

Moorhill, Moorhill Road, West End, Southampton

Technical Briefing Note – Archaeology and Heritage

edp7284_r001a

1. Introduction

- 1.1 This Technical Briefing Note has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Highwood Homes Ltd, and summarises the archaeological and heritage baseline for land at Moorhill, Moorhill Road, West End, Southampton (henceforth the site), concluding with an assessment of its suitability for development.
- 1.2 The site is located on the eastern side of the A27 Moorhill Road, West End, Southampton (centred on National Grid Reference: 447102, 113536) and comprises a currently undeveloped plot of land. The site is bound to the north by a reservoir, to the east by Telegraph Woods, to the south by a covered reservoir, and to the west by Moorhill Road.
- 1.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources derived from a search area extending up to 1km from the boundaries of the site (henceforth study area) to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. The major repositories of relevant information comprised:
- Information held by the Southampton and Hampshire Historic Environment Records (SHER and HHER respectively) on known archaeological sites, monuments and findspots, within and for a 1km study area around the site;
 - Maps and documents readily available on The Genealogist¹ and National Library of Scotland websites²;
 - The National Heritage List for England³ (NHLE) curated by Historic England;
 - Aerial photographs held by the Historic England Archive (HEA) as well as available online sources such as the Britain From Above website⁴; and
 - Analysis of LiDAR information held by the Environment Agency.
- 1.4 This report provides a synthesis of relevant information for the site derived from the study area, to allow for additional contextual information regarding its archaeological interest or potential to

¹ <https://www.thegenealogist.co.uk/>

² <https://www.nls.uk/>

³ <https://historicengland.org.uk/listing/the-list/>

⁴ <https://www.britainfromabove.org.uk/>

be gathered. It should be noted that this assessment analysed all the data provided by the SHER and HHER and reproduces only what is deemed to be relevant to its scope.

- 1.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover in June 2022. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.

2. Legislation

- 2.1. In terms of effects on the historic environment, the following paragraphs summarise the principal legislative instruments and planning policy framework.
- 2.2. The relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments although this is considered as a policy matter in paragraph 194 of the National Planning Policy Framework (NPPF; see MHCLG 2021).
- 2.3. Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* of 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.4. The ‘special regard’ duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.5. Paragraph 194 of the NPPF transposes s66(1) of the 1990 Act into national planning policy.
- 2.6. The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 201 and 202 of the NPPF.

3. National Planning Policy

- 3.1. The revised NPPF was published in 2021 and Section 16 sets out the government’s approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 189, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner

appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.2. Paragraph 194 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

3.3. Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

3.4. Paragraph 200 considers the level of harmful effects on designated heritage assets and states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

3.5. With regard to the decision-making process, paragraphs 201 and 202 are of relevance.

3.6. Paragraph 201 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *The nature of the heritage asset prevents all reasonable uses of the site;*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.”*

3.7. Paragraph 202 states that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

3.8. The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”

3.9. In other words, for the ‘harm’ to be ‘substantial’, and therefore require consideration against the more stringent requirements of paragraph 201 of the NPPF compared with paragraph 202, the proposal would need to result in the asset’s significance either being *“vitiating altogether or very much reduced.”*



3.10. Paragraph 203 refers to non-designated heritage assets identifying that:

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

4. Local Planning Policy

4.1. The site is located within the jurisdiction of the Eastleigh Borough and its development plan for the area comprises the Eastleigh Borough Local Plan 2016-2036 which was adopted on 25 April 2022. The heritage related policy comprises: *Strategic policy S8, Historic Environment*.

5. Designated Heritage Assets

5.1 The site does not contain any designated heritage assets, such as scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, and it does not extend within any conservation areas.

5.2 Within the study area there are several designated heritage assets which were mapped (**Plan EDP 1**) and comprise:

- Telegraph Woods Beacon, 170m north of Fir Cottage Scheduled Monument⁵ (NHLE ref. **1017893**) c.130m to the north of the site;
- Hickley Wood Hillfort Scheduled Monument⁶ (NHLE ref. **1017888**) c.270m to the north-east of the site;
- Orchards Way, West End, Conservation Area c.860m to the north-west of the site; and
- Grade II Listed Church of St James⁷ (NHLE ref. **1281100**) c.710m to the north-west of the site.

