

BUILT HERITAGE STATEMENT

Land at Stoneham Lane, Eastleigh

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Prepared for:**Lidl Great Britain Limited**

EXECUTIVE SUMMARY

1. This Built Heritage Statement has been researched and prepared by RPS Consulting, on behalf of Lidl Great Britain Limited as part of a planning application for development on land off Stoneham Lane, Eastleigh (National Grid Reference SU 44168 17585) (Fig. 1), henceforth referred to as 'the Site'. The proposals comprise the development of a new foodstore including associated infrastructure and landscaping. The application Site forms part of a consented local centre (RM/18/84537), which was granted approval in March 2019.
2. This report should be read in conjunction with the accompanying planning statement. The scope of this report comprises the assessment of relevant built heritage assets. It does not assess the archaeological potential of the Site. An Archaeological Desk Based Assessment (RPS, 2022) has been prepared for this purpose and accompanies the planning application.
3. This report presents an appraisal of the relevant planning policy at national, regional and local level, with special regard to policies that relate to developments affecting the significance of heritage assets. It provides an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.
4. The assessment has been informed by previous conservation advice received in relation to the Reserved Matters Application RM/18/84537 (pursuant to outline planning permission O/15/76023, which was subject to an Environmental Impact Assessment). It was further informed by the examination of evidence from the Hampshire Historic Environment Record (HER), the National Heritage List for England (NHLE), a site visit conducted in May 2022, as well as desk-based research and a historical map progression exercise.
5. There are no designated or non-designated heritage assets located within the Site boundary. Heritage assets that have the potential to be affected by the proposed development were identified as the 'Church of St Nicolas', a Grade II* listed building (NHLE List Entry: 1204006), the 'Old Rectory' (NLHE List Entry: 1203990) and the 'Entrance Gateway to the Old Rectory' (NHLE List Entry: 1111944), both Grade II listed.
6. The assessment found that the development would not impact on the significance of the designated heritage assets and would preserve their special interest.
7. The proposals comply with relevant national and local planning policy set out in Section 2 of this report and provide an appropriate response to the surrounding heritage assets.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting, on behalf of Lidl Great Britain Limited as part of a planning application for development on land off Stoneham Lane, Eastleigh (NGR SU 44168 17585) (Fig. 1) ('the Site'). The proposals comprise the development of a new foodstore including associated infrastructure and landscaping.

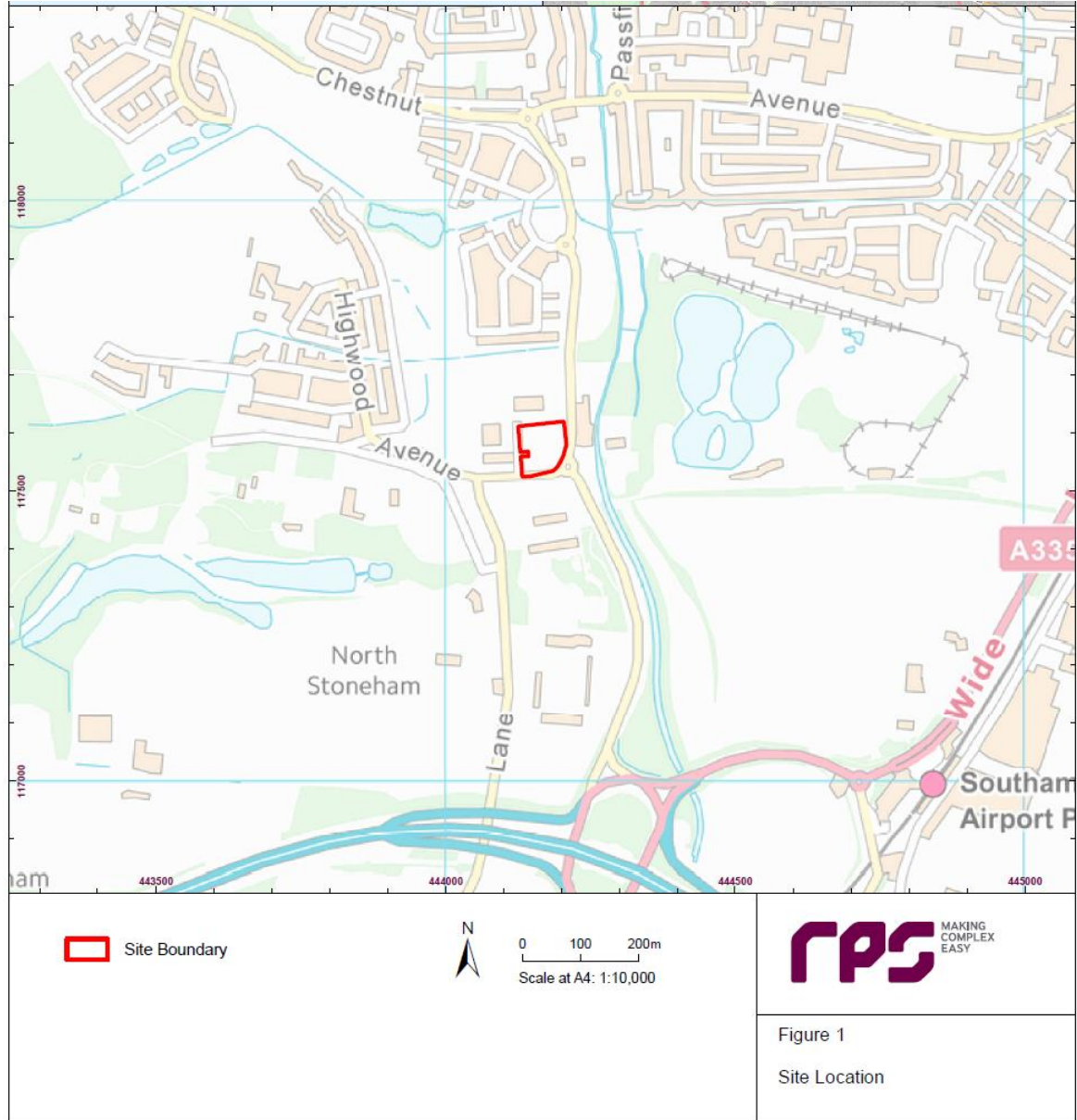


Figure 1 Site Location Map

- 1.2 The Site forms part of a previously consented local centre (RM/18/84537), which has partially been built out, including a YMCA, community centre, nursery, café and car parking, as well as a block of flats (Fig. 2). The Site itself has been cleared and currently lies unoccupied.
- 1.3 This report presents an appraisal of the relevant planning policy at national, regional and local level, with special regard to policies that relate to developments affecting the significance of heritage assets. It meets the requirements of paragraph 194 of the NPPF and provides sufficient information regarding built heritage to enable the local planning authority to determine an application.

- 1.4 Heritage assets that have the potential to be affected by the proposed development were identified as the 'Church of St Nicolas', a Grade II* listed building (NHLE List Entry: 1204006), the 'Old Rectory' (NLHE List Entry: 1203990) and the 'Entrance Gateway to the Old Rectory' (NHLE List Entry: 1111944), both Grade II listed.
- 1.5 This report provides an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance. The scope of this report comprises the assessment of potential impacts to the significance of relevant built heritage assets only and does not assess the archaeological potential of the Site. A separate Archaeological DBA (RPS; 2022) has been produced for this purpose and should be read in conjunction with this report.
- 1.6 The report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably *GPA3: The Setting of Heritage Assets* (2nd Edition; December 2017) has been consulted to inform the judgements made.
- 1.7 The assessment was informed by a search of the Hampshire Historic Environment Record (HER), the National Heritage List for England (NHLE), relevant National and Local Planning Policy and Supplementary Guidance documents, desk-based research, a map progression exercise and a site visit in May 2022.
- 1.8 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset 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*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is

necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

- 2.12 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.13 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

- 2.14 The PPG defines the different heritage interests as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.16 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.17 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.18 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.19 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.20 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.21 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.22 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.23 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.24 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.25 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.26 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.27 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.

Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)

- 2.28 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. It is used to determine planning applications in the Borough and replaced the 'saved' policies in the Adopted Local Plan 2001-2011. Policies directly relating to heritage matters include:

Policy DM1, General criteria for new development

- 2.29 *1. All new development should (as relevant):*
- a. not have an unacceptable impact on, and where possible should enhance:*
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
 - ii. biodiversity (avoiding significant adverse impacts); and*
 - iii. the significance of heritage assets; [...]*

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

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.

