

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Stoneham Lane / Highwood Avenue, Eastleigh

JCH01680
Land at Stoneham Lane /
Highwood Avenue, Eastleigh
Version 3
August 2022

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	Final	James Archer	Suzanne Gailey	Suzanne Gailey	19/05/2022
Version 2	Client Comments	James Archer	Suzanne Gailey	Suzanne Gailey	16/06/2022
Version 3	Client Comments	James Archer	Suzanne Gailey	Suzanne Gailey	17/08/2022

© Copyright RPS Group Plc. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

RPS accepts no responsibility for any documents or information supplied to RPS by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. RPS has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of RPS.

Prepared by:

RPS

James Archer BA (Hons) ACIfA
Associate Director

20 Farringdon Street
London, EC4A 4AB

T +44 20 3691 0500
E james.archer@rpsgroup.com

Prepared for:

Lidl Great Britain Ltd

EXECUTIVE SUMMARY

- Land at Stoneham Lane / Highwood Avenue, Eastleigh has been assessed for its below ground archaeological potential in advance of proposed development for a Lidl foodstore.
- The proposed development will not impact on any designated archaeological assets.
- The site is not located within a locally defined Area of High Archaeological Potential.
- Previous archaeological work has been undertaken at the site as part of an outline development consent. This work identified no archaeological remains and suggested a heavily disturbed sequence as a result of the creation of playing fields. It was considered that past disturbance had removed any archaeological potential from the site.
- Consequently, the Hampshire County Council Archaeologist in their role as an archaeological advisor to Eastleigh Borough Council, confirmed at a site meeting during the previous archaeological fieldwork that no further work would be required within Field 8, of which the site was a part.
- As a result, the proposed development is anticipated to have no archaeological impact and further archaeological work is not required in this instance.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
National Legislation	2
National Planning Policy & Guidance	2
Local Planning Policy	3
3 GEOLOGY AND TOPOGRAPHY	6
Geology	6
Topography	6
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE	7
Timescales used in this report.....	7
Introduction	7
Previous Archaeological Work	7
Early Prehistoric – Palaeolithic & Mesolithic	8
Later Prehistoric – Neolithic, Bronze Age & Iron Age	8
Roman	8
Saxon/Early Medieval & Medieval	9
Post Medieval & Modern (including map regression exercise)	9
Undated Evidence	10
Assessment of Significance	10
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	12
Site Conditions	12
Proposed Development	12
Review of Potential Development Impacts on Archaeological Assets	12
6 SUMMARY AND CONCLUSIONS	13

Figures

Figure 1: Site Location

Figure 2a: HER Plot (Data from Hampshire HER)

Figure 2b: Previous Archaeological Work at the Site

Figure 3: 1759 Taylor Map of Hampshire

Figure 4: 1806 Ordnance Survey Drawing

Figure 5: 1842 North Stoneham Parish Tithe Map

Figure 6: 1869 Ordnance Survey (1:2500)

Figure 7: 1989 Ordnance Survey (1:1250)

Figure 8: 1999 Google Earth Image

Figure 9: 2014 Google Earth Image

Figure 10: 2018 Google Earth Image

Figure 11: 2021 Google Earth Image

Figure 12: Proposed Development

Plates

Plate 1: View of hoarded study site from adjacent roundabout

Plate 2: View across study site from north west corner

Plate 3: View facing south west across the study site

Appendix

Appendix 1: Hampshire Archaeologist RM Application Consultation December 2018

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by Anja Ueberjahn-Tritta, prepared by James Archer, and approved by Suzanne Gailey of RPS Heritage on behalf of Lidl Great Britain Ltd.
- 1.2 The subject of this assessment, also known as the study site, is land at Stoneham Lane / Highwood Avenue, Eastleigh. The site is centred at SU 44164 17582 (Fig. 1) within the administrative area of Eastleigh Borough Council.
- 1.3 Outline planning consent was granted for a wider development area which included the study site (O/15/76023) by Eastleigh Borough Council in January 2016. All matters were reserved except for Access.
- 1.4 The outline consent included Condition 18 which required a programme of archaeological works in advance of development. These works have already been undertaken and have been summarised in this report.
- 1.5 Subsequently, a Reserved Matters application was made for the local centre site (RM/18/84537), which was granted approval in March 2019. This approval comprised the construction of four new buildings and associated infrastructure to form the new Local Centre. The plot comprising the site was allocated for multiple commercial units. No requirement for a programme of archaeological work was included as a condition of RM consent.
- 1.6 Lidl Great Britain Ltd has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.7 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.8 This desk-based assessment comprises an examination of evidence on the Hampshire Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise. A site visit was carried out in May 2022. Previous archaeological works have been undertaken at the site and the results of this are summarised in this report.
- 1.9 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Eastleigh Borough Council

- 2.14 The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036.

Strategic policy S8, Historic Environment

1. The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area

Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:

- a. identifying the assets by means of an on-going programme of survey and review;
- b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
- c. restricting development likely to harm them or their settings through management of development proposals; and
- d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

Policy DM12, Heritage Assets

1. Development of a heritage asset or within its setting will be permitted provided 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 wholly 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.

a. 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:

- i. 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
- ii. 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;

b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);

c. Where necessary, it secures the long-term future maintenance and management of the asset;

d. Where possible, it enables public enjoyment and interpretation of the asset; and
<https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp:-2015> 80 Adopted Eastleigh Borough Local Plan 2022 asset;

e. 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.

