



University of Southampton Wide Lane Sports Ground

Wide Lane

Borough of Eastleigh

Archaeological Desk-based Assessment

March 2023

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Executive Summary

Lars Jaeger of the University of Southampton has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Wide Lane Sports Ground in the Borough of Eastleigh. This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets.

The scheme comprises the installation of two new artificial grass pitches with associated fencing and external lighting. Additional works will include aggregate paths, a boot wash area, water supply and new drainage. The impacts of the scheme are low. Minor disturbance will be caused by the excavation for fencing, cabling and drainage. The drainage and electricity ducts for lighting will be contained within the top 600mm. The extent of the new pitches is significantly larger but the depths of impact are likely to remain shallow. The depth of disturbance is anticipated to be 500mm.

Given that the depth of topsoil from nearby boreholes is 600-900mm, the excavation of the new pitches and utilities is not likely to impact upon significant archaeological remains.

Extensive existing drainage of between 750mm-1000mm depth was inserted under the pitches previously and this will have caused considerable damage to any below-ground remains.

There is a low potential for remains dating to the Palaeolithic period.

There is a low potential for remains dating to the Mesolithic period.

There is a low potential for remains dating to the Neolithic period.

There is a low potential for remains dating to the Bronze Age.

There is a moderate potential for remains dating to the Iron Age. Investigations have found evidence for field systems which, if found on the site, would be of low significance, pits which would be of low-medium significance and occupation evidence which would be of medium significance if young on the site.

There is a low potential for remains dating to the Roman period.

There is a low potential for remains dating to the Saxon period.

There is a low potential for occupation remains dating to the medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.

There is a low potential for occupation remains dating to the post-medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.

Given the shallow depth of works which would not cause damage to any underlying archaeological remains and the considerable truncation caused by previous drainage and the considerable truncation caused by previous drainage, it is recommended that no further archaeological works are necessary.

1. Introduction

1.1 Background to this document

- 1.1.1 Lars Jaeger of the University of Southampton has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Wide Lane Sports Ground in the Borough of Eastleigh; National Grid Reference (NGR) 444650 117265: Fig 1. The scheme comprises new sports pitches.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2018, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), and Historic England (EH 2008, HE 2015). Under the 'Copyright, Designs and Patents Act' 1988 Hawk Heritage retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of Hawk Heritage, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site.
- 1.2.2 The site does not lie within a conservation area.
- 1.2.3 Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2. Methodology

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around it, as held by the primary repository of such information within Hampshire, the Hampshire Historic Environment Record. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 A site visit was made on 23rd January.

2.2 Methodology

- 2.2.1 Figs 2 shows the location of known historic environment features within the study area. These are listed in a gazetteer at the back of this report. All distances quoted in the text are approximate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 12 with a list of existing site survey data obtained as part of the assessment.

3. Statement of potential

3.1 Topography

- 3.1.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.1.2 The topography of the site is largely flat with little discernible change in level across it.
- 3.1.3 There is evidence of the limited creation of earthworks around the artificial sports pitches in the southern part of the site. There is a row of trees that runs across the middle of the site from east to west.
- 3.1.4 The Monk's Brook, a tributary of the River Itchen lies immediately to the west of the site.

3.2 Geology

- 3.2.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The geology comprises sand and gravel overlying stiff brown clay.
- 3.2.3 Borehole records, largely relating to the construction of the M27, from the British Geological Survey are located along the southern and western side of the site with one within the western part of the site.
- 3.2.4 One boreholes shows 1.50m of modern made ground comprising bricks and stones over gravel. All of the others consistently show topsoil over gravel. In the main these indicate gravel at a depth of 0.60m rising to 0.75m to the south-east of the site.

3.3 Overview of past investigations

- 3.3.1 A relatively small number of investigations have been undertaken within the study area but two of these, at Southampton Airport and Chestnut Avenue, were very extensive so there is a moderate amount of confidence in the findings of this desk-based study.
- 3.3.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

3.4 Prehistoric background

- 3.4.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 3.4.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and

water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.

