the converted barns which adjoins the road enjoys any open aspects eastwards, though the group does have some sense of presence from Allington Lane. This overlooks open fieldscapes to the east, sometimes used for carboot sales, with a wooded backdrop formed by the copse on the western edge of the Site. This effectively screens the existing solar farm which lies outside of the Site. New development will be situated to the north, east and south of the solar farm, but will be a substantial distance from this group of assets, and with the retained copse screening and reinforced landscape buffer on the western edge of the Site, is unlikely to have any impact on their significance. A large part of their landscape context will be retained, and the solar farm effectively distances the development to a more peripheral aspect of any views. To the south, the intention is that the density and heights reflect a village character which further reduces the potential for harm.

6.16. Situated to the south of the line of the railway the locally listed Keepers Cottage (**O**) in Allington Lane and farm group at Moorgreen Farmhouse (**H** and **I**) are effectively screened from the Site by the Chalcroft Business Park and railway embankments. These assets do not share any visual or experiential aspects with the Site. Infrastructure works at the southern tip of the Site (contained between Burnetts Lane and Bubb Lane to the east), have been implemented under planning permission X/19/86475, for which no issues of the setting of Moorgreen Farm was raised. The development within the Site beyond is unlikely to be perceptible and would visually obscured by the existing tree-screen on the railway embankment. As a result, the proposed development is unlikely to be perceived as part of the experience of the Listed Building which enjoys a significant landscape buffer in any event. It is not anticipated that the contribution that the rural surroundings make to its significance will be altered by the development on the Site.

6.17. The Grade II listed Shamblehurst Farmhouse (**J**) and the unlisted former barn (now a pub) lies at the outer extremity of the study area and within the substantially built-up area on the northern outskirts of Hedge End. The combined effects of intervening built form and substantial distance from the Site mean that it will not be affected by the proposed development.

Summary

6.18. There are no discernible (non-visual) historical or landscape associations between any of the assets discussed above and the Site. They are all considered to be of

sufficient distance from the Site and experientially buffered from it so as not to be affected by change within its setting. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.

- 6.19. None of the heritage assets assessed as part of Step 1 (Appendix 2), have been progressed to Step 2, on the basis that their settings are unlikely to be harmed by the proposed development of the Site.

7. CONCLUSIONS

- 7.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposed development on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains and built heritage, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposed development upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposed development.

Archaeological remains

- 7.2. The only recorded archaeological remains within the Site comprise a ditch and a gully encountered during the evaluation in the north-west, which, based on pottery finds, were of probable medieval or later date.
- 7.3. The known archaeological resource within the surrounding landscape suggests that there may be some potential for remains of prehistoric, and in particular Mesolithic, date to be present within the Site, however these may be more likely to comprise unstratified flintwork finds than any extensive settlement related remains. Similarly, the available evidence within the Site's environs does not suggest that any substantial remains of Romano-British date would be present within the Site, although the presence of features or finds associated with Romano-British activity within the Site cannot be ruled out.
- 7.4. The Site appears to have been in predominantly agricultural use from the medieval through to modern periods. There is some potential that remains relating to medieval and/or post-medieval settlement may be present within the vicinity of Chalcroft Farm and the post-medieval farmsteads of Foxholes Farm and Firtree Farm. Agricultural features such as field boundaries, drainage ditches and stock enclosures may also be present, but would be of limited heritage interest.
- 7.5. The hedgerows within the Site have been identified as being of historical importance under the 1997 Hedgerows Regulations. However, these hedgerows are in

themselves of only limited evidential and historical value, and would not represent a constraint to the development. The historic boundary between the parishes of Bishopstoke and South Stoneham is marked within the Site by an extant stream valley, which is of some limited historic interest as a relict landscape feature. The majority of these hedgerows are proposed to be retained as part of the proposals.

- 7.6. Due to the potential for archaeological remains to be present within the Site, as identified by this assessment, it is recommended that a staged programme of archaeological investigation is carried out, comprising geophysical survey in the first instance, followed by trial trench evaluation. The results of these surveys would enable the formulation of an appropriate mitigation strategy, which could include preservation in situ of any more significant remains, alongside excavation and archaeological watching brief to allow preservation by record of remains of lesser significance. The requirement for, scope, and nature of any further archaeological works within the Site should be agreed through consultation with the archaeological advisor for Hampshire County Council.