2. 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.

3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

- 2.15 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.16 The study site is not located within an Area of High Archaeological Potential as defined by the Hampshire Historic Environment Record. The nearest AHAP is located to the south west, covering the historic core of settlement at North Stoneham (see Figure 2a).
- 2.17 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is provided by the British Geological Survey (BGS Online 2022) as London Clay Formation (Clay, Silt & Sand). This is overlain by river terrace gravel deposits associated with the valley of the Monks Brook watercourse within circa 60m to the east.
- 3.2 Whilst no site specific or British Geological Survey borehole data is currently available for the study site, previous archaeological work has confirmed the underlying geology. This comprised of a heavily disturbed topsoil / subsoil sequence, containing evidence for modern building material thought to indicate heavy truncation during construction of previous playing fields at the site. The natural clay was seen at an average depth of circa 0.4m (PCA 2017).

Topography

- 3.3 The study site is located on the western side of a shallow valley formed by the Monks Brook watercourse which is located c.60m to the east. Prior to any modern excavation or landforming during the construction of previous playing fields, the topographic height of the site sloped gently downwards towards the brook from a height of circa 13m Above Ordnance Datum (AOD) down to c.12m AOD.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area. In accordance with the NPPF, it considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a-b), also referred to as the study area, held on the Hampshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.4 The site has previously been subject to geophysical survey and evaluation trenching as part of a wider area associated with an outline planning application (see Figure 2b). Select areas where archaeological remains were identified were subject to archaeological excavation and/or watching brief.
- Geophysical Survey was undertaken across a wider area in 2017 which included the study site (GSB 2017). The survey identified no anomalies of certain archaeological origin. A number of anomalies of uncertain origin were identified but thought unlikely to relate to archaeological remains. Evidence for plough activity and services / land drains was shown.

- This was followed by a programme of evaluation trenching across the wider site in 2017 (PCA 2017 & HER Ref: 69934). The wider site comprised of 80no. 50m trenches, with the site divided into a number of field parcels. The study site was located within Field 8, with trenches 166-168 located within the study site boundary. Those trenches identified a heavily disturbed topsoil and subsoil sequence, with no evidence for archaeological features. Given the site's former use as a playing field, it was considered likely that works to form those playing fields had removed or heavily truncated any remains which might have been present previously. A monitoring meeting was undertaken on 13th July 2017 with the Hampshire County Council Archaeologist, in their role as an archaeological advisor to Eastleigh Borough Council, and it was confirmed at that meeting that no further work would be required within Field 8, of which the site forms a part (EDP 2018).
- Targeted areas of mitigation were subsequently undertaken in focused areas of the wider site, away from the study site itself (PCA 2019 & HER Ref: 69935).

Early Prehistoric – Palaeolithic & Mesolithic

- 4.5 No evidence for early Prehistoric activity is known from the nearby area, with no finds made during archaeological work at the site itself (PCA 2017). The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water.
- 4.6 On the basis of the available evidence, including the results of previous work on the site, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be negligible.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.7 The previous trenching at the site identified no finds or features associated with the later Prehistoric periods (PCA 2017).
- 4.8 A polished flint axe of Neolithic date has been found at Park Farm c.550m to the south of the site (HER Ref: 38997). Some evidence for burnt flint has been during fieldwalking at North Stoneham c.220m to the south west, although it was thought to have been scattered during field manuring and cannot be securely dated (HER Ref: 25855). There is no clear evidence for Iron Age or Bronze Age activity from the study area.
- 4.9 Overall, the results of previous work at the site indicate a negligible potential for remains of later Prehistoric date at the site.

Roman

- 4.10 The nearest major Roman roads are projected within circa 1.5km to the south west and circa 2.5km to the north west of the site (Margary 1955). A radial road between Winchester and Bitterne is recorded within the nearby area to the site, and the suggested alignment is shown on Figure 2a (HER Ref: 21147). Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and associated land division, together with quarry pits, burials and chance losses. No evidence for such finds, or the road alignment, was made during previous archaeological work at the site (PCA 2017).
- 4.11 Fieldwalking identified some slight evidence for Roman activity in the area, in the area of North Stoneham Church c.220m to the south west of the site (HER Ref: 25851). Archaeological work in the same area of the church has identified a pit containing Roman period pottery (HER Ref: 25895), whilst monitoring of works at the church found two fragments of CBM (HER Ref: 63990). A Roman

coin has been found somewhere from North Stoneham in the area south of the site (HER Ref: 39017).

- 4.12 Based on current evidence, including a lack of any finds during previous trenching at the site, the archaeological potential for evidence dating to the Roman period at the study site is considered to be negligible.