- 3.4.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 3.4.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period.
- 3.4.5 A polished stone axe of this date was recovered about 470m WSW of the site.
- 3.4.6 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources.
- 3.4.7 A field system with a contemporary trackway was found about 225m NE of the north-eastern corner of the site during a strip, map and sample investigation at Southampton Airport.
- 3.4.8 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership.
- 3.4.9 An Iron Age round house along with a post alignment, field boundaries and more than 20 pits was found on an evaluation and subsequent strip, map and sample investigation about 350m NW of the site.

3.5 Roman background

- 3.5.1 The line of the Roman road from Bitterne to Winchester is thought to lie about 550m west of the westernmost edge of the site.
- 3.5.2 Field walking in North Stoneham Park recovered some Roman finds whilst an evaluation west of the site recovered a Roman pit. Another evaluation west of the site found two Roman ditches whilst a third at Chestnut Avenue found two Roman pits.
- 3.5.3 Isolated findspots include a Roman coin of Constantine II and pottery from St Nicholas' church.
- 3.5.4 Otherwise, there is little evidence for Roman activity in the area and the site probably lay within the wider agricultural hinterland that may have been too far away from the nearest settlement to be occupied or farmed.

3.6 Saxon background

- 3.6.1 Following the withdrawal of the Roman army from England in the early 5th century AD, major towns were apparently abandoned. This included the Saxon settlement at Hamwic.
- 3.6.2 Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form

of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.

- 3.6.3 The parish church of St Nicolas, North Stoneham, some 400m west of the site, is thought to have originated in the early 9th century when it was known as Stonham Abbatis when it was attached to Hyde Abbey in Winchester. The site lies within the original parish of St Nicolas.
- 3.6.4 There are no known finds dating to the Saxon period from the study area.

3.7 Medieval background

- 3.7.1 North Stoneham parish church, St Nicolas, is thought to have been founded in the 9th century. There was certainly a church there in the 13th century though much of the fabric is thought to date from the 16th century. The parish encompassed the site.
- 3.7.2 North Stoneham itself was more a collection of small hamlets rather than a single village and there is a deserted settlement there. The small town of Eastleigh, which may have had a Roman origin, lies further to the north.
- 3.7.3 North Stoneham also had a medieval manor house which lay about 400m west of the site.
- 3.7.4 Banks of possible medieval date survive next to Woodside House and a medieval deer park was surrounded by a boundary ad ditch, 220m of which survives. Three medieval pits, probably dating to the 12th century, were found during an evaluation at Chestnut Avenue to the north of the site. Late medieval building material and pottery were found during fieldwalking in North Stoneham Park.
- 3.7.5 Cropmarks, immediately due west of the site, recorded from aerial photography are probably evidence of ridge and furrow.
- 3.7.6 The site was probably part of the wider agricultural landscape and may have been subject to ridge and furrow ploughing, the ridges of which would no longer survive.

3.8 Post-medieval background

- 3.8.1 According to Pevsner, St Nicolas Church, was substantially rebuilt, including the tower, during the 16th century, probably between 1590 and 1610. The manor had come into the property of Thomas Wriothesley, Earl of Southampton, at the Dissolution of the monasteries and the church was associated with the manor.
- 3.8.2 The manor house was rebuilt in the early 19th century but was never completed and was demolished in 1939. Its gardens were laid out by Capability Brown in the 18th century.
- 3.8.3 Post-medieval finds and a pit were recovered from work at Eastleigh Football Club, post-medieval field boundaries were found at Chestnut Avenue, an 18th century stable's brick and foundations were recovered during an evaluation. Aerial photography has shown evidence of a parterre garden and water meadows.
- 3.8.4 Cropmarks, immediately due west of the site, recorded from aerial photography are probably evidence of ridge and furrow.

