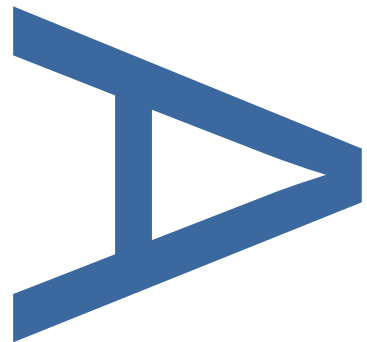
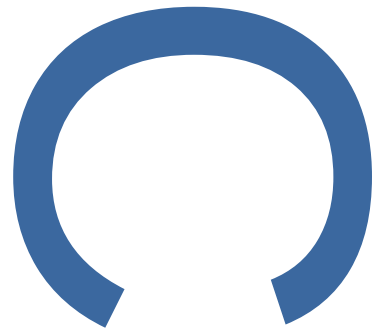


**MOORLANDS FARM,
BOTLEY ROAD,
SOUTHAMPTON,
HAMPSHIRE
SO30 3HD
ARCHAEOLOGICAL DESK-BASED
ASSESSMENT**



PCA REPORT NO: R14548

JUNE 2022, REVISED APRIL 2023

PRE-CONSTRUCT ARCHAEOLOGY

Moorlands Farm, Botley Road, West End, Southampton, Hampshire SO30 3HD

Archaeological Desk-Based Assessment

Local Planning Authority: Eastleigh Borough Council

Central National Grid Reference: SU 48155 14522

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DOCUMENT VERIFICATION

Site Name

Moorlands Farm,
Botley Road,
West End,
Southampton,
Hampshire
SO30 3HD

Type of project

Archaeological Desk-Based Assessment

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Country Homes Ltd to undertake an archaeological desk-based assessment in advance of proposed development of land at Moorlands Farm, Botley Road, West End, Southampton SO 30 3HD. The site is centred at Ordnance Survey SU 48155 14522.
- 1.1.2 This assessment aimed to assess as far as reasonably possible from existing records, an understanding of the historic environment resource within a 1km radius from the centre of the site. It involved consultation with the Hampshire Historic Environment Record (HER) and an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environs. Consideration is given to the significance of the archaeological potential in respect of guidelines outlined by Historic England.
- 1.1.3 A search of the Hampshire HER revealed that there were 21 recorded heritage assets within the 1km search radius of the proposed development. These include 10 prehistoric finds and features, four medieval and one post-medieval feature. In addition, there were three features or finds of unknown date. A total of eight archaeological investigations have been recorded within the study area.
- 1.1.4 Assessment of the historical background of the Site revealed that there was a 'House, Garden & Orchard' on the Site in the mid-1840s. The land to the south and southwest of the house was predominantly woodland, with pastures to the north. Historical maps suggest that the house had been demolished by 1869 and a new building was built on a different alignment between 1869 and 1895, before being demolished by 1910 and the site completely cleared of buildings during the first half of the twentieth century. The present Moorlands Farmhouse was probably built during the 1960s.
- 1.1.5 Analysis of archaeological data supplied by the Hampshire HER indicates that there is a low potential for early prehistoric, Roman, and Saxon/early medieval remains; a moderate potential for medieval archaeology and a moderate-to-high potential for late prehistoric, post-medieval and modern archaeology.
- 1.1.6 If found, archaeological remains from the prehistoric, Roman, and Saxon/early medieval periods are likely to be of regional significance, whereas any finds or features dating to the medieval, post-medieval and modern periods would be considered of local significance.
- 1.1.7 It is anticipated that the proposed scheme will have a medium-to-high adverse impact on any archaeological deposits which may exist *in situ* within the footprint of the existing built area of the Site.
- 1.1.8 This is a revised version of a report originally produced in July 2021, which has been updated to take into account revisions to the Proposed Development and changes in local planning policy.

2 INTRODUCTION

2.1 Origin and Scope of the Project

2.1.1 This archaeological desk-based assessment was commissioned by Country Homes Ltd in support of an application for proposed development of land at Moorlands Farm, Botley Road, West End, Southampton SO 30 3HD (**Figures 1 and 2**). The central Ordnance Survey NGR for the site is SU 48155 14522.

2.1.2 The Proposed Development comprises:

Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

2.1.3 An archaeological desk-based assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.

2.1.4 Current UK Government planning policy guidance relating to the historic environment is set out in the National Planning Policy Framework (NPPF). Originally issued by the Department for Communities and Local Government in 2012, the NPPF was revised in July 2021. Paragraph 194 states that when submitting planning application for sites with a historic environment dimension to them, developers/applicants are required to describe the level of significance of any heritage assets affected. Paragraph 194 goes on to state that:

“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.”

2.1.5 In accordance with guidance issued by the Chartered Institute for Archaeologists (CIfA 2020), the assessment comprised a programme of study of the historic environment within a specified area around the study site to place the site in its heritage context; in this case, a ‘wider study area’ with a 1km search radius from the centre of the site, being examined. Central to the programme of the study was an analysis of existing written, graphic, photographic and electronic information, undertaken to identify known and potential heritage assets within the wider study area.