Saxon/Early Medieval & Medieval

- 4.13 North Stoneham was formerly an ancient estate and manor. It has existed as a large estate since Saxon times and was given to Hyde Abbey in 941AD. Settlement patterns in North Stoneham, and the surrounding area were well-established by the time of Domesday recordings. This settlement followed a pattern characteristic of former woodland manors and has been described as an 'interrupted row' settlement type by which various hamlets or 'ends' were linked together by a common routeway; at North Stoneham this included North End, Middle and the Church (End).
- 4.14 For much of its early history, the Site has formed part of Stoneham Park, which was associated with North Stoneham Manor. In 1329, a royal licence granted free warren to the Abbot of Hyde. 'Free warren' enabled a lord to hunt lesser game anywhere within his manor. A deer park was first mentioned at North Stoneham in 1334 (HER Ref: 32468). Elements of the park pale are present at North Stoneham to the south west of the site (HER Refs: 30155, 38991).
- 4.15 The early Medieval estate at Stoneham was recorded separately at North Stoneham and at South Stoneham at the time of the Domesday Survey of 1086. North Stoneham was recorded in the vicinity of the study site, held by the Abbey of St Peter at Winchester and comprised of 48 households. The associated estate lands comprised ploughlands, extensive meadows and woodland, and two mills (Open Domesday Online 2022 & HER Ref: 69042). An Area of High Archaeological Potential associated with the nearby settlement core at the church is shown on Figure 2a within c.85m to the south west of the site (HER Ref: 25881). A number of HER monument records are associated with the core of settlement, including evidence for findspots, earthworks and for the village stocks (HER Refs: 25852-55, 25858, 25894). The church is thought to have had a Saxon predecessor (HER Ref: 25869), whilst the position of the manor house is thought to have been to the north of church (HER Ref: 25880). The route of Stoneham Lane is thought to represent a Medieval sunken lane (HER Ref: 25898).
- 4.16 A further estate mentioned in the Domesday Survey is located at Eastleigh to the north of Stoneham (HER Ref: 28495). A likely field system of possible Medieval date is evident as earthworks at the north western part of the study area (HER Ref: 58318), as well as at the south western part of the study area (HER Ref: 58325).
- 4.17 The results of previous trenching at the site identified no remains of Saxon or Medieval date, and it is likely that the site was located outside any areas of occupation during these periods. The archaeological potential at the site for these periods is therefore considered to be negligible.

Post Medieval & Modern (including map regression exercise)

- 4.18 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.19 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

4.20 The earliest such cartographic source reproduced here is the 1759 Taylor Map of Hampshire (Fig. 3), which depicts the site in likely areas of open land or parkland to the north of the settlement core of North Stoneham. The situation at the site appears to be similar on the 1806 Ordnance Survey Drawing (Fig. 4).

4.21 The site is shown within a single area of land on the 1842 North Stoneham Parish Tithe Map (Fig. 5), recorded as part of an area of lawn meadow.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
266	John Fleming Esq.	John Brown	Bond Lawn	Meadow

4.22 The site appears to be unchanged by the 1869 Ordnance Survey (Fig. 6), possibly with isolated trees indicative of possible areas of lawn and parkland.

4.23 The base for a World War Two barrage balloon, and associated structures, is located on the HER to the immediate north of the site. This has been identified from aerial photographs (HER Ref: 58319). Two small pits, visible as earthworks on aerial photographs, are recorded within the immediate vicinity of the site on the HER, suggested as possible 20th century foxhole or defensive points (HER Ref:58320). No evidence for 20th century defences was identified at the site during archaeological trenching (PCA 2017).

4.24 The site appears generally unchanged throughout the 20th century, with a 1989 Ordnance Survey plan (Fig. 7) still showing the site as open land. Excavation works on the alignment of the adjacent road are shown to the immediate east of the site.

4.25 A late 20th century aerial photograph (Fig. 8) shows the site comprising part of an area of likely playing fields. This was further shown in 2014 (Fig. 9) when the site was utilised for a fair or similar. Extensive groundworks are shown in 2018 (Fig. 10), subsequent to the archaeological works in 2017, indicative of possible site topsoil strip. Development of an additional road is shown to the south of the site on recent aerial photography (Fig. 11), with development of further buildings to the west and to the north.

4.26 Overall, historic mapping suggests that the site has comprised part of an area of parkland during the Post Medieval period and remained undeveloped until the later 20th century when it was subject to landforming to create an area of playing fields. This was indicated by the results of archaeological work at the site. Therefore, the archaeological potential at the site for any remains of Post Medieval or Modern date is likely to be vested only in evidence of land division and earthworks to create an area of playing fields.

Undated Evidence

4.27 An undated pit was discovered during archaeological monitoring at Eastleigh Football Club to the south of the study site. The fill of the pit contained charcoal, as well as small fragments of brick and iron slag (HER Ref: 56107).

Assessment of Significance

4.28 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.29 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.

- 4.30 The site is not located within an Area of High Archaeological Potential as identified by the Hampshire Historic Environment Record.
- 4.31 Previous archaeological work at the site comprised geophysical survey and evaluation trial trenching. The work identified no archaeological features or finds and suggested that the site had been subject to significant past ground disturbance as a result of soil stripping ahead of the creation of the playing fields. As a result, the archaeological potential of the site is considered to be negligible.
- 4.32 As identified by desk based work, geophysical survey, and archaeological trenching, an assessment of likely archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Negligible potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Negligible potential, Low (Local) Significance;
Roman	Negligible potential, Low (Local) Significance;
Saxon	Negligible potential, Low (Local) Significance;
Medieval	Negligible potential, Low (Local) Significance;
Post Medieval & Modern	Negligible potential, likely to be of Negligible (None) Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site currently comprises cleared and unoccupied land (Fig. 11 & Plates 1-3).
- 5.2 Soil stripping in advance of the creation of the former playing fields will have had a significant and widespread below ground impact. This has been confirmed by the previous archaeological work at the site (PCA 2017), where extensive past ground disturbance was recorded and has likely removed any archaeological remains that may previously have been present.