- 3.8.5 The site was probably part of the wider agricultural landscape and may have been subject to ridge and furrow ploughing in the early part of the post-medieval period, the ridges of which would no longer survive.
- 3.8.6 During WWII, what is now Southampton Airport was a military base and there is widespread evidence for activity during the period within the study area.
- 3.8.7 The 1868 Ordnance Survey map shows the site to be four open fields. Apart from the unifying of two of those fields on the 1931 Ordnance Survey map, no meaningful change occurs until the 1978-81 Ordnance Survey map when the southern part of the site is given over to the University of Southampton Sports Ground and is divided from the northern part of the site by a track and a row of trees.
- 3.8.8 The following map, dated 1988-9 shows the whole site as the University of Southampton Sports Ground.

4. Statement of survival

4.1 Introduction

- 4.1.1 Archaeological survival can be affected by a number of factors. Basements can cause total or major truncation to archaeological deposits. Piles cause total destruction within their footprints and other foundations can also cause moderate to major destruction. Utilities may also truncate archaeological remains although they are typically shallow, other than foul water, and so damage is often less severe.
- 4.1.2 Archaeological features themselves can cause disturbance. Examples would include wells and pits digging down through earlier archaeological horizons.

4.2 Modern impacts affecting archaeological survival

- 4.2.1 The historic mapping shows no evidence of past activities which would have led to major truncation of archaeological horizons on the site.
- 4.2.2 The construction of the sports building, a second building to its north and associated utilities along with works in creating the car parks.
- 4.2.3 The southern part of the sports centre is laid with artificial sports pitches surrounded by embanking. The construction of the pitches and embankments may have caused some truncation to any surviving below-ground deposits.
- 4.2.4 The proposed area of the new pitches was previously laid out for pitches and drainage was inserted. The lateral drainage which criss-crosses the area was laid at a depth of 750mm whilst the mains drainage was laid at a depth of 1000mm.

5. Statement of significance

- 5.1.1 There is a low potential for remains dating to the Palaeolithic period.
- 5.1.2 There is a low potential for remains dating to the Mesolithic period.
- 5.1.3 There is a low potential for remains dating to the Neolithic period.
- 5.1.4 There is a low potential for remains dating to the Bronze Age.
- 5.1.5 There is a moderate potential for remains dating to the Iron Age. Investigations have found evidence for field systems which, if found on the site, would be of low significance, pits which would be of low-medium significance and occupation evidence which would be of medium significance if young on the site.
- 5.1.6 There is a low potential for remains dating to the Roman period.
- 5.1.7 There is a low potential for remains dating to the Saxon period.
- 5.1.8 There is a low potential for occupation remains dating to the medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.
- 5.1.9 There is a low potential for occupation remains dating to the post-medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.

6. Impact of the proposed development

6.1 Description of the proposed development

- 6.1.1 The scheme comprises the installation of two new artificial grass pitches with associated fencing and external lighting.
- 6.1.2 Additional works will include aggregate paths, a boot wash area, water supply and new drainage.

6.2 Impact of the scheme

- 6.2.1 The impacts of the scheme are low. Minor disturbance will be caused by the excavation for fencing, cabling and drainage. The drainage and electricity ducts for lighting will be contained within the top 600mm which has been identified as being the minimum depth of topsoil.
- 6.2.2 The extent of the new pitches is significantly larger but the depths of impact are likely to remain shallow. It is anticipated that the depth of disturbance for the new pitches will be restricted to 500mm.