Draft List of Buildings of Special Local Architectural and Historic Interest

- 2.30 A draft list of locally listed buildings has been compiled by Eastleigh Borough Council and was last reviewed in 2021. There are currently no assets identified within or near the Site.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 This chapter provides a description of the study area, as well as a historical appraisal of the Site and surrounding area. The appraisal was informed by previous conservation advice received in relation to the Reserved Matters Application RM/18/84537 (pursuant to outline planning permission O/15/76023, which was subject to an Environmental Impact Assessment). It was further informed by the examination of evidence from the Hampshire Historic Environment Record (HER), the National Heritage List for England (NHLE), a site visit conducted in May 2022, as well as desk-based research and a historical map progression exercise

Site Description & Planning History

- 3.2 The Site is located in North Stoneham, a settlement and ecclesiastical parish to the southwest of Eastleigh town. It falls within the administrative boundary of Eastleigh Borough Council and is centred at National Grid Reference SU 44168 17585 (Fig. 1). The application Site forms part of a consented local centre (RM/18/84537), which was granted approval in March 2019. The reserved matters application then was for:

'[...] landscaping, layout and scale (pursuant to outline planning permission O/15/76023 which was subject to Environmental Impact Assessment) for the provision of a Local Centre on the North Stoneham Park site including retail, café, gymnasium, community centre, nursery, offices and 26 age restricted flats in addition to associated access roads, drainage, car parking, refuse storage, boundary treatments and other supporting works and infrastructure'.

- 3.3 Approval was given for the construction of four new buildings and associated infrastructure to form the new Local Centre. The plot comprising the Site had been allocated as a two-storey gateway building positioned on the corner of Stoneham Lane and the new community access road and roundabout. This building was to accommodate a commercial unit (e.g. a local foodstore) at ground floor, with associated 'back of house' accommodation and service yard to the rear and outdoor seating area to the front. It further included a ground floor café, commercial units at ground floor level and a gymnasium at first floor level.
- 3.4 The Site is currently cleared and lies unoccupied; however, elements of the local centre have been constructed in the immediate surrounds of the Site, including a block of apartments and a community centre to the west of the Site (Fig. 2). A new Primary School building, which formed part of a separate planning application, lies immediately north of the Site boundary (Fig. 3).
- 3.5 The new proposals envision the construction of a foodstore, involving a single retailer; however, the overall concept of the development, including the massing of the building would not exceed the previously proposed and consented development.



Figure 2 New Residential Block and Community Centre viewed from within the Site facing west



Figure 3 Stoneham Park Academy viewed from within the Site facing north

- 3.6 Stoneham Lane and Highwood Avenue adjoin the Site to the east and south respectively and are joined by a roundabout system located to the southeast corner of the Site (Fig. 4). The Concorde Club, a hotel and jazz club, lies on the east side of Stoneham Lane, opposite the Site (Fig. 5). On the south side of Highwood Avenue lies undeveloped grassland, which formed part of the former reserved matters application. This had previously been allocated for a four-storey office building and car parking. Further south lies a business park, which includes the Grade II listed 'Old Rectory' (NLHE List Entry: 1203990), now used as an office building, and the associated 'Entrance Gate' (NHLE List Entry: 1111944).
- 3.7 In the wider context, new housing developments have emerged to the north and east of the Site. The land south of Chestnut Lane, which encompasses this area, forms part of a Strategic Allocation for 1,500 new homes. Lakeside Country Park lies approximate 300 metres to the east and several sports grounds are positioned to the south, including the University of Southampton Sports Grounds, Silverlake Stadium and Wellington Sports Grounds. St Nicolas Parish Church, a Grade II* listed building (NHLE List Entry: 1204006) lies just under 250 metres southwest of the Site (Fig.17).



Figure 4 The Site boundary seen from Stoneham Lane roundabout facing north



Figure 5 The Concorde Club seen from within the Site facing east

Historic Development

North Stoneham

- 3.8 North Stoneham is a settlement and ecclesiastical parish located between the towns of Eastleigh and Southampton. Today it falls within the administrative boundary of Eastleigh Borough Council, however, its historical development had little association with Eastleigh town.
- 3.9 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.
- 3.10 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.
- 3.11 In 1545 the manor of North Stoneham passed to the Wriothesley earls of Southampton; whose family was the greatest landowner in Hampshire at the time. The family were largely absentee landlords at Stoneham, letting the estate, including the demesne lands, to tenants.
- 3.12 The manor was transferred to Thomas Fleming in 1599. At this time, the park was recorded as leased to Henry Knowles, comprising 80 acres of '*arable land, pasture and wood-ground...*' Archaeological fieldwork and documentary research have shown that the medieval park was much smaller than its post-medieval successors, although it was incorporated entirely within the later area.

- 3.13 Henry Knolls held the park to pasture animals such as cattle and sheep in the sixteenth century. Therefore, the park had ceased to be used exclusively as a deer park. An inventory of 1638, on the death of Thomas Fleming II, showed that a considerable mansion had been constructed by the family at North Stoneham.
- 3.14 In 1736, 604 acres (244 ha.) of North Stoneham Common were enclosed by Richard Fleming, lord of the manor. Taylor's map of 1759 (Fig. 6) depicts the estate, including the manor house close to the church. Two linear avenues of trees lead from the house, one running north towards Chestnut Avenue, and the second leading to a 'Banqueting House' in the south-western corner of the park'.
- 3.15 In the 1760s on the death of William Fleming, the male line of the Fleming family became extinct, and the estates passed to his half-brother John Willis who also took the name Fleming. From this time the Willis family adopted the names and arms of the extinct Fleming family at Stoneham and remained in possession of the estate until the early 1950s.
- 3.16 The Site lay next to an area known as the 'Avenue', which comprised around sixty acres to the north of the mansion, which was also incorporated within Stoneham Park but did not form part of the allocated 'deer park'. It seems to have been exclusively used as an ornamental landscape. Some historical maps depict Stoneham Park only as the part of the park designated for deer, whilst others also include the area used as an ornamental landscape.
- 3.17 In 1775, Lancelot 'Capability' Brown was commissioned by John Fleming to survey 400 acres of the estate and prepare a general scheme of alteration. The work was carried out by Alexander Knox and Andrew Gardiner. According to literature sources, no contemporary descriptions or plans of Brown's work at North Stoneham are known, and the extent to which Brown was involved in the alterations is unclear. It has been suggested that Brown proposed the breaking up of the northern avenue of lime trees and a serpentine approach drive across Avenue Park and the creation of tree clumps on the higher ground of Cricketer's Hill.
- 3.18 In 1813 John Barton Willis Fleming succeeded to the estate and in 1818 the old manor house near the church was demolished. He commissioned the architect Thomas Hopper to design and build a new mansion in the Grecian style on a more elevated site about 400 meters further to the west.
- 3.19 In 1918 a shrine was built by John Willis Fleming on Cricketer's Hill in Avenue Park as a memorial to his son Richard Fleming and 36 other men of North Stoneham Parish men killed in World War I. In 1953 the Fleming family sold the estate to a Mr. Cousins, who split it up and sold off parcels of land, thus creating the diverse ownerships which characterised the park until 2015.
- 3.20 After the Fleming family sold the estate, the area that once comprised the park underwent considerable development. The M27 and M3 were completed by 1991, which cut through the southern edge of the parkland. After much neglect and vandalism, Hampshire County Council (HCC) made plans to conserve, restore and enhance the parkland as a viable historic and natural landscape, and as a part of the Strategic Gap separating Southampton and Eastleigh. In 1996 HCC acquired 24.7ha. of Avenue Park for its protection and preservation. This was followed by extensive restoration works, which began in 1999 and included the north portion of the park and shrine (5.4 ha.) owned by Eastleigh Borough Council. New park furniture was installed and trees planted, including thirty lime trees in Avenue Park which were moved to a new location and realigned with the remains of a lime avenue believed to fit in with Brown's original design.
- 3.21 In 2014, the Local Plans of both Eastleigh and Test Valley Borough Council (TVBC) included proposals for residential developments on much of the land south of Chestnut Avenue and north of Shrubbery and Park Ponds, excluding the 5.4 ha. site around the shrine. In 2015, a planning application was submitted to build 1100 houses and community facilities on the land between Chestnut Avenue and the track around Park Farm, retaining a central green corridor from the Winchester Lodge entrance, past Avenue Pond as far as St. Nicolas' Church. The Site formed part of consented Local Centre (RM/18/84537), which was granted approval in March 2019.