Built Heritage

Physical Impacts

- 7.7. This assessment has identified the potential for physical impact to the fabric, features and plan form of the grade II Listed Firtree Farmhouse which may result from a change of use of the building, or any alterations required to facilitate that change. Detailed proposals for these works will form part of the later, Phase 3, development which are only shown in outline at this stage.
- 7.8. As defined by the PPG, the optimum viable use is 'the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes' (Paragraph: 015 Reference ID: 18a-015-20190723). When a new use has been identified and proposals have been formulated, a more targeted Heritage Impact Assessment would ensure that the proposals respond to the building's heritage sensitivities which have been set out in Section 5 above.
- 7.9. Any proposed works to the Listed Building will require separate Listed Building Consent, which will be supported by the Impact Assessment. Under the terms of the NPPF, this will need to demonstrate that the works are justified (Paragraph 194) and sympathetic to the significance of the Listed Building (Paragraphs 195-196). Where

harm is identified at either the substantial or less than substantial level, it will need to be outweighed by public benefits. Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory duty to 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*'.

Non-physical Impacts

- 7.10. The farmstead at Firtree Farm lies within a legible enclosure landscape and in the vicinity of other historic farms which contribute to the historic development pattern of Horton Heath. The nature and degree to which its setting contributes to its significance as a designated heritage asset has been identified above, with its significance particularly derived from its private garden, and to a lesser extent, the wider rural context in which it sits.
- 7.11. As identified, Firtree Farm will be particularly sensitive to development within its immediate garden setting. Based on the Concept Master Plan there is the potential for harm resulting from the introduction of built form within this garden enclave, if not carefully sited and designed to respond to the heritage sensitivities of the Listed Building. In terms of its broader setting, its principal outlook to the east should, in particular, be carefully considered in terms of density of development and preserving some sense of its isolation within the landscape, especially along the downgraded Firtree Lane. To a lesser extent, this is also true to the south. Victoria House makes a modest contribution to the setting of the Listed Building, but is not in itself considered to be a heritage asset on the basis that it was completely rebuilt in an unsympathetic barn-style at the time of its conversion to residential use.
- 7.12. When the detailed design of the proposed development in the setting of the Listed Building is formalised, a more detailed assessment of potential impacts can be made to assess the potential impacts against the statutory duty of s.16 mentioned above and the balancing exercise in the NPPF in respect of harm to significance. Paragraph 200 also makes clear that local planning authorities '*should look for opportunities for new development within ...the setting of heritage assets, to enhance or better reveal their significance*' and treat favourably proposals which '*preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance)*'.

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- 7.13. As above, a level of harm is likely to arise from development within the setting of Firtree Farmhouse and will be exacerbated within its immediate garden setting. It will be necessary to ensure that the development proposals respond to these heritage sensitivities and demonstrate this through the future detailed applications for reserved matters, particularly in respect of Phases 3 and 6.
- 7.14. Foxholes Farm and Chalcroft Farm contributed to the wider landscape character and historic development pattern which inform the broader experience of the designated and non-designated heritage assets, both within and on the edges of the Site. There is therefore an opportunity for development in these locations to respond to the historic context, irrespective of loss of the buildings themselves.

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Sortie Number	Library Number	Date	Frame Number
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RAF/106G/UK/649	28	12 AUG 1945	6120
RAF/106G/UK/649	28	12 AUG 1945	6180
RAF/106G/UK/649	28	12 AUG 1945	6181
RAF/106G/UK/649	28	12 AUG 1945	6182
RAF/106G/UK/649	28	12 AUG 1945	6183
RAF/106G/UK/600	35	04 AUG 1945	6056
RAF/106G/UK/600	35	04 AUG 1945	6057
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RAF/106G/UK/600	35	04 AUG 1945	6170
RAF/106G/UK/600	35	04 AUG 1945	6171
RAF/106G/UK/600	35	04 AUG 1945	6172
RAF/106G/UK/600	35	04 AUG 1945	6280
RAF/106G/UK/600	35	04 AUG 1945	6281
RAF/106G/UK/600	35	04 AUG 1945	6282
RAF/106G/UK/600	35	04 AUG 1945	6283
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RAF/106G/UK/737	43	27 AUG 1945	6074
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Sortie Number	Library Number	Date	Frame Number
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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed Buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act '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 feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise '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' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that '*Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*' It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information '*accessible to the public to provide greater clarity and certainly for developers and decision makers*'.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises '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' (NPPF (2019), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