7. Conclusions and recommendations

- 7.1.1 Lars Jaeger of the University of Southampton has commissioned Hawk Heritage to carry out a historic environment assessment in advance of proposed development at Wide Lane Sports Ground in the Borough of Eastleigh.
- 7.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets.
- 7.1.3 The scheme comprises the installation of two new artificial grass pitches with associated fencing and external lighting. Additional works will include aggregate paths, a boot wash area, water supply and new drainage.
- 7.1.4 The impacts of the scheme are low. Minor disturbance will be caused by the excavation for fencing, cabling and drainage. The drainage and electricity ducts for lighting will be contained within the top 600mm.
- 7.1.5 The extent of the new pitches is significantly larger but the depths of impact are likely to remain shallow. The depth of disturbance is anticipated to be 500mm.
- 7.1.6 Given that the depth of topsoil from nearby boreholes is 600-900mm, the excavation of the new pitches and utilities is not likely to impact upon significant archaeological remains.
- 7.1.7 Extensive existing drainage of between 750mm-1000mm depth was inserted under the pitches previously and this will have caused considerable damage to any below-ground remains.
- 7.1.8 There is a low potential for remains dating to the Palaeolithic period.
- 7.1.9 There is a low potential for remains dating to the Mesolithic period.
- 7.1.10 There is a low potential for remains dating to the Neolithic period.
- 7.1.11 There is a low potential for remains dating to the Bronze Age.
- 7.1.12 There is a moderate potential for remains dating to the Iron Age. Investigations have found evidence for field systems which, if found on the site, would be of low significance, pits which would be of low-medium significance and occupation evidence which would be of medium significance if young on the site.
- 7.1.13 There is a low potential for remains dating to the Roman period.
- 7.1.14 There is a low potential for remains dating to the Saxon period.
- 7.1.15 There is a low potential for occupation remains dating to the medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.
- 7.1.16 There is a low potential for occupation remains dating to the post-medieval period. There is a moderate potential for the furrows of ridge and furrow ploughing which, if present would be of low significance.
- 7.1.17 Given the shallow depth of works which would not cause damage to any underlying archaeological remains and the considerable truncation caused by previous drainage, it is recommended that no further archaeological works are necessary.

8. Gazetteer of historic environment assets

Fig 1. Gazetteer of historic environment assets

HER ref	Description	Type
21147	Roman road from Bitterne to Winchester.	Monument
25848	Former site of North Stoneham village stocks.	Monument
25851	Fieldwalking in North Stoneham Park recovered slight evidence for Romano-British activity.	Event
25852	Two undated earthwork banks running under Stoneham Lane into the churchyard.	Monument
25853 25854 25855	Late medieval tile fragments, medieval and post-medieval pottery and burnt flint recovered during fieldwalking in North Stoneham Park.	Event
25869	The site of a Saxon chapel, possibly on the site of the current church.	Monument
25880	Medieval North Stoneham Manor House.	Monument
25881	Medieval deserted village of North Stoneham.	Monument
25894	Boundary banks of possible medieval date adjacent to Woodside House.	Monument
25895	An evaluation which recovered two pits, one of Roman date.	Event
25898	Stoneham Lane, a sunken roadway.	Monument
26552	The remaining pit from an icehouse on North Stoneham Park.	Monument
28495	Eastleigh, first document ed in AD952.	Monument
30155	A 220m length of medieval pale park boundary and ditch to the deer park, later incorporated into a ha-ha.	Monument
30430	The site of an icehouse in Lakeside Park.	Monument
32481	The site of the former 18 th -century North Stoneham House.	Monument
32483	An 18 th -century bell-tower and brck vaulted chamber in North Stoneham Park.	Monument
37068	The brick foundation of a stable observed during a watching brief.	Event
38991	Remains of a bank and ditch forming the boundary to a place park.	Monument
38992 38993 38996	An evaluation which recovered three late prehistoric flint flakes, 96 burnt flints and two Roman ditches which probably formed art of a field esystem.	Event
38997	A Neolithic polished stone axe.	Findspot
39017	A Roman coin of Constantine II found at North Stoneham.	Findspot
56107	Two watching briefs were undertaken at Eastleigh Football Club. One uncovered post-medieval finds a and a pit, possibly of post-medieval date; the other uncovered no significant archaeological remains.	Event
58128	A strip, map and sample excavation at Southampton Airport found a Bronze Age field system and a double ditched trackway of contemporary date. Two later ditches and a pit were also found.	Event
58275	A WWII firing range revealed from aerial photos.	Monument
58322	Remain of a robbed out post-medieval parterre garden from aerial photos.	Monument
58324	Remain of a water meadow from aerial photos.	Monument
58361	WWII military base, now Southampton Airport.	Monument
58599	An evaluation north of Lakeside found modern features of no archaeological significance and some undated residual pottery.	Event