Historical Map Progression

- 3.22 North Stoneham Park is first illustrated on the 1759 Taylor Map of Hampshire (Fig. 6), which shows a park containing two avenues of trees running from what is likely to have been the manor house. One avenue leads north towards Stoneham Farm, the other to the west towards the Banquetting House. A church building is depicted lying close to the manor.
- 3.23 The 1806 OS Drawing (Fig. 7) shows Stoneham Park consisting of a wooded area as well as fields. The Banquetting House was then referred to as the 'Stoneham Summer House'.
- 3.24 The 1842 tithe map (Fig.8) and associated apportionments (not shown) reveal that the Site was owned by John Fleming Esq. and tenanted by a John Brown. The land parcel (plot 266) comprising the Site was named 'Bond Lawn' and was used as Meadow. It was adjoining a small section of wood to the south (plot 265), named 'The Belt', which was kept as woodland. The plot of land lying west to the Site (plot 264), was still referred to as 'The Avenue', most likely referring to the section of landscaped gardens previously referred to in section 3.15. South to this woodland belt lay the Parsonage and associated gardens, as well as another building. A path ran from the parsonage to a plot to the east, referred to as 'Mansion building, gardens, yard and pleasure grounds'. The church of St Nicolas and its yard lay directly south of this area.



Figure 6 1759 Taylor Map showing North Stoneham Park



Figure 7 1806 Crocker OS Drawing

- 3.25 The 1868 OS Map (Fig. 9) shows the Site unchanged, forming part of Avenue Park. The plot west of the Site clearly showed a landscaped garden surrounded by several buildings, including North Stoneham House to the west. Shrubbery Pond and Park Pond are shown lying on the northern border to North Stoneham Deer Park.
- 3.26 The 1888 OS Map (Fig. 10) showed little change associated with the Site or surrounding environs. A school building had emerged opposite the site to the east. Additions to the park had been made by 1931 (Fig. 11) with the construction of 'The Shrine' war memorial, which formed part of the northern section of Avenue Park, directly south of Stoneham Avenue. By 1957 (Fig. 12), the old parsonage had been turned into the 'Old Rectory Hotel' and North Stoneham House had been demolished.

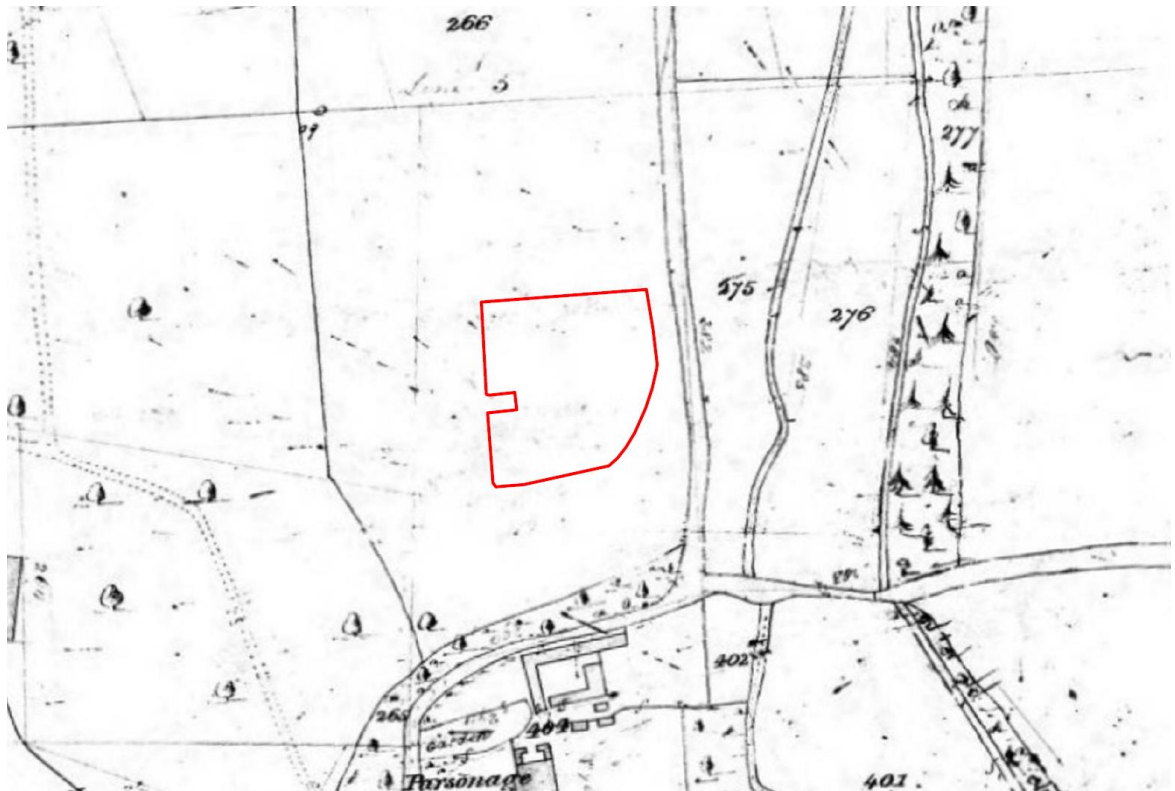


Figure 8 1842 Tithe Map

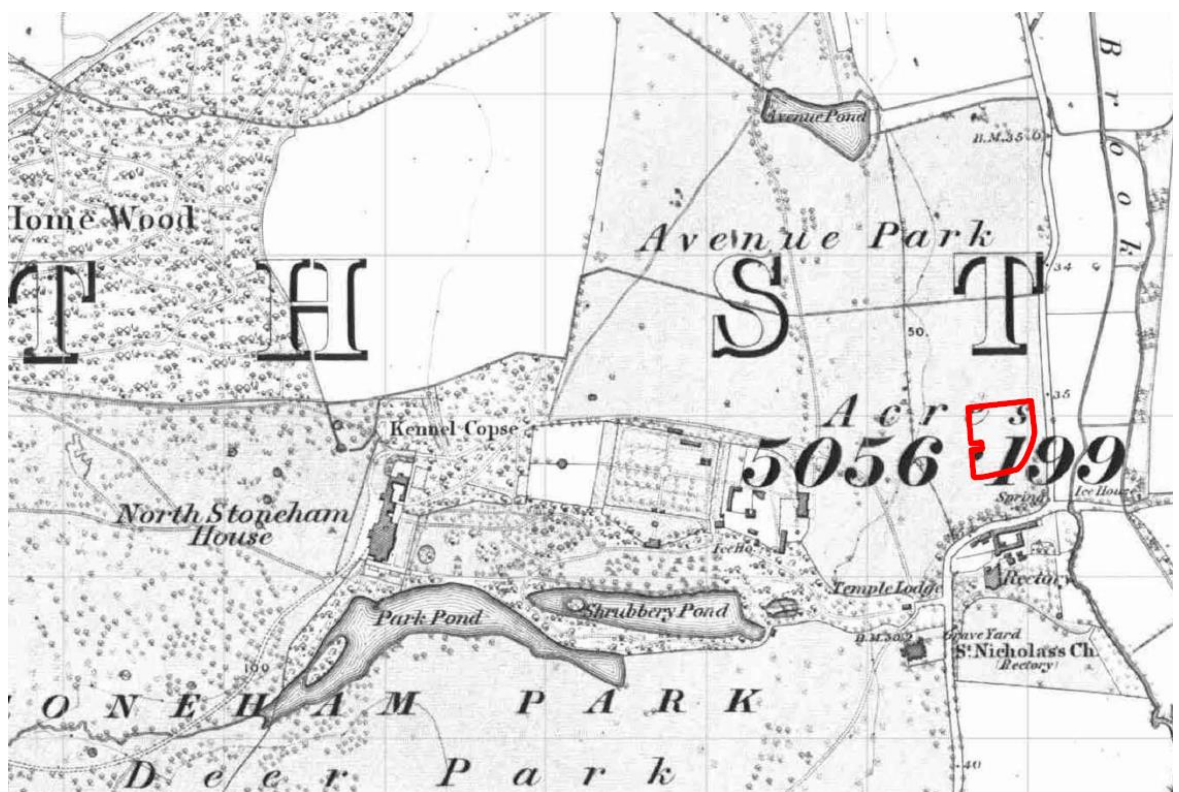


Figure 9 1868 OS Map

- 3.27 The Site and its immediate environs remained much the same until 1969 (Fig. 13) when Stoneham Lane's name was changed to Chestnut Avenue. Eastleigh town saw extensive residential development north of this road with residential roads extending to the north side of Chestnut Avenue, lying immediately opposite Avenue Park. Tennis Courts and a sports ground Pavilion had been built on the field directly north of the Site.