Proposed Development

- 5.3 Outline planning consent was granted for a wider development area which included the study site (O/15/76023) by Eastleigh Borough Council in January 2016. All matters were reserved except for Access.
- 5.4 The outline consent included Condition 18 which required a programme of archaeological works in advance of development. These works have already been undertaken and have been summarised in this report.
- 5.5 Subsequently, a Reserved Matters application was made for the local centre site (RM/18/84537), which was granted approval in March 2019. This approval comprised the construction of four new buildings and associated infrastructure to form the new Local Centre. The plot comprising the site was allocated for multiple commercial units. No requirement for a programme of archaeological work was included as a condition of RM consent, as in their consultation response (10th December 2018) the Hampshire Archaeologist confirmed that the work undertaken to satisfy outline consent condition 18 had discharged any archaeological requirement at the local centre site.
- 5.6 Current development proposals comprise the development of a new supermarket at the local centre site, including associated infrastructure and landscaping (see Figure 12).

Review of Potential Development Impacts on Archaeological Assets

- 5.7 The proposed development will not impact on any designated archaeological assets.
- 5.8 The site is not located within a locally defined Area of High Archaeological Potential.
- 5.9 Based on the extent of past ground disturbance and the absence of any archaeological evidence confirmed by the previous archaeological work, the site can be considered to hold a negligible archaeological potential for all past periods of human activity.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Stoneham Lane / Highwood Avenue, Eastleigh is under consideration for development comprising a new supermarket with associated infrastructure and landscaping. The site forms part of a consented local centre (RM/18/84537), which was granted approval in March 2019. Previous archaeological works were undertaken to satisfy a condition included on the preceding outline consent.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 The study site is not located within an Area of High Archaeological Potential as defined by the Hampshire Historic Environment Record.
- 6.4 Previous archaeological work at the site has comprised geophysical survey and evaluation trial trenching. The work identified no archaeological features or finds and suggested that the site had been subject to past ground disturbance as a result of the creation of playing fields. Consequently, the Hampshire County Council Archaeologist, in their role as an archaeological advisor to Eastleigh Borough Council, confirmed at a site meeting during the archaeological fieldwork that no further work would be required within Field 8, of which the site was a part (EDP 2018). This was further confirmed in their consultation response to the RM application, dated 10th December 2018 (see Appendix 1).
- 6.5 As a result, the proposed development is anticipated to have no archaeological impact and further archaeological work is not required in this instance.

Sources Consulted

General

British Library

Hampshire Historic Environment Record

The National Archive

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – www.finds.org.uk

Bibliographic

Bridgland, D. *Quaternary River Terrace Deposits as a Framework for the Lower Palaeolithic Record* (In Gamble and Lawson) 1996

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2020

DCMS *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019)

The Environmental Dimension Partnership, *Local Centre, Land at North Stoneham, Eastleigh, Archaeology Statement, 2018*

GSB, *Land South of Chestnut Avenue, Eastleigh, Geophysical Survey Report, 2017*

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

IEMA, IHBC, and ClfA, *Principles of Cultural Heritage Assessment in the UK*, July 2021

Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991

Pre-Construct Archaeology, *Land South of Chestnut Avenue, Eastleigh, Archaeological Evaluation Report*, 2017

Pre-Construct Archaeology, *Land South of Chestnut Avenue, Eastleigh, Archaeological Assessment Report*, 2019