Current local planning policy within Eastleigh Borough is provided by saved policies of the Local Plan Review (2001-2011), which was adopted in May 2006. Those of relevance to heritage include:

166.LB Scheduled Ancient Monuments: '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 Non-Scheduled Monuments: 'Development which would adversely affect other nonscheduled 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 Other Archaeological Remains: '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.'

174.LB Listed Buildings: 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.

175.LB Locally Listed Buildings: Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.

The Council is preparing a new local plan for the Borough, which was submitted to the Secretary of State for formal examination on 31 October 2018. The emerging policy of heritage relevance, contained within the Submitted Local Plan 2016 - 2036, comprises:

Policy DM12, Heritage Assets: The Borough Council will conserve and enhance the Borough's heritage assets through:

- i. Identifying the assets by means of an on-going programme of survey and review;

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- ii. Identifying their key features and measures to manage and enhance these, e.g. through conservation area appraisals;
 - iii. Restricting development likely to harm them or their settings through management of development proposals; and
 - iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.

Development of a heritage asset or within their setting will be permitted provided:

- i. it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:
 - a. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and
 - b. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
- ii. it achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
- iii. where necessary, it secures the long-term future maintenance and management of the asset;

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- iv. where possible, it enables public enjoyment and interpretation of the asset; and
 - v. a heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.

In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.

In addition, Policy HH1, Land west of Horton Heath of the emerging Local Plan 2016-2036 refers to the allocation of land west of Horton Heath as a strategic location for mixed-used development. In relation to the historic environment, Policy HH1 states that the development masterplan should ensure *'a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features...'*.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘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’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

APPENDIX 2: GAZETTEER OF RECORDED HERITAGE ASSETS

Archaeological remains

Ref.	Description	Period	NGR	HHER ref. WHER ref. HEA ref.
1	Five Mesolithic cores reputedly found in the area of Allington Manor Farm.	Prehistoric	448200 117200	25926 65922 230062
2	Assemblage of ten Mesolithic cores and five microliths recovered from a sandpit at Knowle Hill.	Prehistoric	449900 118400	25927 230060
3	Assemblage of six Mesolithic flakes found on Stoke Common.	Prehistoric	448000 118000	25928
4	Findspot of a Mesolithic tranchet axe.	Prehistoric	447900 116500	25918 230050
5	Findspot of a Mesolithic perforated macehead.	Prehistoric	449000 117000	37067 230061
6	A single ditch oval enclosure with a break in its north edge, visible on aerial photographs. Thought to be remains of a prehistoric enclosed settlement.	Prehistoric	447944 117405	58301
7	Roman coin hoard found inside a pottery vessel at Allington Manor Farm.	Roman	447690 117340	25914 230038
8	Four Roman coins found in a railway cutting at South Stoneham.	Roman	447620 116850	25920 230054
9	Assemblage of three Romano-British pottery sherds.	Roman	448000 118000	25929
10	'Knowle Hill' first documented in AD 901 as CNOLLGETTE.	Early medieval	449970 117790	39161
11	Medieval settlement at Allington. First documented in AD 1086 as ALDITONA.	Medieval	447912 117155	69016 25937 230063
12	Medieval settlement at Chalcroft Farm. First documented in AD 1233 as CHALFECROFT (Calves' paddock).	Medieval	448500 116600	41429
13	The site of Shamblehurst manor house, first mentioned in 1219.	Medieval	449580 114790	25958
14	Medieval settlement at Berrywood Farm. First documented in AD 1320 as BURIFIELD.	Medieval	448600 115100	41428
15	Two ditches of probable medieval date, recorded during an archaeological evaluation at Dowd's Farm.	Medieval	448950 114890	59989 1536540
16	Track or holloway of possible medieval date visible on aerial photographs.	Medieval	447782 116948	58304
17	Group of single ditch linear features visible as cropmarks on aerial photographs, thought to be remains of a field system of possible medieval origin.	Medieval	447952 117470	58300