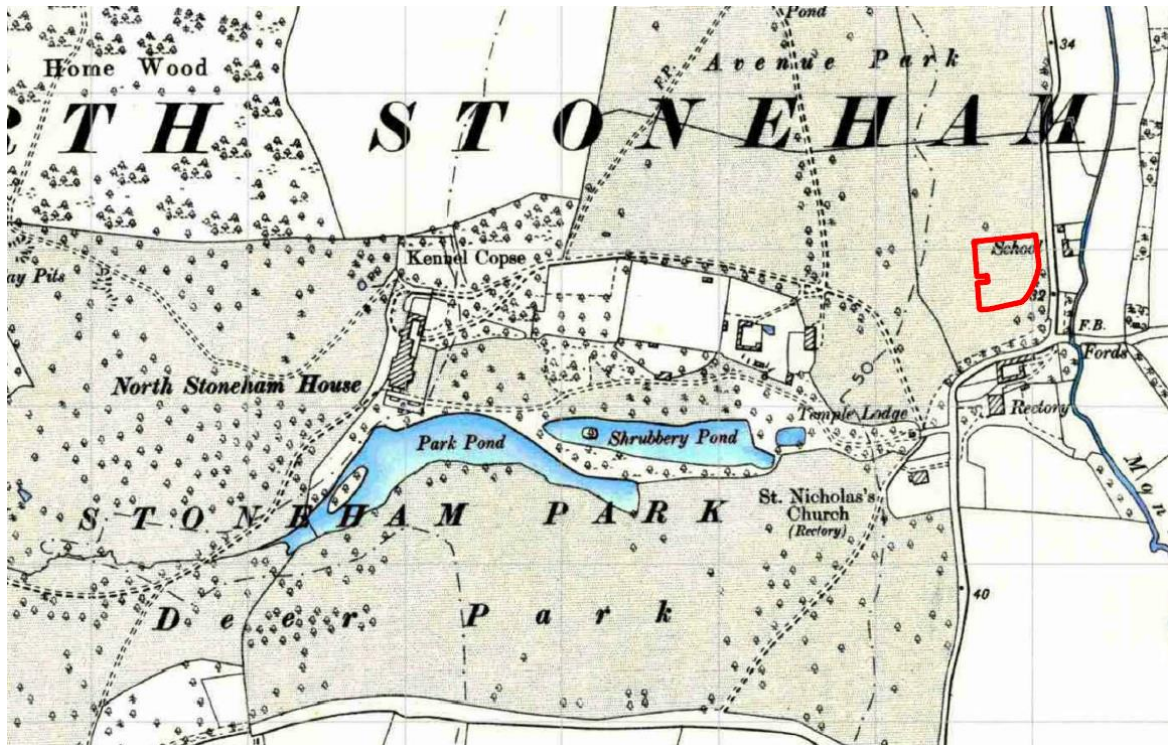


Figure 10 1888 OS Map

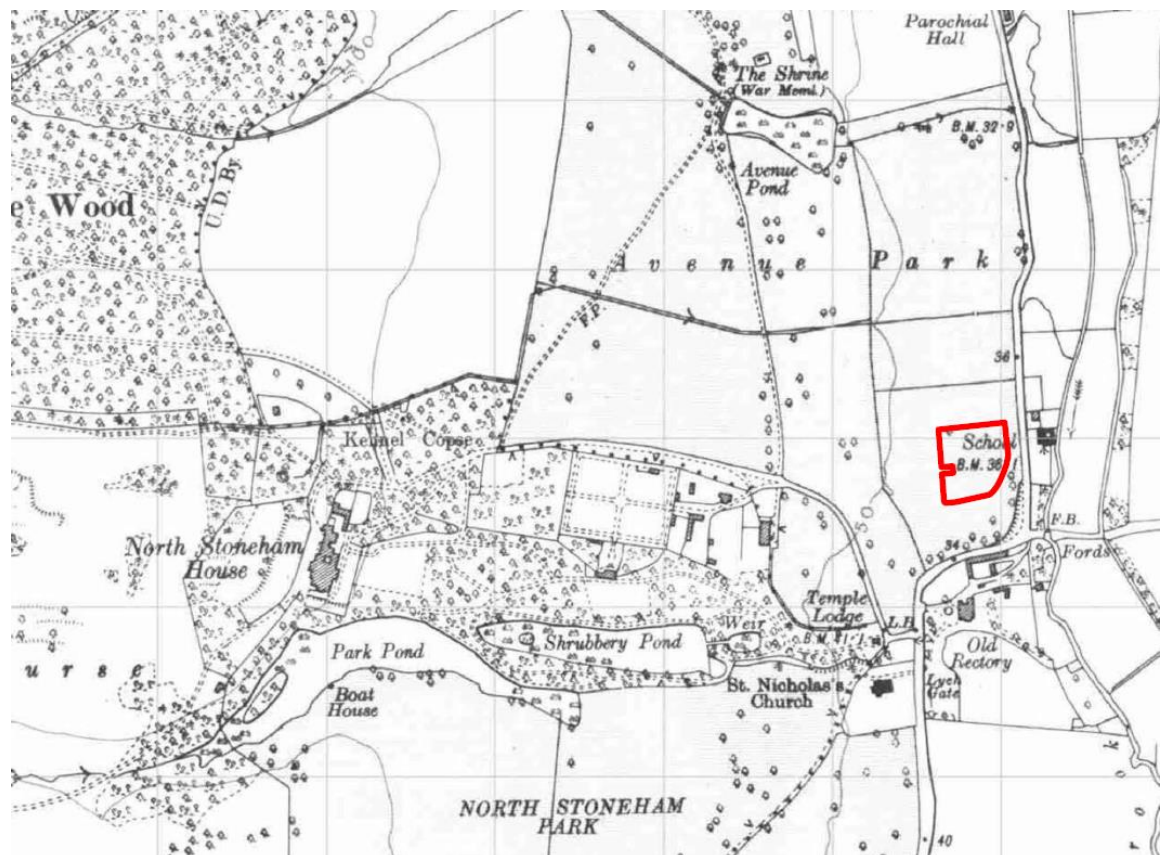


Figure 11 1931 OS Map

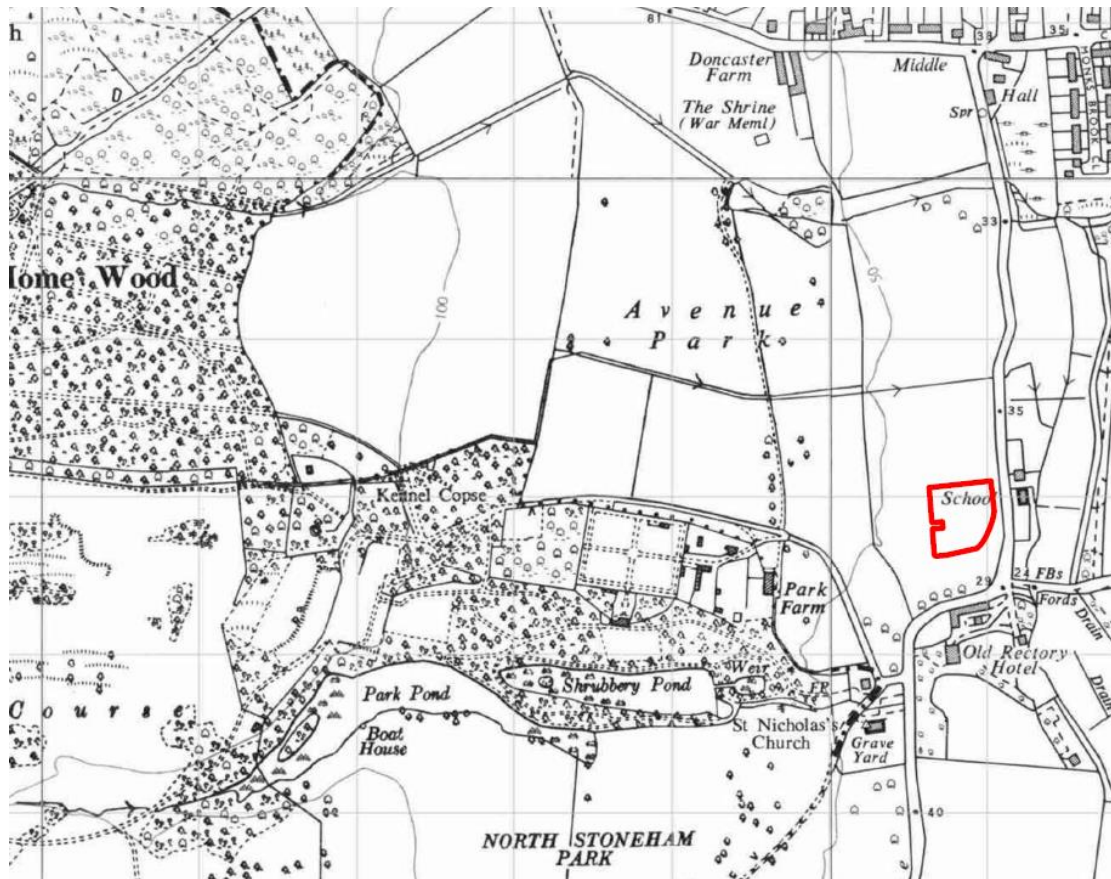


Figure 12 1957 OS Map

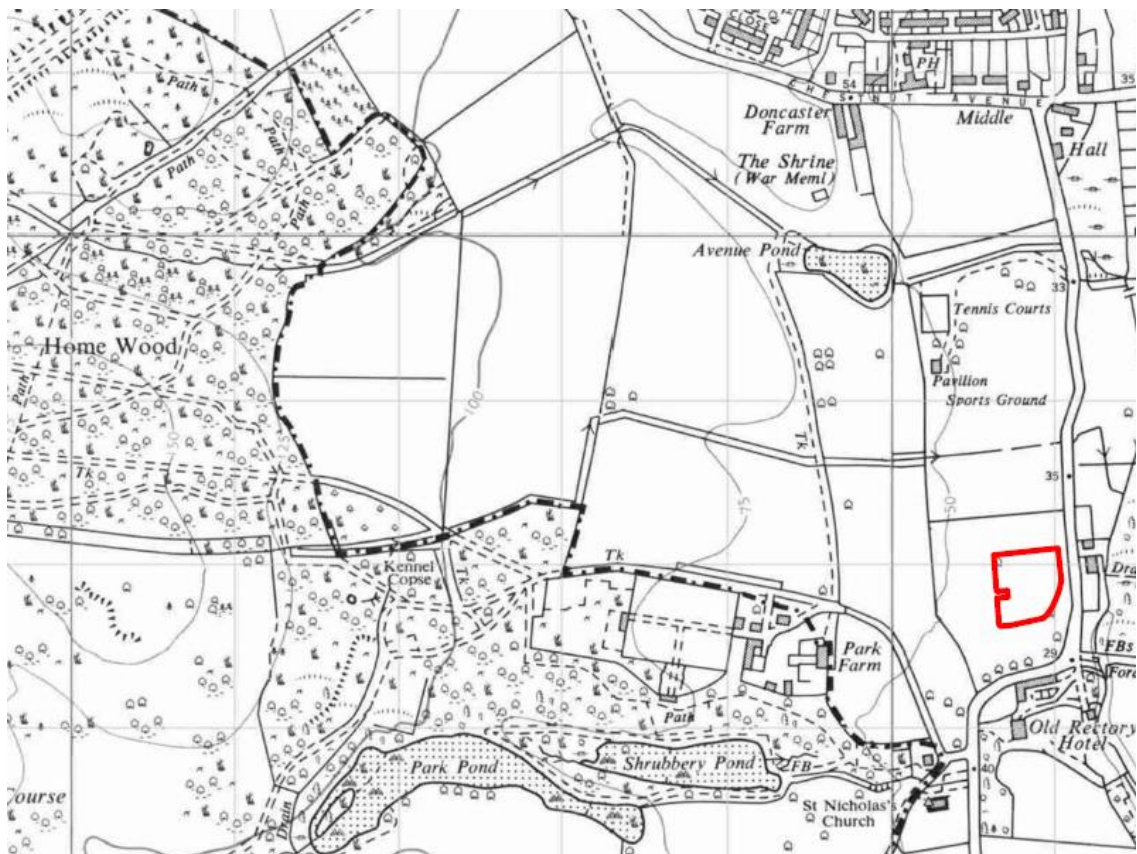


Figure 13 1969 OS Map

- 3.28 The 1999 Google Earth Aerial Image (not illustrated) shows that the Site was comprised of grassland within a well enclosed woodland boundary. The 2014 Google Earth Aerial Image (Fig.14) reveals that the area comprising the Site and neighbouring plots were used for occasional public events, such as the circus. An area of hardstanding just north of the Site facilitated the car parking for these events.
- 3.29 Between 2014 and 2018 (Fig.15), the Site and its surrounding environments experienced drastic changes. The Site's existing vegetation cover had been removed and most of the fields formerly comprising Avenue Park had also been cleared for development.
- 3.30 By 2021 (Fig. 16), the Site had remained cleared and undeveloped; however, the plots immediately to the north and east contained new built elements. A new roundabout system had been constructed which connected Stoneham Lane with Highwood Avenue. New housing developments had been built to the west which made up large sections of the former Stoneham Park.



Figure 14 2014 Google Earth Aerial Image



Figure 15 2018 Google Earth Aerial Image



Figure 16 2021 Google Earth Aerial Image

Identification of Heritage Assets

- 3.31 In accordance with Step 1 of the 5-step process that is set out in Historic England's *GPA3: The Setting of Heritage Assets* (Dec. 2017), this section identifies the relevant built heritage assets that may be affected by the proposed development.
- 3.32 This process was informed by Hampshire Historic Environment Record (HER), 'The National Heritage List for England' (NHLE), as well as the Environmental Statement produced by WYG in 2015 as part of the Outline Planning Application O/15/76023.
- 3.33 A search radius centred 1km around the Site was used to identify relevant designated and non-designated heritage assets. A Heritage Asset Plot Map illustrating the results is included in the Appendix. The search radius specified an 'area of search' around the proposed development within which it was reasonable to consider setting effects, thereby fulfilling requirements of GPA 3 (p. 7).
- 3.34 This initial search identified that there are no designated or non-designated heritage assets within the Site boundary and the Site does not fall within a conservation area. Seven Grade II listed buildings lie within a 1km search radius centred from the Site as well as the Church of St Nicolas, a Grade II* listed building. The draft local list compiled by Eastleigh Borough Council does not currently include assets within or near the Site.