Wymer *The Lower Palaeolithic Occupation of Britain 2 volumes* 1999

Cartographic

1759 Taylor Map of Hampshire

1805-69 Ordnance Survey First Series

1806 Ordnance Survey Drawing

1838 Mudie Map of Surrey

1842 North Stoneham Parish Tithe Map

1869 Ordnance Survey (1:2500)

1884 Ordnance Survey

1895 Ordnance Survey

1897 Ordnance Survey (1:2500)

1910 Ordnance Survey (1:2500)

1933 Ordnance Survey (1:2500)

1950 Ordnance Survey (1:2500)

1974 Ordnance Survey (1:1250)

1999 Google Earth Image

2003 Ordnance Survey (1:1250)

2005 Google Earth Image

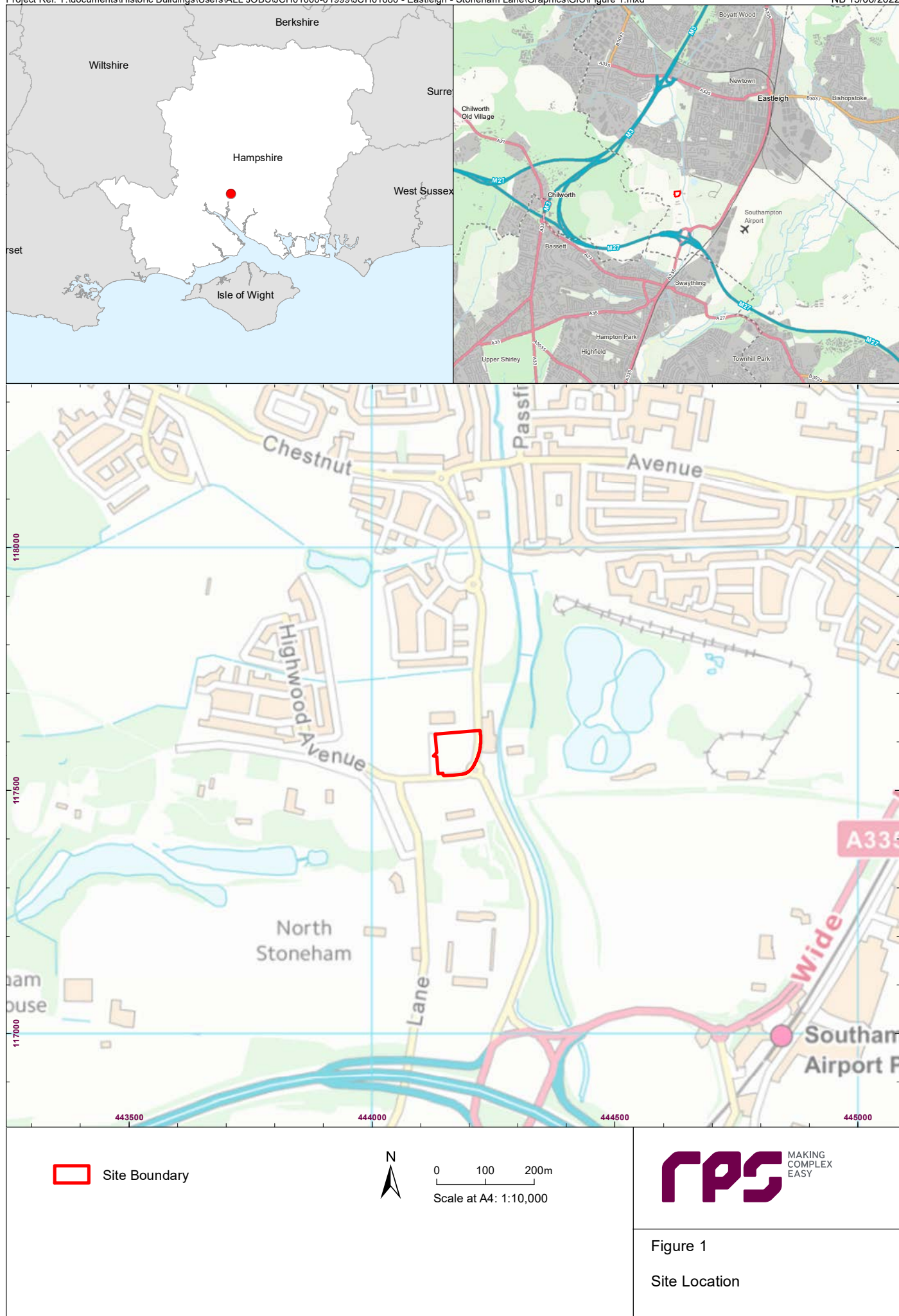
2014 Google Earth Image

2016 Google Earth Image