5.3 Step 1 of Historic England’s 2017 ‘The Setting of Heritage Assets, Good Practice Advice in Planning: Note 3 (Second Edition)’ (GPA3) is to “*identify which heritage assets and their settings are affected*”. Those selected for further assessment have been identified using a combination of GIS analysis and consideration of the NHLE data. Examination during the walkover survey was also undertaken, which considered, amongst other factors, the surrounding topographic and

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1017893?section=official-list-entry>

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1017888?section=official-list-entry>

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1281100?section=official-list-entry>

environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

5.4 The site visit and study area walkover identified that it is unlikely that there will be any non-physical impacts upon the significance of any heritage assets in the site's locality as a result of changes to the use and/or appearance of the site. None of the designated assets listed above will be affected, as summarised below:

- Telegraph Woods Beacon, 170m north of Fir Cottage Scheduled Monument⁸ (NHLE ref. **1017893**) is located c.130m to the north of the site. The monument derives its significance from its archaeological and historic interest. Its setting comprises Telegraph Woods and it has an elevated position in the landscape which is relevant to understanding its historic function, but its setting within thick woodland restricts its prominence and crowds the monument, and it cannot be experienced from beyond its immediate surroundings due to the trees. The site is not part of its setting and makes no contribution to its significance, and hence its development will have no effect on the significance of the monument;
- Hickley Wood Hillfort Scheduled Monument⁹ (NHLE ref. **1017888**) is located c.270m to the north-east of the site. The monument derives its significance from its archaeological and historic interest. Its setting comprises Telegraph Woods and it has an elevated position in the landscape which is relevant to understanding its historic function, but its setting within thick woodland restricts its prominence and crowds the monument and it cannot be experienced from beyond its immediate surroundings due to the trees. The site is not part of its setting and makes no contribution to its significance and hence its development will have no effect on the significance of the monument;
- Orchards Way, West End Conservation Area is located c.860m to the north-west of the site. It was designated to protect and enhance the special character and appearance of the small hamlet of Orchards Way. The Conservation Area derives its significance from its historic, archaeological and aesthetic interests embodied by its settlement pattern and its built form. Its setting is the hamlet itself and its immediate surrounding landscape. The site is not part of its setting and makes no contribution to its significance and hence its development will have no effect on the significance of the Conservation Area; and
- Grade II Listed Church of St James¹⁰ (NHLE ref. **1281100**) is located c.710m to the north-west of the site. The Church derives its significance from its historic, archaeological and aesthetic interests embodied by its built form and intrinsic connection to the hamlet and its congregations. Its setting is the churchyard and the hamlet itself. The site is not part of its setting and makes no contribution to its significance and hence its development will have no effect on the Church.

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1017893?section=official-list-entry>

⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1017888?section=official-list-entry>

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1281100?section=official-list-entry>

- 5.5 The assets are all located at a significant distance from the site. Their setting comprises the Telegraph Woods, in the case of the scheduled monuments, and the urbanised area of West End, in the case of the Conservation Area and listed building; these are landscapes in which they are best experienced and where their heritage significance can best be appreciated. Their significance mostly derives from their physical form (i.e., built form, physical earthworks and associated features), preserved archaeological remains and relationship with associated landscape features (i.e., Telegraph Woods). Their immediate settings would not be altered by development within the site, and would be preserved, as would the assets' key contributing interests.
- 5.6 Views of the surrounding landscape (including the site) from these assets are blocked/screened by vegetation, topography and modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the site. As such, it is considered that the site does not form part of their setting, neither enhancing nor detracting from their significance, and that the principle of development will not result in any harm to the significance of these assets, and they have not been assessed further.