- 3.35 The Site visit conducted in May 2022 as well as the map progression exercise aided the understanding of the relationship between the Site and surrounding heritage assets. The 'Church of St Nicolas', a Grade II* listed building (NHLE List Entry: 1204006), the 'Old Rectory' (NLHE List Entry: 1203990) and the 'Entrance Gateway to the Old Rectory' (NHLE List Entry: 1111944) were considered to have the potential of being affected by the proposed development in terms of changes to their wider setting. These assets were therefore brought forward for more detailed assessment, which is provided below. All other heritage assets within the search radius share no visual, historic or functional relationship with the Site and have therefore been discounted from further assessment.

Assessment of Heritage Assets

- 3.36 The following section provides a detailed assessment of the significance in accordance with Step 2 of the 5-step process that is set out in Historic England's *GPA3: The Setting of Heritage Assets* (Dec. 2017). This step assesses the degree to which the setting and the Site contribute to the significance of relevant heritage assets.

'Church of St Nicolas' (NHLE List Entry: 1204006)

Description and Significance

- 3.37 The Church of St Nicolas is a Grade II* listed building and was first designated in August 1953. The church is situated on the west side of Stoneham Lane. (Fig. 17). It is of medieval origin and was described by Pevsner and Lloyd as
- 'An intriguing and problematical building, with a three-gabled E termination and a W tower, looking like a Devon church. Nave, chancel, and aisles continuing into chapels; a rectangle except for the tower and N porch. The church was rebuilt at some time between 1590 and about 1610 in an interesting Gothic Survival manner but incorporating older features (not necessarily from the previous church on the site). It was restored in 1826, and again in the late C19. The tower is of ashlar, in two tall stages, with plain double bell-openings in arched frames on three sides, battlements, and thin crocketed pinnacles; typical work of c.1600'.*
- 3.38 The alterations referred to Pevsner's notes include those in the 1820s by the architect Thomas Hopper, who also rebuilt North Stoneham House for John Willis Fleming during the same period;

and restorations made by George Botley in the late 19th century. A new vestry was constructed in 2008.