Ref.	Description	Period	NGR	HHER ref. WHER ref. HEA ref.
18	19th century landscape park surrounding Oak Lodge.	Modern	448850 118000	35468 52130
19	Remains of a semi-circular bank, measuring 0.7m high and 4.0m wide at the base, probably a retaining bank for a pond which formerly extended to the south-east.	Post-medieval/modern	449150 117740	25915 230041
20	Two circular features visible as cropmarks on aerial photographs, possibly remains of temporary water or fuel storage facilities used during the Second World War.	Modern	448326 117732	58305
21	Multi-period occupation spanning Mesolithic to post-medieval periods, revealed during evaluation and excavation at Dowd's Farm, Hedge End.	Multi-period	448960 114691	64073 57238 1508345
22	Watching brief at Lapstone Farm. No archaeological features or deposits were observed.	Previous investigation	449400 117800	37065
23	Watching brief on section of BP Hamble Terminal to Aldermaston Area pipeline route. No archaeological remains observed.	Previous investigation	448850 114800	57720 1526903
24	Archaeological evaluation conducted at Bubb Lane during 2009. No finds or features of archaeological interest were recorded.	Previous investigation	448806 115644	60228 1510379
25	Two phases of evaluation undertaken at Hammerley Farm prior to housing development. A single shallow gully of probable post-medieval/modern origin was identified.	Previous investigation	449284 117456	69885 70228
26	Evaluation, comprising 11 trenches, on proposed access road land at North West Horton Heath. Three linear features were identified, two of which contained medieval pottery sherds.	Previous investigation	448394 117788	70958
27	Evaluation comprising 39 trenches, on proposed access road on land at West Horton Heath. A single linear feature was recorded, likely of 19th or 20th century date.	Previous investigation	448874 116048	70968
28	Evaluation at Fair Oak Lodge. All identified features were of modern agricultural origin.	Previous investigation	448737 117936	71295
Firtree Farm	Coach House 55m S-SE of Firtree Farmhouse	Modern	448587 117425	41871
	Farm Building 45m S-SW of Firtree Farmhouse	Modern	448555 117442	41870
	Barn 35m SW Of Firtree Farmhouse	Modern	448546 117458	41869

Ref.	Description	Period	NGR	HHER ref. WHER ref. HEA ref.
Foxholes Farm	Unlisted farmhouse at Foxholes Farm	Post-medieval	449107 117208	41872
	Milking Parlour 20m SE of Foxholes Farmhouse	Modern	449130 117196	41874
	Barn 25m S-SE of Foxholes Farmhouse	Modern	449116 117196	41873
Chalcroft Farm	Unlisted Farmhouse at Chalcroft Farm	Modern	448557 116617	42452
	Unlisted aisled barn 35m NE of Chalcroft Farmhouse	Modern	448594 116643	42453
	Unlisted barn 35m N-NE of Chalcroft Farmhouse	Modern	448581 116653	42456
	Unlisted granary 30m N of Chalcroft Farmhouse	Modern	448570 116654	42459
	Animal Shed 5m N of Chalcroft Farmhouse	Modern	448554 116641	42462
	Slaughterhouse 55m N of Chalcroft Farmhouse	Modern	448572 116682	42470
	Animal Shed Range 35m S-SE of Chalcroft Farmhouse	Modern	448573 116568	42469
	Workshop 50m SE of Chalcroft Farmhouse	Modern	448595 116565	42468
	Animal Shed 75m N of Chalcroft Farmhouse	Modern	448573 116700	42467
	Pigsties 35m N of Chalcroft Farmhouse	Modern	448554 116661	42465
Allington Manor Farm	Unlisted former Model Farmstead at Allington Manor New Farm, now converted to the Allington Manor Farm Business Centre	Modern	447462 117290	42428
	Farm Building at Allington Manor Farm	Modern	447996 117229	56863
	Barn at Allington Manor (Old) Farm	Post-medieval	447979 117254	42433
	Stables at Allington Manor Farm	Modern	447960 117291	56864
	Cart Shed at Allington Manor Farm	Modern	447955 117251	56862
	Unlisted pair of Estate Cottages at Allington Manor Farm	Modern	447919 117214	42432
	Unlisted block of four Estate Cottages at Allington Manor New Farm	Modern	447604 117232	42430
	Unlisted former pair of Estate Cottages at Allington Manor New Farm, became one dwelling as the farmhouse	Modern	447673 117326	42429