6. Non-designated Heritage Assets

- 6.1 There are no locally listed buildings or parks and gardens within the study area.
- 6.2 The SHER and HHER record no previous archaeological investigation within the site but do record a number of programmes of investigation in the study area. These have been mapped (**Plan EDP 2** and **3**) and will be discussed below where relevant. Otherwise, several of these works produced 'negative' results recording no archaeological remains (**69108**, **25959**, **ESH2375**, **ESH1415** and **ESH2132**).
- 6.3 The SHER and HHER record no previously known archaeological remains within the site of any period.
- 6.4 Evidence for the prehistoric period within the study area relates to:
- Hickley Wood Hillfort Scheduled Monument (NHLE ref. **1017888** and **25965**) c.270m to the north-east of the site; and
 - Flints and pottery ('pot boilers') findspots c.460m to the south (**ESH1807**), c.990m to the west (**ESH992**), c.980m to the south-west (**MSH424**), c.880m to the south-west (**MSM1795**), c.600m to the north-east (**72214**), c.650m to the east (**25987**), c.450m to the south-east (**25983**), c.660m to the south-east (**38918**), c.910m to the south-east (**38920**) and c.820m to the south-east (**38919**) of the site.
- 6.5 For the Roman period there is one single record, relating to the findspot of a small bronze figurine of Hercules found in a copse, c.430m to the north (**38917**) of the site.



- 6.6 For the medieval period there are only two records relating to the Hickley Farm manor house site, located c.630m to the north-east (**25992**) of the site; and a section of an old road from Sussex to the Salisbury Plan, probably in use in the Middle Ages, located c.990m to the north-west of the site (**MSH4716**).
- 6.7 The post-medieval period includes a more abundant resource comprising:
- Telegraph Woods Beacon, 170m north of Fir Cottage Scheduled Monument (NHLE ref. **1017893** and **37730**) c.130m to the north of the site;
 - The site of the Harefield Manor and later park, located c.60m to the west (**MSH3656**) of the site;
 - The site of the Thornhill Park Estate (including the house and the grounds), located c.150m to the south (**MSH4736**, **MSH3657** and **MSH3870**) of the site;
 - A gravel pit recorded on historic cartography, located c.780m to the south-west (**MSH5823**) of the site; and
 - A post-medieval bank with a possible infilled ditch to its south, located c.460m to the south (**MSH3148**) of site.
- 6.8 The modern period documents one single record, relating to a modern drainage ditch found c.700m to the east (**25985**) of the site.
- 6.9 An evaluation, undertaken c.520m to the east (**38927**) of the site, recorded very few archaeological features but several unstratified finds of multiple periods were recorded, including prehistoric flints, medieval pottery and a spindle whorl, and post-medieval pottery and clay pipes.
- 6.10 A single unknown/undated record is also documented within the study area, c.210m to the east (**25988**) of the site which comprises a cropmark not yet investigated.
- 6.11 The Historic Landscape Characterisation for the site classifies it as a 19th century plantation (general), which reflects the historic cartography evidence discussed below. This is quite common within the locality and is not considered to be of heritage significance in and of itself.
- 6.12 Based on the above evidence, this assessment has identified that the wider area has some potential for prehistoric, medieval, and post-medieval deposits. However, the site's development from the mid to late 19th century, as well as the earliest plantation and general agricultural practices, most likely truncated any possible archaeological remains within the site.

7. Cartographic Sources

- 7.1 The first available map depicting the site is the 1849 South Stoneham tithe map which shows that the site was a part of a larger field annotated as plot no328. The associated apportionment¹¹ records the plot as belonging and being occupied by the *College Queens Oxford Fellows of the Warden & C*, with the name and description of lands and premises being *Plantation- Firs*. The map does not show any built form within the site.
- 7.2 The 1st Edition Ordnance Survey map of 1885–1900 shows the site being divided into at least three different plots with a few buildings being represented, as well as one part of it being included within the woodland area of what is now Telegraph Woods.
- 7.3 The 1892–1914 Edition Ordnance Survey map offers a little more insight to the site's arrangement. Two buildings are recorded and annotated as Fir Cottage, with the second building further to the east probably being some sort of out building. The site is still represented as including a portion of woodland on its eastern side.
- 7.4 No changes to the site's conditions are recorded on the historic Ordnance Survey mapping from between 1937 and 1961, with the 1970s edition simply recording the removal of the outbuilding.
- 7.5 Recent aerial imagery¹² (dated 2020) shows the site as undeveloped with most of its extent having been cleared out of all buildings. Areas of grass and overgrown vegetation where back gardens used to be are still visible, as well as debris from the buildings foundations and areas of hardcore.