- 3.39 The interior of the church exhibits several memorials, as well as the tomb of Sir Thomas Fleming and his wife. The timber lychgate was built in 1909 in memory of Emily Macarthur who was the wife of the then Bishop of Southampton. It replaced a former, much simpler iron gate. The clock on the eastern face of the church tower only has one hand - this 'One Hand Clock' originates from the 17th century. The church once contained a series of stained-glass windows, illustrating the ancestry of the Fleming family, however, these were destroyed by a WWII bomb blast. The surviving glass fragments were reset in the replacement windows and remain extant today.
- 3.40 The Church of St Nicolas derives its significance for one from its architectural interest as a medieval church building and from its surviving historical fabric. This includes a surviving medieval east wall of the chancel and a circa 1600 church tower with three 13th century lancets in the west wall. Its subsequent alterations were also significant due to their association with architect Thomas Hopper who also designed the new North Stoneham House in the early 19th century. This association further evidences the connection between the church and the owners of North Stoneham Park and Manor.
- 3.41 St Nicolas Church further has historical interest as a long surviving rural parish church which has formed a central role in the stories of the local community over the centuries. The gravestones within the church yard, as well as memorials inside the building are testament to significant events and the people that have lived and contributed to the community over time.

Setting

- 3.42 The church is located on the west side of Stoneham Lane where it is nestled within its churchyard and surrounded by a belt of mature vegetation to the north, west and south. It is accessed from a path leading off Stoneham Lane. Wellington Sports Ground and Silverlake Stadium, lie to the south and southeast of the church grounds respectively. Woodland and 'Shrubbery Pond' lie further afield to the west and a stretch of grassland to the north. Opposite the church ground, on the west side of Stoneham Lane, lie landscaped gardens associated with the former Parsonage building, which now forms part of a business complex. New residential development between Chestnut Avenue and Highwood Avenue form part of the wider setting towards the north.

Contribution Setting makes to Significance

- 3.43 St Nicolas Church is most prominently experienced from the approach along Stoneham Lane. The church is set back within the graveyard, which fronts the road. This immediate setting consisting of the graveyard and lychgate makes a strong positive contribution to the significance of the church by forming part of its ongoing ecclesiastical function. This combined with the belt of mature vegetation creates a tranquil atmosphere, reflecting the church's original rural background and its early association with Stoneham Deer Park.
- 3.44 Stoneham Lane is a two-lane feeder road, which is only partially pedestrianised. The road is one of the main thoroughfares connecting Eastleigh town in the north with Swaythling in the south. It also serves as a main access road to the neighbouring sports grounds. The road with its associated vehicular traffic detracts from the church's tranquil character. Wellington Sports Ground, which forms part of its wider setting, is visible from the southern approach to the church and slightly detracts from its significance due to modern commercial buildings and hardstanding directly adjoining the church ground's southern perimeter, which is not in keeping with the overall tranquil character of the church and its yard.
- 3.45 'The Old Rectory' and associated landscaped gardens on the opposite side of Stoneham Lane (discussed in more detailed below) are not directly visible or appreciable from the church grounds, being screened by a dense belt of mature vegetation, which bounds the business complex's perimeter. Although the former Parsonage has a historical connection with St Nicolas Church, this

connection is no longer easily appreciable without reference to archival or historical sources. This part of the church's wider setting therefore does not contribute to its significance.

- 3.46 The stretch of green space adjoining the church grounds to the north creates a pleasant buffer zone between the church and the modern residential development south of Chestnut Avenue. The area has historically formed part of North Stoneham Park; therefore, this surviving piece of open space makes a positive contribution to the significance of St Nicolas' Church. It does so by retaining parts of the original landscape character that the church would have been experienced in over many centuries.



Figure 17 St Nicolas Church viewed from Stoneham Lane

Contribution the Site makes to Significance

- 3.47 The Site and St Nichols Church do not share any direct intervisibility due to vegetation surrounding the church yard, as well as a belt of intervening mature vegetation on the east side of Stoneham Lane (Fig. 18). Although both the church and the Site formerly were part of North Stoneham Estate, they did not share any other direct functional relationship. The Site is part of a wider area that has planning permission to be changed and is currently undergoing redevelopment. The Site currently makes no contribution to the significance of St Nicolas Church.



Figure 18 View from within St Nicolas Church Yard towards the Site

‘The Old Rectory’ (NLHE List Entry: 1203990), ‘Entrance Gateway to the Old Rectory’ (NHLE List Entry: 1111944)

Description and Significance

- 3.48 The Old Rectory and its associated Entrance Gate share a strong historical and functional connection. For this reason, these two heritage assets were assessed as a group. The Old Rectory building was first designated in 1953 with the gates added to the National Heritage List in 1983; both heritage assets are Grade II listed and are considered to date from circa 1800.
- 3.49 The Old Rectory building is of two storeys built in yellow brickwork in Flemish bond. It has a pitched hipped slate roof with wide eaves on brackets. The front elevation faces west with three hardwood sashes to the top floor and two sashes flanking a central doorway (Fig. 19).
- 3.50 The Entrance Gates to the Old Rectory exhibit a central iron gate with ornamental detailing, flanked by two piers of yellow brick. From these piers, curved low walls extend to further piers. Cast iron railings sit on top of the brick wall (Fig. 20). The gates are no longer in use and have been locked but would have once provided the main access to the Rectory building from North Stoneham Park Estate.
- 3.51 The building and its associated gardens were converted into a hotel by the 1950s (Fig. 12) and later became part of a business complex in the latter part of the 20th century. The Old Rectory is currently used as an office building.

- 3.52 The heritage assets draw their significance predominantly from their surviving late 18th to early 19th century architecture and their close functional and historical connection to St Nicolas Church and North Stoneham Manor.



Figure 19 The Old Rectory west elevation seen from within the Business Complex



Figure 20 The Entrance Gates to the Old Rectory viewed from Stoneham Lane

Description of Setting

- 3.53 'The Old Rectory' and associated 'Entrance Gateway' are situated within a business complex, which is accessible from Stoneham Way. The Old Rectory building was extended during the 1980s, which provided a connection to a new office building east of the original building. Hardstanding and another building associated with the business park lie immediately to the north with gardens lying to the south. A belt of mature trees surrounds the business complex from all sites.
- 3.54 The Entrance Gateway lies along the east side of Stoneham Lane with St Nicolas Church positioned diagonally opposite towards the southwest. Silverlake Stadium forms the wider setting to the south with a green space and the Site making up the wider setting to the north. The University of Southampton Sports Grounds lie beyond Stoneham Lane to the east.

Contribution the Setting makes to Significance

- 3.55 The Old Rectory's position within its former grounds, including its garden and close proximity to the original Entrance Gateway, makes a strong positive contribution to its significance due to the surviving original elements providing context to the building's historical function and its geographical connection to the old North Stoneham estate. This element of the setting is now particularly important given the extensive redevelopment of the wider surroundings over the past years. The late 20th century modernisations and additional buildings constructed as part of the Business Complex also weaken the understanding of the building's original use and therefore detract from its significance.
- 3.56 Although the Entrance Gateway is no longer in use; a path connecting the gates with the Old Rectory survives, which hints at their former connection. The Old Rectory lies well enclosed within the business complex, surrounded by a belt of mature vegetation and does not share an intervisibility with its wider setting. Although the former rectory and its gateway had a strong historical and functional relationship with the neighbouring church; the assets currently share little intervisibility and as such, their former connection is not easily readable. Therefore, the assets' wider setting does not contribute to their significance with the exception of the green space lying directly opposite the Entrance Gateway, on the opposite side of Stoneham Lane. This piece of land is one of the few surviving elements of the former landscape that connected the Old Rectory and its gates with North Stoneham Estate. This element of the setting makes a positive contribution by assisting the interpretation of the assets' historical surrounds.

Contribution the Site makes to Significance

- 3.57 The Site and the two heritage assets do not share any direct intervisibility due to vegetation surrounding the business complex and a building lying between the Old Rectory and the Site (Figs. 21 + 22). Although the Site and the heritage assets formerly formed part of North Stoneham Estate and share a certain degree of historical connection, this relationship is no longer easily legible and only verifiable through historical and archival evidence. The Site does not aid or contribute to the interpretation of the heritage assets' special interests and therefore does not contribute to their significance.