Ref.	Description	Period	NGR	HHER ref. WHER ref. HEA ref.
Lake Farm	Unlisted former Barn at Lake Farm, now converted to domestic accommodation known as Willow Barn	Modern	448285 117656	42339
	Unlisted Stables at Lake Farm	Modern	448296 117637	42336
	Site of now demolished Lake Farmhouse	Post-medieval	448249 117645	42340
	Site of now demolished piggery at Lake Farm	Modern	448237 117631	42341
Moor-green Farm	Unlisted former cartshed at Moorgreen Farm, 20m SW of Moorgreen Farmhouse, now converted into stables and a garage	Modern	447880 115708	42473
	Barn 20m NW of Moorgreen Farmhouse	Modern	447878 116739	42471
West Horton Farm	Barn at West Horton Farm	Modern	447617 117988	42376
-	Oak Lodge / The Savious Convent – 19th century Landscape Park	Modern	448850 118000	35468
-	Fair Oak Park	Modern	449070 117971	52130
-	Pre-1810 park at Allington Manor Farm	Post-medieval	447814 117100	52331

Additional assets (not referenced within report)

Description	Period	NGR	HHER ref. WHER ref. HEA ref.
Site of now demolished Lane End Farmhouse, built 1890.	Modern	449816 116222	41819
Post-1810 park at Oakmoor House.	Modern	449999 116816	52268
Group of large quarries of late 19th or early 20th century date, visible on aerial photographs.	Modern	448554 118702	58307
Second World War Barrage Balloon Base	Modern	447617 117921	58298
Second World War Barrage Balloon Base	Modern	447890 117244	58303
Second World War Barrage Balloon Base	Modern	448403 117975	58306
Second World War temporary fuel/water storage structures	Modern	447654 117783	58299
Site of Quobleigh barn and yard, identified on 1840 Tithe map.	Post-medieval/modern	448950 118180	65169

Description	Period	NGR	HHER ref. WHER ref. HEA ref.
Site of a Cold War naval rations store.	Modern	448483 116280	70034
Crash site of RAF Whitley bomber P5044.	Modern	447641 116551	57993
Unlisted barn At Foxholes Farm Cottage, converted to domestic use	Modern	448952 117290	50625

Listed Buildings

Ref.	Name	Grade	NGR	NHLE ref.
A	Firtree Farmhouse	II	448583 117488	1111949
B	Ramblers Cottage	II	449354 117352	1281402
C	Saxon Court	II	449461 117431	1111947
D	The Cockpit	II	44995 117499	1111948
E	The Bush	II	44958 117709	1204040
F	The Old George Public House	II	449425 118573	1111946
G	West Horton Farm Cottages	II	447642 118009	1204020
H	Moorgreen Farmhouse	II	447906 115722	1204633
I	Granary to south east of Moorgreen Farmhouse	II	447892 115692	1322695
J	Shamblehurst Farmhouse	II	449575 114778	1111930

Locally Listed Buildings

Ref.	Name	NGR
K	The Kings School, Allington Lane	448903 118028
L	Fair Oak Cottage, Allington Lane	448832 118222
M	St Thomas' Church, Botley Road	449458 118633
N	The Lodge, Botley Road	449603 117910
O	Keepers Cottage, Allington Lane	447273 116104

APPENDIX 3: EXTRACT FROM THE HEDGEROWS REGULATIONS 1997

Extracted from Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

PART II

CRITERIA

Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1845.
2. The hedgerow incorporates an archaeological feature which is-
 - a. included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - b. recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
 - a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - b) is associated with any monument or feature on that site.
4. The hedgerow-
 - a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts (a); or
 - b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - i. is substantially complete; or
 - ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

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