8. Conclusions

- 8.1 The assessment has not identified any heritage constraints to the development of the site.
- 8.2 Based on the above evidence, this assessment has identified that the site has no potential for archaeological deposits to survive within the site.
- 8.3 Any below-ground deposits that are present are likely to be poorly preserved due to the extensive agricultural activity of the 19th and 20th century, as well as its use as a residential dwelling (with a number of buildings), clearly visible on historic cartography, aerial photographs and LiDAR imagery thereby reducing their significance.

¹¹ Tithe Apportionments, 1836-1929 [database online]. TheGenealogist.co.uk 2022. Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives

¹² <https://earth.google.com/web/search/Moorhill+Road,+Southampton/@50.9197124,-1.3324576,81.17302902a,636.54217509d,35y,0h,45t,0r/data=CoUBGIsSVQoIMHg00DcONzE40Tg3ZTcyNzIxOjB4YjgyMWFjOTUzMtIyNTdiYhni3MsiuXVJQCEJ6HQPv1H1vyoaTW9vcmhpbGwgUm9hZCwgU291dGhhbXB0b24YAIBliYKJAnv9u94xnVJQBH9wfxbmHVJQBmyTG2XSUP1vyE4Nv1MVFb1vygC>



- 8.4 Therefore, there is no reason to believe or expect that the site will contain archaeology which would require preservation in situ and prejudice the delivery for the form of development proposed.

9. References

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Historic England (HE), 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.

Historic England (HE), 2015. Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2. London.

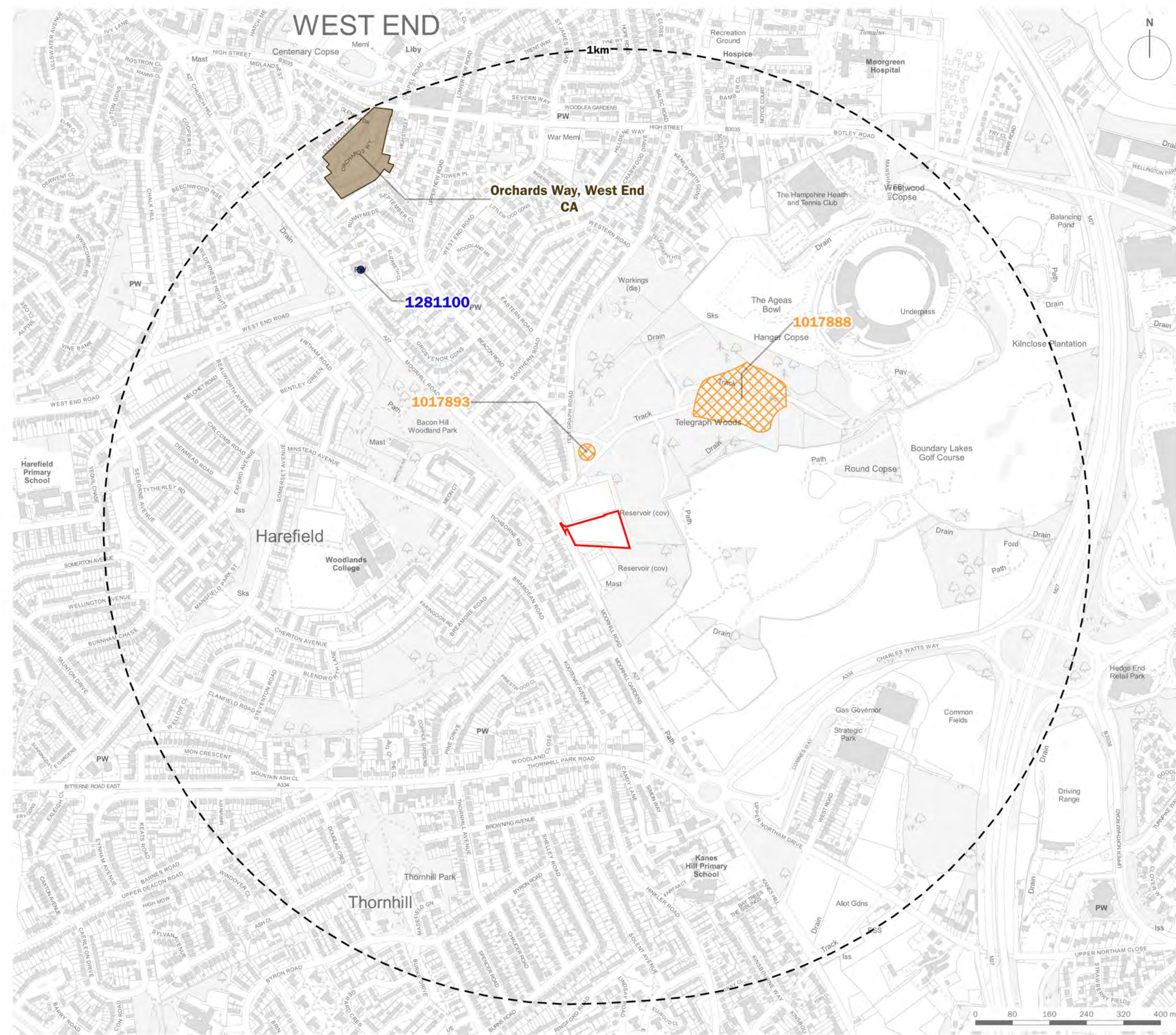
Historic England (HE), 2017. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). London.