Figure 22 View facing south towards the Old Rectory from within the Site



Figure 21 View from the Old Rectory towards the Site

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 In accordance with Step 3 of the 5-stage process of *GPA 3: The Setting of Heritage Assets*, the following section describes the proposals and assesses the effects of the proposed development on the significance of the identified heritage asset. The assessment took place against relevant national, regional and local policies, as outlined in Section 2 of this report.
- 4.2 The proposals comprise the construction of a new foodstore with associated hard and soft landscaping and access, which would be provided from Whieldon Way. The assessment of impact is based on the proposed Site Layout Plan drawing number AD 110 and drawings of proposed elevations AD110.

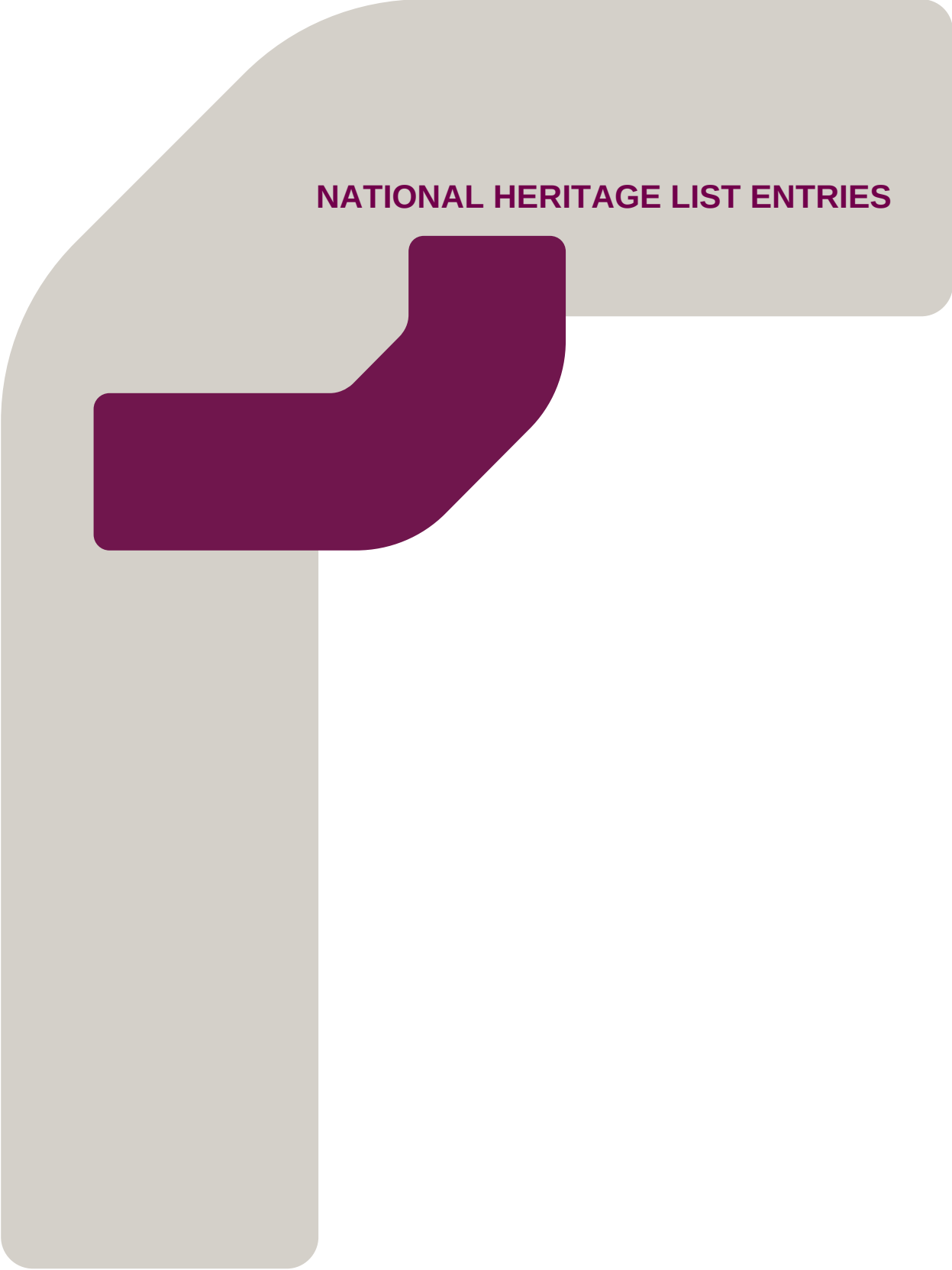
Assessment of Impact

- 4.3 The Site lies under 200 metres to the north of the Old Rectory and associated Entrance Gateway and under 250 metres northeast of the Church of St Nicolas. There is currently no direct intervisibility between the listed buildings and the Site. The Assessment of Significance described in Section 3 concluded that the Site currently makes no contribution to the significance of the designated heritage assets.
- 4.4 The lack of direct intervisibility means that the development would not be appreciable from the listed buildings and would not change the character of their immediate surroundings. Their wider setting has recently undergone considerable change due to development as part of a strategic allocation for 1,100 dwellings south of Chestnut Avenue as well as the partial construction of a previously consented local centre, which the Site forms part of. Although the previously consented scheme included provision for a slightly different use, including a gateway centre that could accommodate a variety of different commercial units rather than a single retailer, it is considered that the overall proposed layout of the Site and the design of the foodstore and associated landscaping would not result in any additional heritage impacts than the previously consented scheme.
- 4.5 It is therefore considered that the proposals would have no impact on the significance of the listed buildings and would not harm their special interest.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of the Site, which include the construction of a new supermarket building with associated landscaping and access.
- 5.2 The Site does not contain any built heritage assets but lies within the wider setting of St Nicolas Church a Grade II* listed building and the Old Rectory and associated Entrance Gateway, which are both Grade II listed.
- 5.3 This report demonstrates that the Site currently does not contribute to the significance of the designated heritage assets and would not change the assets' immediate surroundings. Their wider setting has recently undergone considerable change due to development as part of a strategic allocation as well as the partial construction of a previously consented Local Centre, which the Site forms part of. The proposed development would not result in any additional heritage impacts.
- 5.4 It is considered that the proposals would have no impact on the significance of the listed buildings and would not harm their special interest.
- 5.5 The proposed development complies with national legislation, and national and local policy, concerning built heritage.
- 5.6 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

APPENDICES



NATIONAL HERITAGE LIST ENTRIES

CHURCH OF ST NICHOLAS

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1204006**

Date first listed: **14-Aug-1953**

Statutory Address 1: **CHURCH OF ST NICHOLAS, STONEHAM LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST NICHOLAS, STONEHAM LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Eastleigh (District Authority)**

Parish: **Eastleigh Town**

National Grid Reference: **SU 44056 17308**

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

Church of St Nicholas SU 41 NW 3/97 14.8.53

II*

2. Medieval 3-aisled church with western tower and north porch, all in late style. Rebuilt circa 1600 restored 1826 and by Bodley in the late C19. Red tile roofing, finials and raised coping to gables. Ashlar walling stepped buttresses, diagonally placed on corners, high plinth with late moulded step. Most windows are 3 and 4 unit cusped lights within rebated square frames; gable windows (and north east window) are traceried beneath pointed arches. Perpendicular style tower, with battlements, corner pinnacles, octagonal stair turret in north east corner.

Listing NGR: SU4468019490

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **354948**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

THE OLD RECTORY

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1203990**

Date first listed: **14-Aug-1953**

Date of most recent amendment: **14-Feb-1983**

Statutory Address 1: **THE OLD RECTORY, STONEHAM LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **THE OLD RECTORY, STONEHAM LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Eastleigh (District Authority)**

Parish: **Eastleigh Town**

National Grid Reference: **SU 44154 17396**

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

The Old Rectory (formerly listed as The Old Rectory or "Olde Record House") SU 41 NW 3/95 14.8.53

II

2. C1800. 2 storeys. Entrance (west) front of 3 windows (omitted east side 1st floor). Low pitched hipped slate roof, with wide eaves on brackets. Yellow brickwork in Flemish Bond, flat arches. Hardwood sashes in reveals. Good doorcase with open pediment on plain but full order, 3/4 columns, fanlight in semi-circular doorway. South front has 1.3.1 windows, with central projecting bow, having ground floor French windows. Short northern wings of lesser height.