63990	A watching brief at St Nicholas' Church found a boundary wall, a brick vault and inhumations as well as unstratified Roman pottery.	Event
69042	The village of North Stoneham, recorded in Domesday as Staneham.	Monument

9. Legislation and planning guidance on the historic environment

9.1 Scheduled Monuments

- 9.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 9.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

9.2 Listed buildings and conservation areas

- 9.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.3 Human remains

- 9.3.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.3.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.3.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.3.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.4 National Planning Policy Framework

The National Planning Policy Framework (2021) contains the following policies with regard to heritage:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These 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 generations⁶⁷.

66 Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

67 The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. 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.

200. 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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 exceptional⁶⁸.

68 Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

201. 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:

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

202. 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.

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

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

69 Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element

affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.5 Local planning policy

9.5.1 The Eastleigh Borough Council local plan contains the following policies with regard to heritage:

Historic Environment

4.45 The NPPF defines 'heritage assets' as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".

They include:

- The conservation areas of Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley, as shown on the policies map;
- Listed buildings;
- Locally listed buildings;
- Historic parks, gardens and landscapes;
- Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings;
- protected wreck sites; and
- Marine, rail and aviation heritage assets.

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.

4.46 In accordance with the NPPF, policy S8 sets out the strategic approach to conserving and enhancing the Borough's historic environment. This strategic approach

does not affect the principle of development at the other site allocations in the Local Plan but may affect their layout and detailed design. Development proposals will be assessed against the detailed development management policy DM12. In addition, Chapter 6 includes site-specific requirements for heritage assets and their settings for development allocations. Policy BO7 sets out criteria for any future development at the Grade II listed Botley Mill and includes retaining the character and setting of the Mill.

10. Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (Regional)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

11. Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding.
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by natural processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present - 1950
<i>Bronze Age</i>	2,000–800 BC
<i>Building recording</i>	Recording of historic buildings is undertaken ‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’, amongst other reasons. Four levels of recording are defined by Historic England: Level 1 (photographic record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive survey and analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; and controls over permitted development rights.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction whereby a trench is excavated from ground level and then backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the previously-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures and/or deposits.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains.
<i>Findspot</i>	Chance find or antiquarian discovery of an artefact. The artefact has no known context.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets and non-designated heritage assets.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority.
<i>Holocene</i>	The most recent epoch of the Quaternary, covering the past 10,000 years during which a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and the ‘Flandrian’.
<i>Iron Age</i>	800 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 17,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local interest that is not statutorily listed but is considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest that is included on the statutory list, which affords protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete and other made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitude on maps.
<i>Palaeo-environmental</i>	Related to past environments. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plants which can be used to reconstruct past environments.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	An archaeological mitigation strategy where archaeological remains are excavated and recorded and the results published.
<i>Preservation in situ</i>	An archaeological mitigation strategy where archaeological remains are preserved <i>in situ</i> typically through design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	Historic parks or gardens which are afforded statutory protection. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. recovered from outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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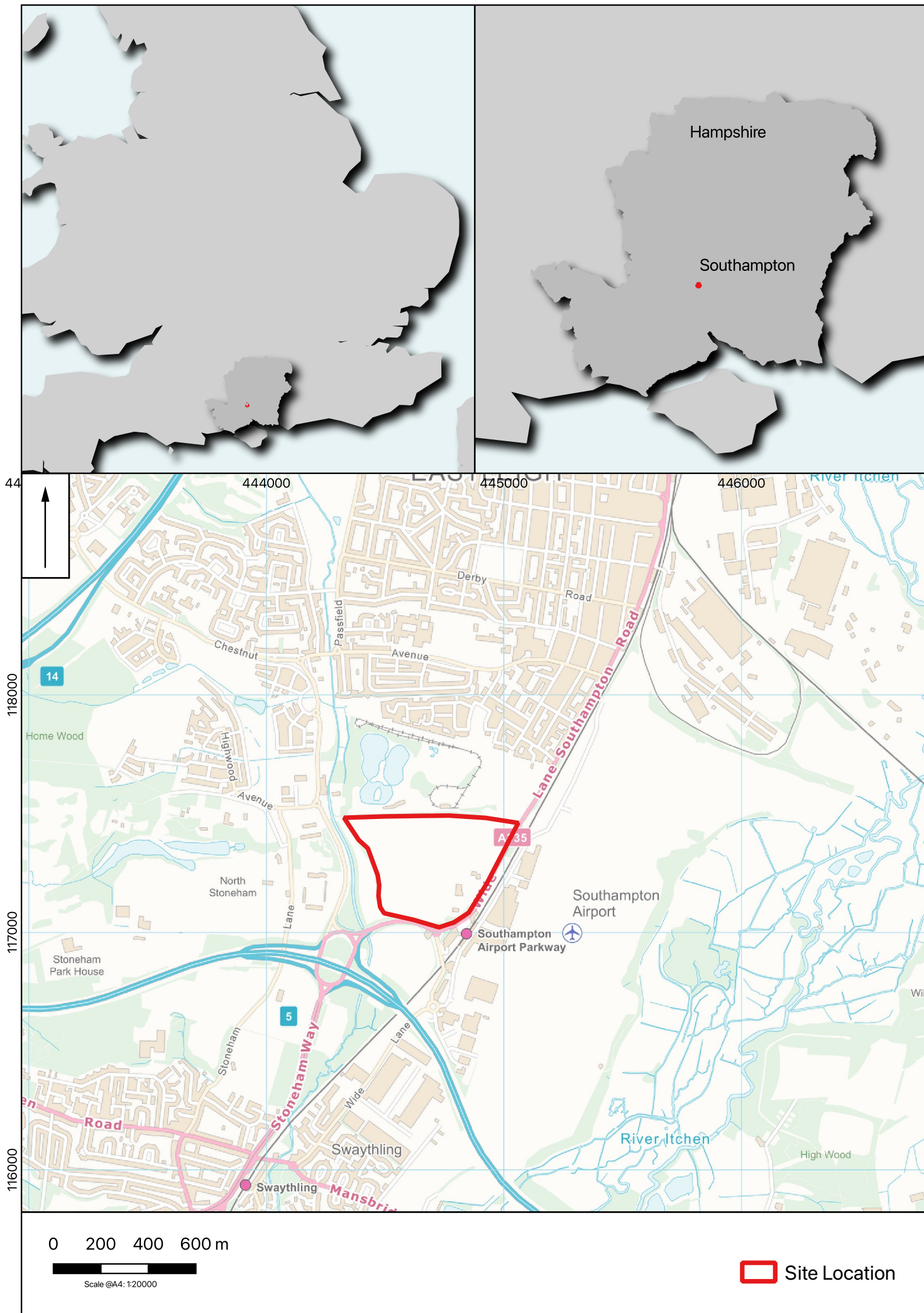
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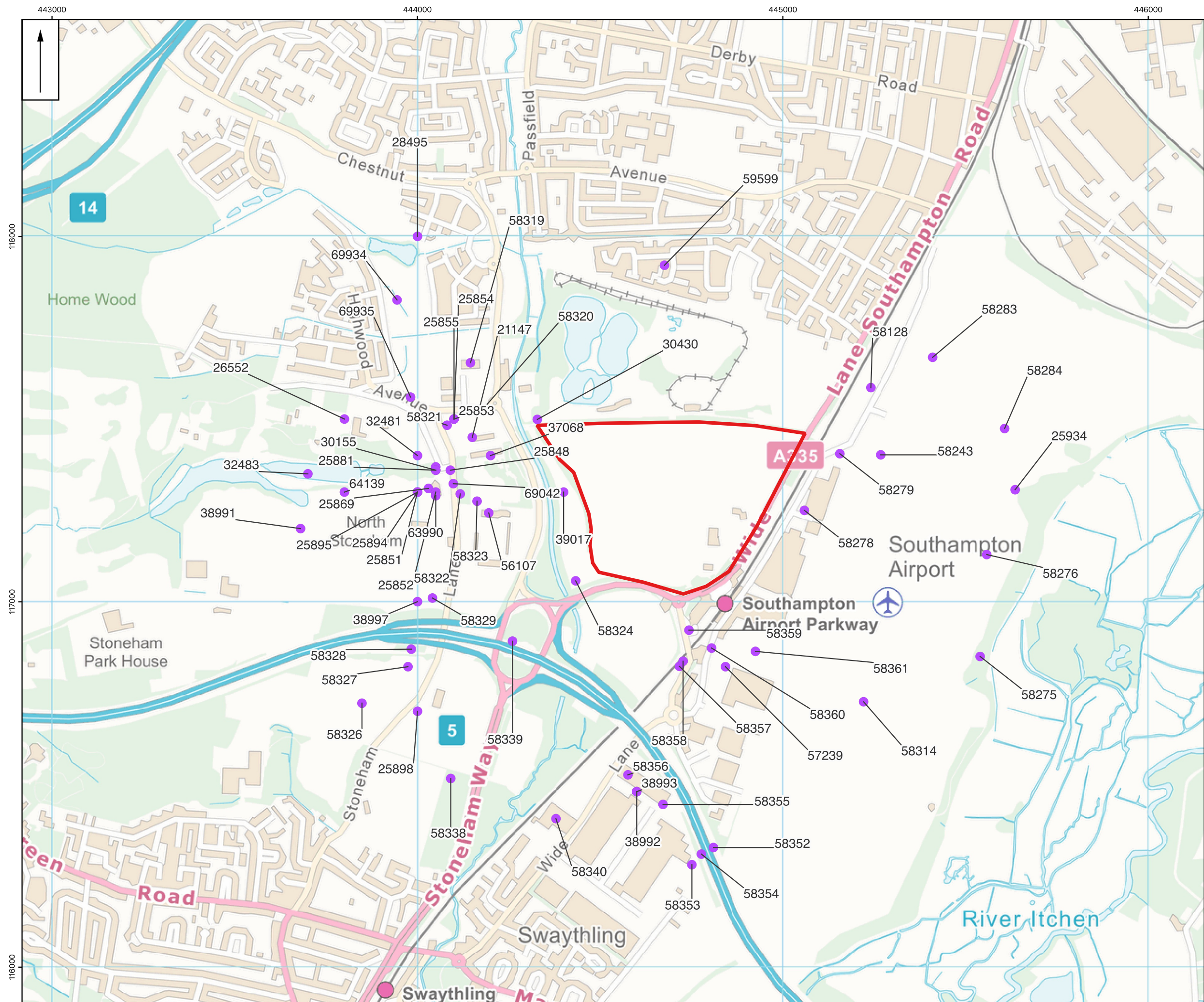
Hampshire Historic Environment Record