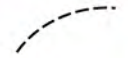
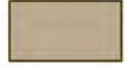
Historic England (HE), 2019. Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

Ministry of Housing, Communities and Local Government (MHCLG), 2021. The National Planning Policy Framework. London.



Plan EDP 1
Site Location Plan and Designated Heritage Assets
(edp7284_d001a 06 October 2022 SWa/CJo)



-  Site Boundary
-  Range Rings (at 1km intervals)
-  Scheduled Monument
-  Grade II Listed Building
-  Conservation Area (CA)

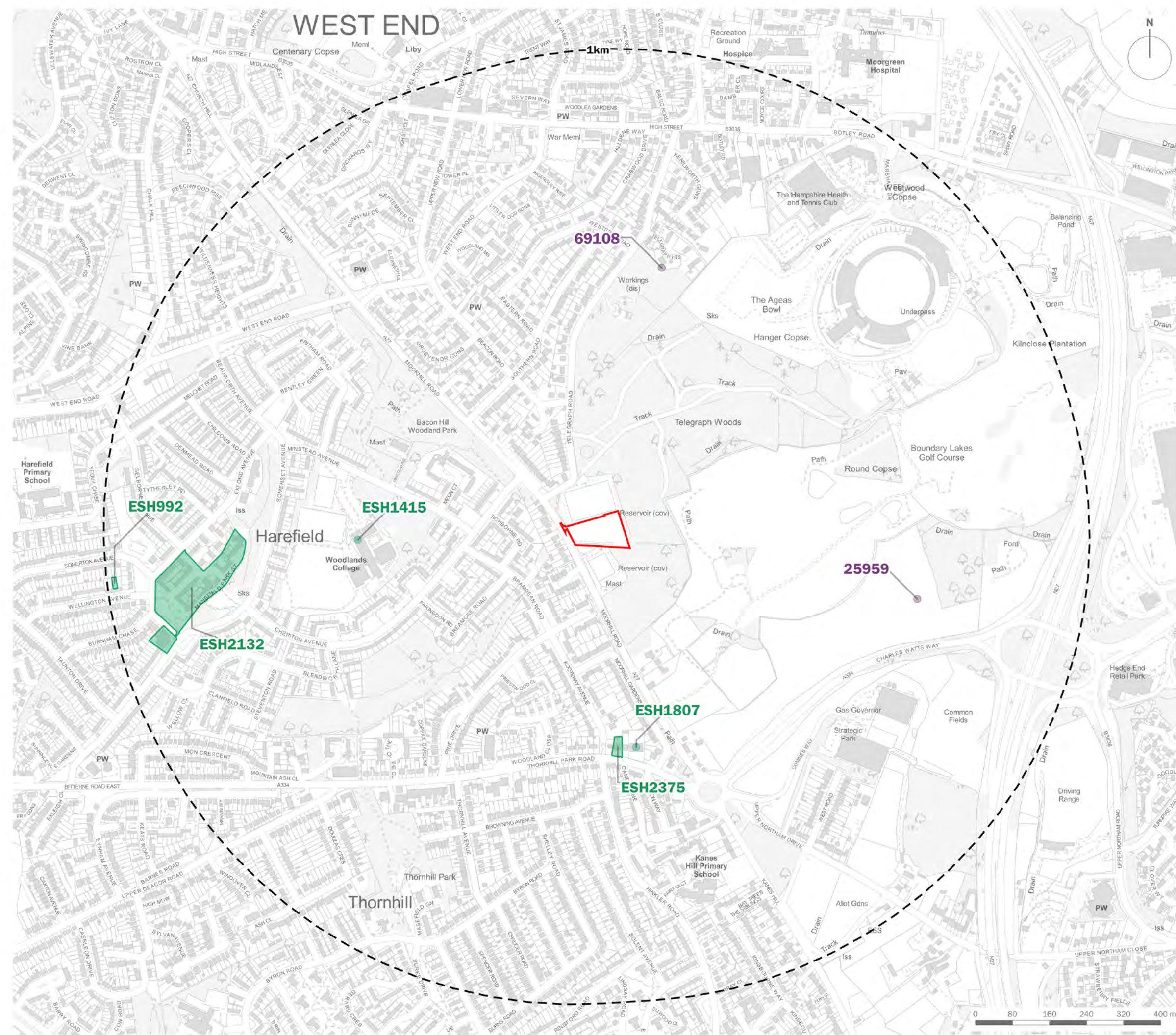
client			
Highwood Homes Ltd			
project title			
Moorhill, Moorhill Road, West End, Southampton			
drawing title			
Plan EDP 1: Site Location Plan and Designated Heritage Assets			
date	06 OCTOBER 2022	drawn by	SWa
drawing number	edp7284_d001a	checked	CJo
scale	1:8,000 @ A3	QA	RBa