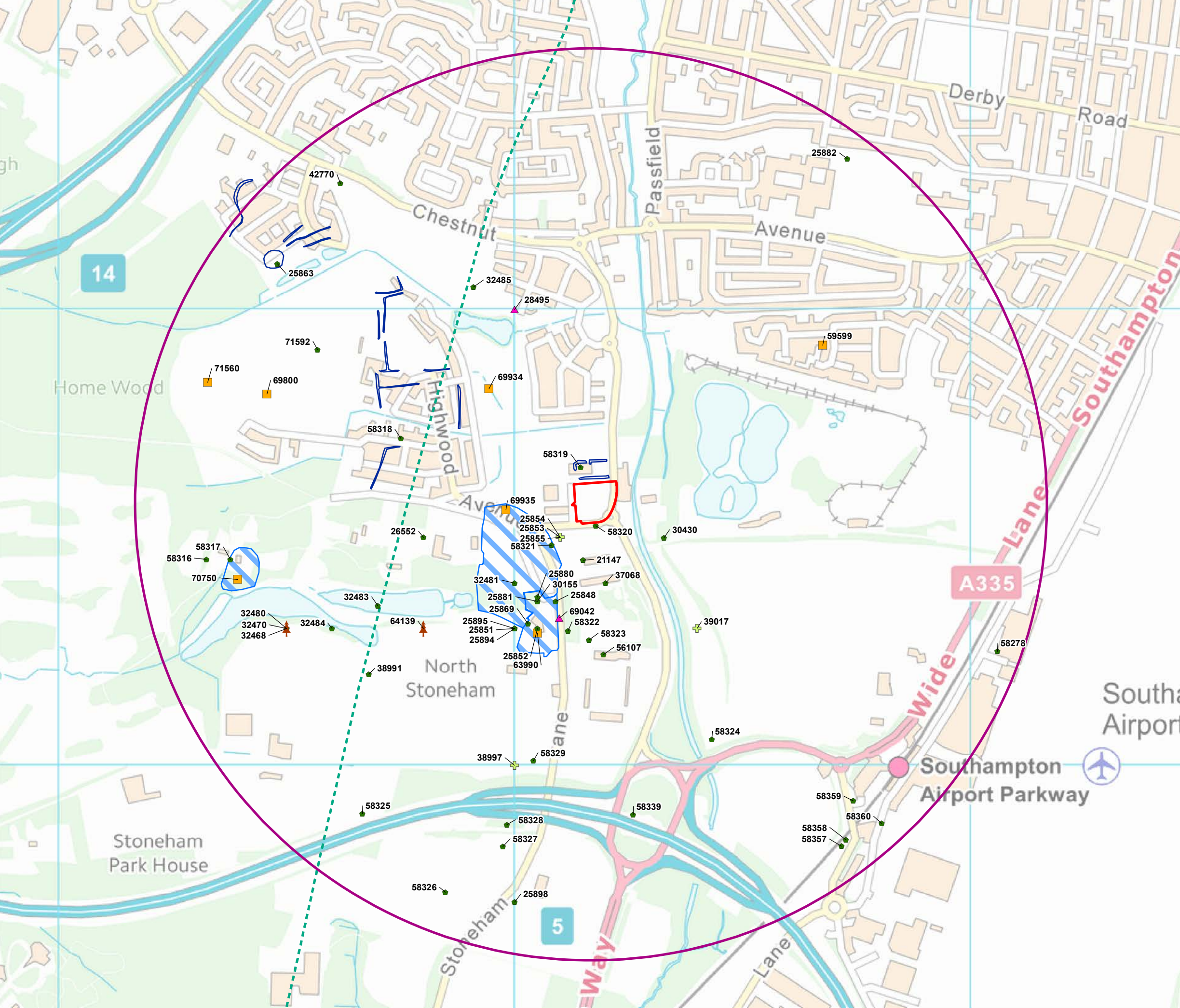
2018 Google Earth Image

2021 Google Earth Image

FIGURES



Project Ref: Y:\documents\Historic Buildings\Users\ALL_JOBS\UCH01000-01999\UCH01680 - Eastleigh - Stoneham Lane\Graphics\GIS\HER plot.mxd



- Legend**
- Site Boundary
 - 1km search radius
 - Non-designated Heritage Assets:
 - HER Records**
 - Monument
 - Findspot
 - NamedPlace
 - ParksAndGardens
 - Winchester to Bitterne Roman Road
 - HCC Cropmarks
 - North Stoneham Area of High Archaeological Potential
 - Previous Archaeological Work:
 - HER Events

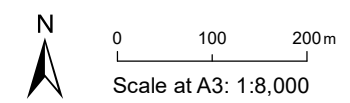


Figure 2a
HER plot



-  Site Boundary
-  Trench (PCA evaluation 2017)