Listing NGR: SU4468019490

Legacy

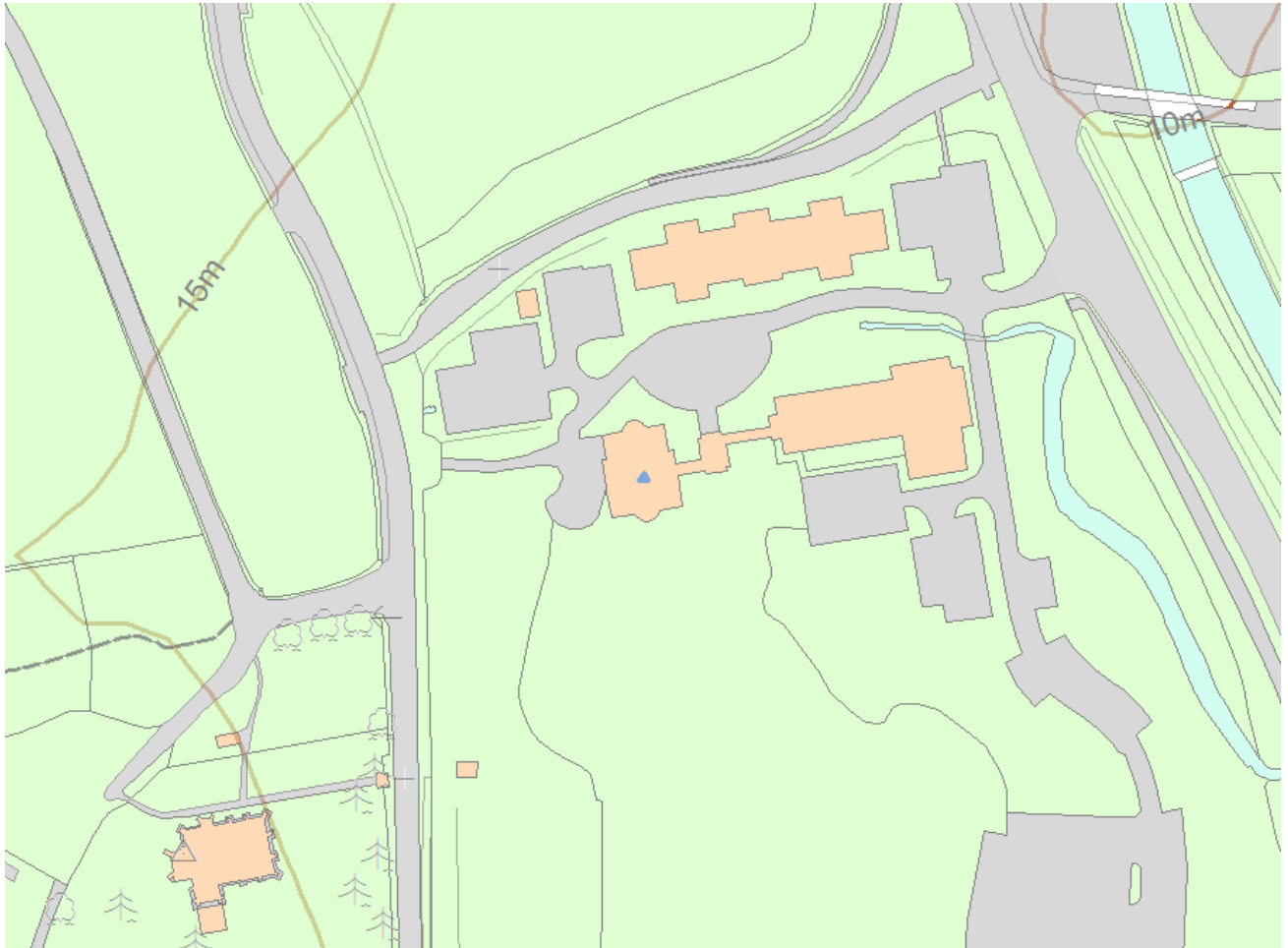
The contents of this record have been generated from a legacy data system.

Legacy System number: **354946**

Legacy System: **LBS**

Legal

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End of official list entry

ENTRANCE GATEWAY TO THE OLD RECTORY

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1111944**

Date first listed: **14-Feb-1983**

Statutory Address 1: **ENTRANCE GATEWAY TO THE OLD RECTORY, STONEHAM LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **ENTRANCE GATEWAY TO THE OLD RECTORY, STONEHAM LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Eastleigh (District Authority)**

Parish: **Eastleigh Town**

National Grid Reference: **SU 44107 17397**

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

Entrance gateway to, The Old Rectory SU 41 NW 3/96

II

2. C1800. Outer piers in yellow brickwork, plinth, chamfered corners, stone astragal and moulded stone cap. From these, low curved walls connect to similar gate piers, lacking caps but having a stone insert for metal gate supports. Cast iron rails are fitted above the walling, with alternate motif at the top of each rod. Ornamental cast-iron double gates.

Listing NGR: SU4468019490

Legacy

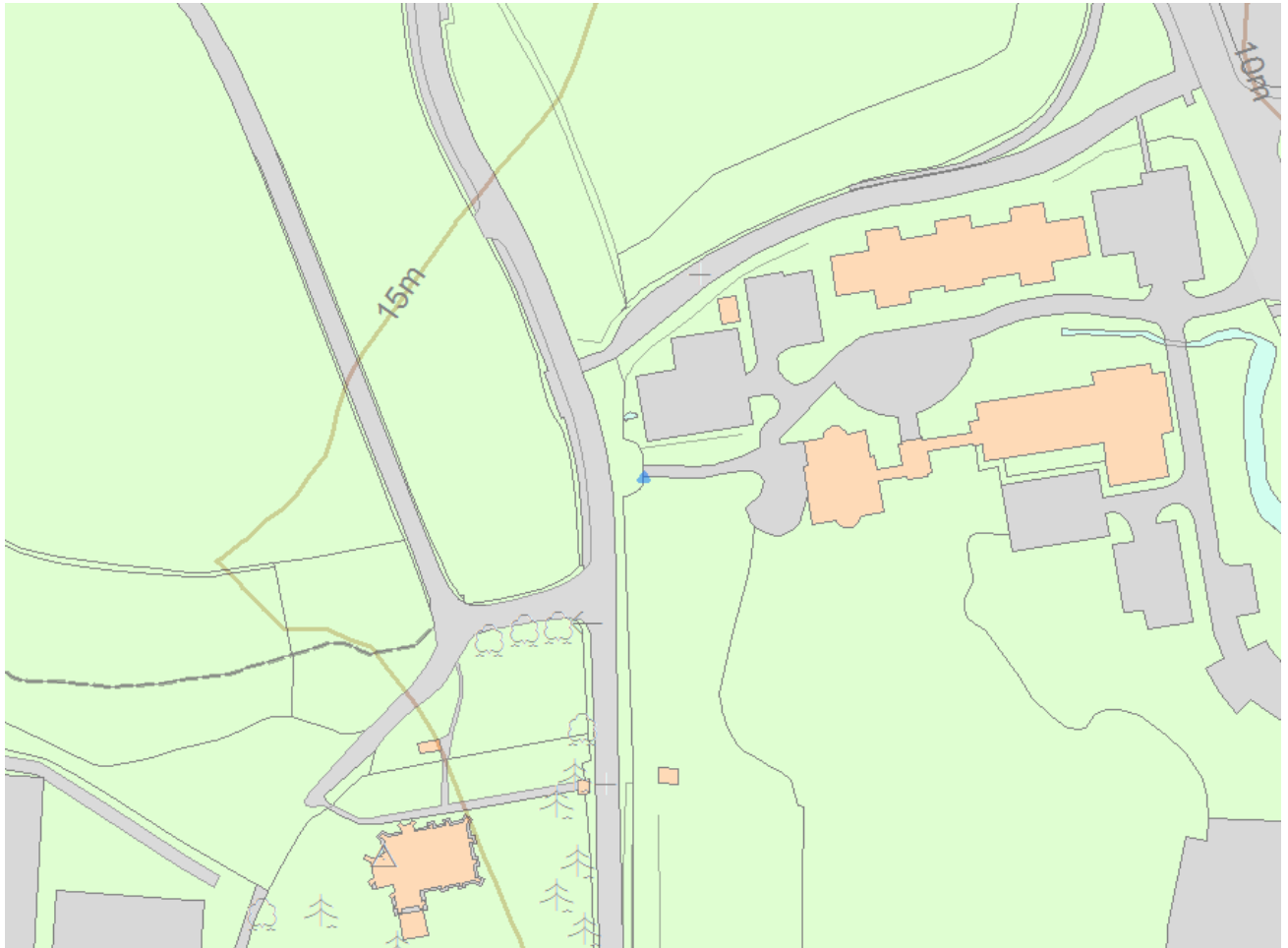
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Legacy System number: **354947**

Legacy System: **LBS**

Legal

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