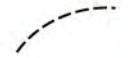


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Plan EDP 2
Previous Works
(edp7284_d002a 06 October 2022 SWa/CJo)



-  Site Boundary
-  Range Rings (at 1km intervals)
-  HER Monument
-  HER Event

client			
Highwood Homes Ltd			
project title			
Moorhill, Moorhill Road, West End, Southampton			
drawing title			
Plan EDP 2: Previous Works			
date	06 OCTOBER 2022	drawn by	SWa
drawing number	edp7284_d002a	checked	CJo
scale	1:8,000 @ A3	QA	RBa



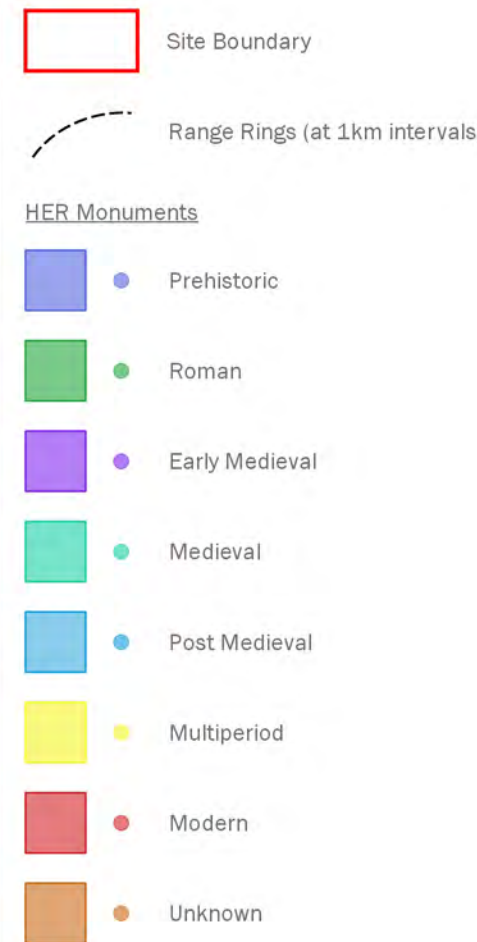
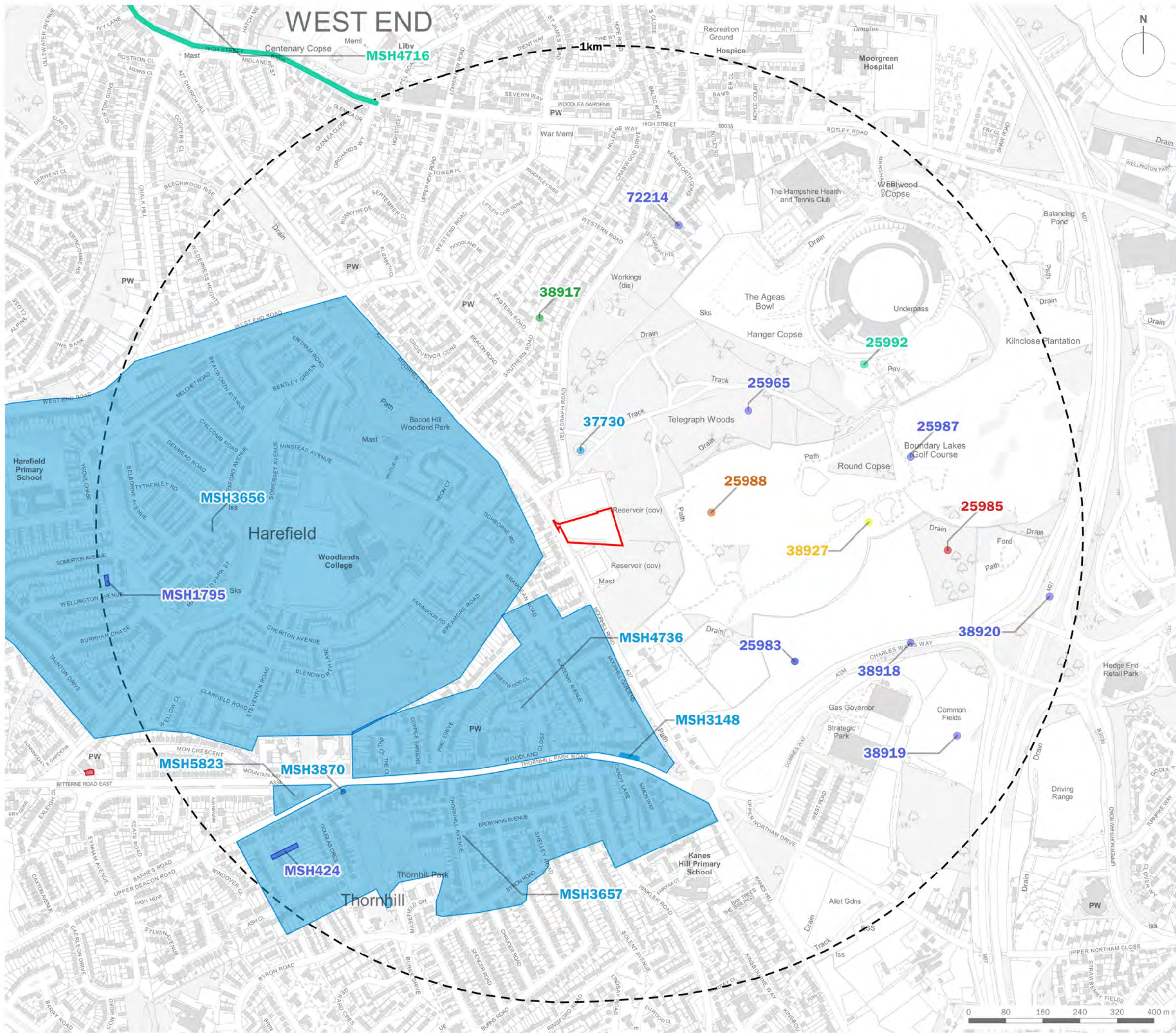
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Plan EDP 3

HER Entries

(edp7284_d003a 06 October 2022 SWa/CJo)



client	Highwood Homes Ltd		
project title	Moorhill, Moorhill Road, West End, Southampton		
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