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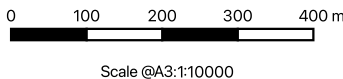




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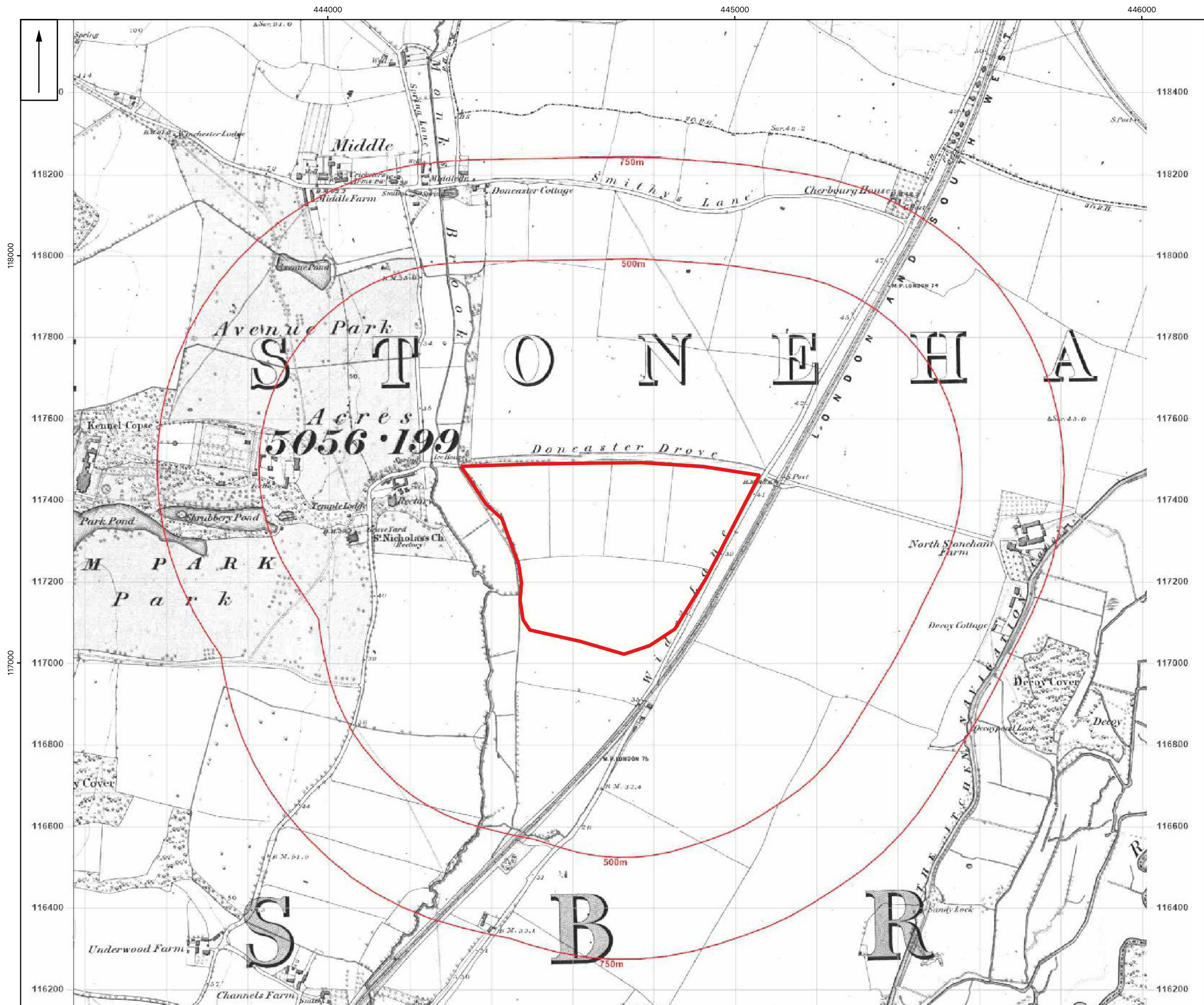
-  Site Location
-  HER



HAWK HERITAGE

Southampton

Figure 2
HER (Events, Monuments)



Key:

 Site Location

0 100 200 300 400 m
Scale @A3: 1:9000



HAWK HERITAGE

Southampton

Figure 3
Ordnance Survey Map 1868

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