0 10 20m
Scale at A4: 1:1,250



Figure 2b

Previous Archaeological Work at
the Site



Approximate site location



Not to Scale
Illustrative Only



Figure 3
1759 Taylor Map of Hampshire



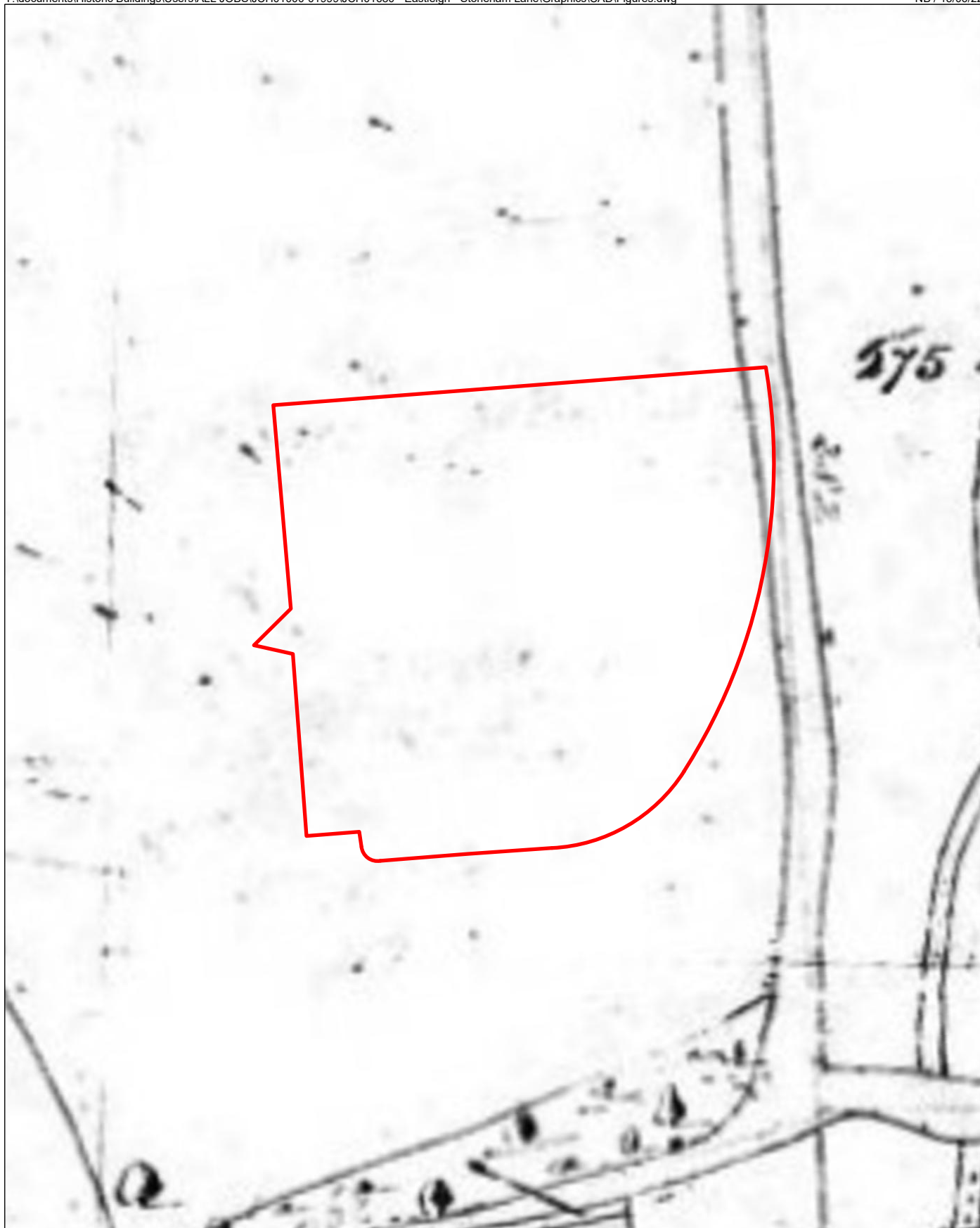
Approximate site location



Not to Scale
Illustrative Only



Figure 4
1806 Crocker Ordnance Survey
Drawing



 Site Boundary



0 10 20m
Scale at A4: 1:1,000

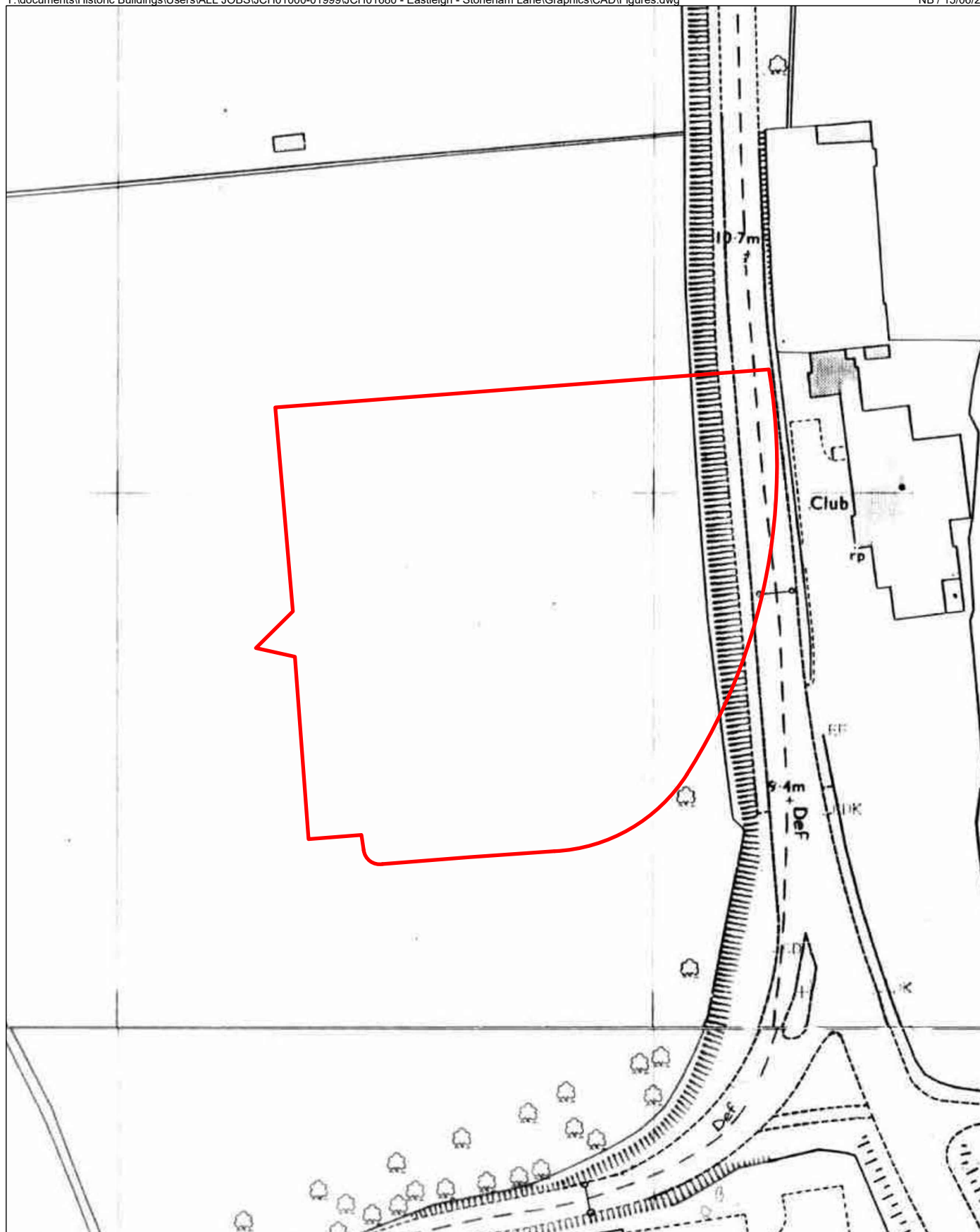


Figure 5

1842 North Stoneham Parish
Tithe Map



1869 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000

rps MAKING
COMPLEX
EASY

Figure 7

1989 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 8

1999 Google Earth Image



 Site Boundary



0 10 20m
Scale at A4: 1:1,000

rps MAKING
COMPLEX
EASY

Figure 9

2014 Google Earth Image



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 10

2018 Google Earth Image



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 11

2021 Google Earth Image

Figure 12

Proposed Development

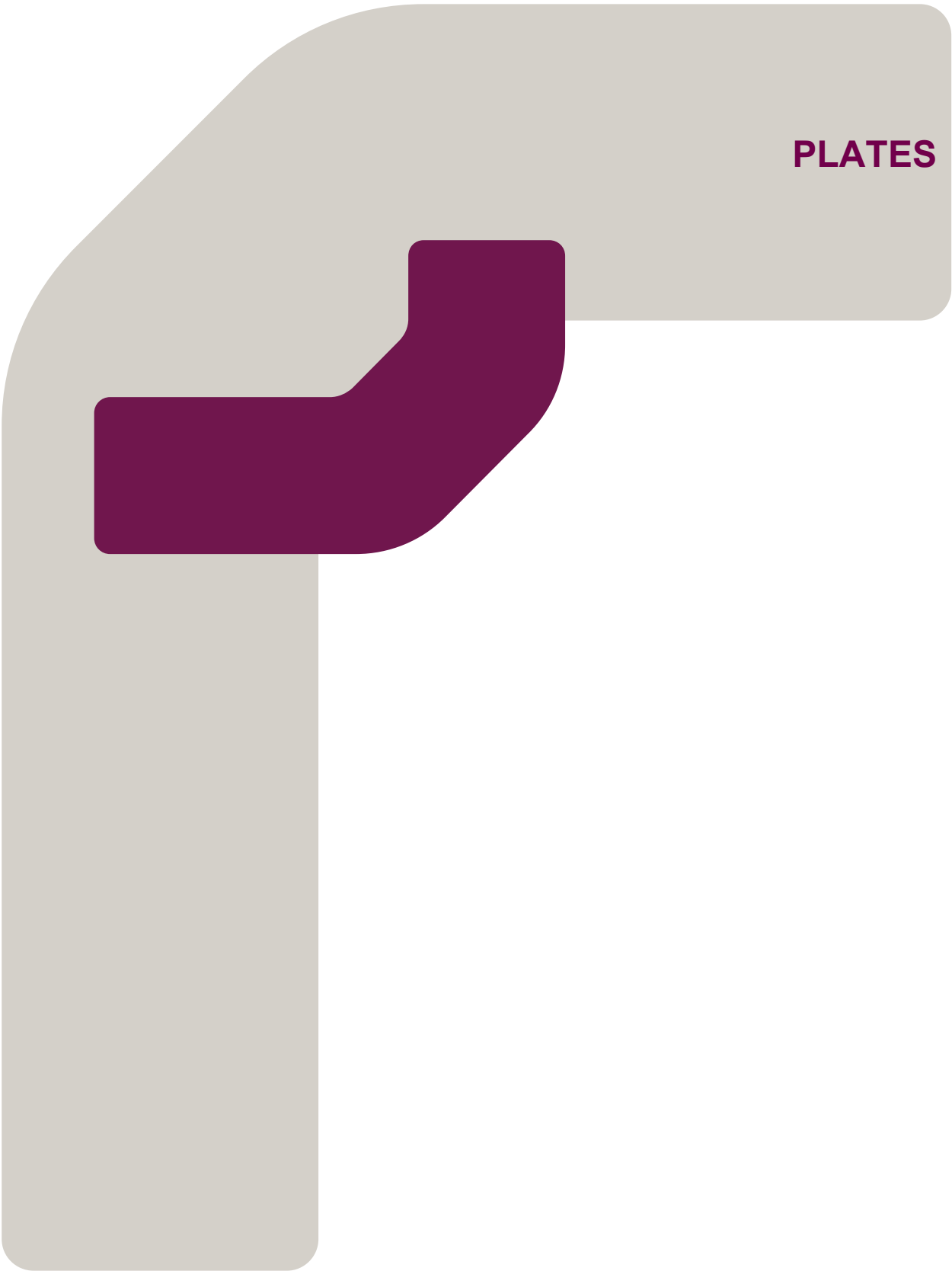




Plate 1: View of hoarded study site from adjacent roundabout



Plate 2: View across study site from north west corner



Plate 3: View facing south west across the study site

APPENDICES

Appendix 1

Hampshire Archaeologist RM Application Consultation December 2018

From: [Hopkins, David \(ENV\)](#)
To: [Errington, Dawn](#)
Subject: Planning Application Consultation Request RM/18/84537 North Stoneham Park, Chestnut Avenue, SO50 9HT
Date: 10 December 2018 10:21:21

Dear Ms Errington,

Planning Application Consultation Request RM/18/84537 North Stoneham Park, Chestnut Avenue, SO50 9HT

Thank you for your recent consultation. I would draw your attention to paragraph 6.29 of the Planning Statement, which recognises that an archaeological condition is attached to the outline planning permission>The progress of this application is set out in the supporting archaeological statement. The supporting archaeological statement, paragraphs 1.12 and 1.13 confirm that preliminary archaeological survey was carried out at this location and no archaeological remains were found. Accordingly no further archaeological work is merited. I would concur.

Although within the wider development I would continue to rely on the archaeological condition attached to the outline planning permission, I would confirm that with regard to this particular phase of development there are no archaeological issues.

Yours sincerely

David Hopkins

(County Archaeologist)

Specialist Environmental Services

Economy, Transport and Environment Department

Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email david.hopkins@hants.gov.uk

01962 832339 www3.hants.gov.uk/landscape-and-heritage/historic-environment.htm

Share your thoughts on our service here: <http://twitter.com/hantsconnect>

*** This email, and any attachments, is strictly confidential and may be legally privileged. It is intended only for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other use of this communication is strictly prohibited. If you have received this message in error, please contact the sender. If you have a Freedom of Information Request please redirect to the following address foi@hants.gov.uk. Any statutory timeframe will not commence until the request is received at this address.
[disclaimer id: HCCStdDisclaimerExt] ***



rpsgroup.com