2.1.6 This archaeological desk-based assessment was researched and written by Guy Thompson of Pre-Construct Archaeology Limited. Research has included the examination of historical maps, historical planning applications and decisions, relevant reports and publications, and a search of the Hampshire Historic Environment Record (HER).

2.2 Report Objectives

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2020), an archaeological desk-

based assessment aims to:

“...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the *Code of conduct* and other relevant bylaws of the CIfA. In a development context, desk-based assessments will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

- 2.2.2 The specific objectives of the assessment were to assess the potential for heritage assets of archaeological interest (i.e. buried archaeological remains) to survive below ground at the study site and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts.
- 2.2.3 The desk-based assessment is required to assess the merit of the archaeological resource and may lead towards one or more of the following:
- The formulation of a strategy to ensure the recording, preservation, or management of the resource;
 - The formulation of a strategy for further investigation, whether intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
 - The formulation of a proposal for further archaeological investigation within a programme of research.
- 2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.
- 2.2.5 The desk-based assessment usually forms the first stage in the process of archaeological investigation and may, if the quality of the archaeology and the perceived impact warrants its, be followed by further mitigation measures.

3 METHODOLOGY

3.1 Desk-Based Assessment

- 3.1.1 In accordance with ClfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic evidence and information available online, undertaken to identify known and potential heritage assets and to establish the interests and significance of those assets.
- 3.1.2 The principal source of information consulted was the Hampshire Historic Environment Record (HER). Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated and non-designated heritage assets in the wider study area was acquired in the form of HER entries in electronic format. Copies of grey literature reports on relevant archaeological work in the wider study area were consulted, the library of such reports forming an integral part of the HER. This was supplemented by published accounts of the historical development of the district. Further details of all sources consulted are contained in the Bibliography.
- 3.1.3 The general approach and methodology were to consider heritage assets at the study site and within the wider study area, an area of 1km radius from the centre of the study site, to allow for greater contextual information to be gathered.
- 3.1.4 In summary, heritage assets may be nationally or locally designated (by registration, listing or scheduling); may appear in the national or local archaeological record; may have been identified during the assessment from scrutiny of historic records, or the physical landscape (for example during a site visit).
- 3.1.5 The potential for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:
- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
 - **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
 - **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred;
 - **Uncertain:** Insufficient information to assess.
- 3.1.6 Buried archaeological evidence cannot be identified with 100% confidence during a desk-based assessment. The assessed potential is based on evidence available at the time of writing, but the precise nature and extent of any archaeological resource can only be accurately determined with

fieldwork.

3.1.7 Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement:

- **National:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s);
- **Regional:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **Local:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **Negligible:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **Unknown:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

3.1.8 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

3.1.9 The expected magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. The effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances, professional judgement is applied. The magnitude of impact is assessed using the following criteria.

3.1.10 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* registered parks and gardens, and World Heritage Sites;
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character;
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape;
- **NEGLECTIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.

3.1.11 For beneficial (positive) impact:

- **NEGLECTIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource;
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character;
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced;
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant

decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

3.2 **Site Visit**

- 3.2.1 A site visit was not undertaken, however up-to-date mapping, satellite imaging and recent photographs supplied by the client were used to assess the aspect, character, condition and setting of the site and to identify any impacts or constraints not otherwise known. A selection of photographs of the Site and its environs supplied by the client is presented in Appendix 3.

3.3 **Consultations**

- 3.3.1 Pre-Construct Archaeology has not discussed the potential impact of the proposed development upon the archaeological resource with the Hampshire County Archaeologist.

4 THE SITE AND PROPOSED SCHEME

4.1 The Site

- 4.1.1 The Site is centred at Ordnance Survey NGR SU 48155 14522. It lies in the Borough of Eastleigh, Hampshire. Historically, the site lay in the parish of South Stoneham, although it is presently part of the Civil Parish of West End.
- 4.1.2 The application site comprises the buildings, outbuildings and grounds of Moorlands Farm (**Figures 1 and 2**). The Site stands on generally even ground, which rises slightly towards the west. It occupies an irregular, four-sided area, with an elongated 'panhandle' extending to the southeast along the entrance drive from the B3035 road (**Figure 2; Plate 1**). The western boundary is defined by the embankment of the M27 motorway. The northern extent of the Site is defined by an unmetalled path lined by mature trees, to the north of which lies an elliptical pond surrounded by a path and dense tree growth. The eastern boundary is defined by a hedge and dense mature trees, to the east of which lies a field. The southern extent of the Site is defined by the boundary of Moorlands Farm, to the south of which lie various industrial and retail premises in Tollbar Way.
- 4.1.3 The central area of the site is occupied by the farmhouse and outbuildings of Moorlands Farm (**Plate 2**). The farmhouse itself is a brick-built structure of two-storeys, with a 'chalet'-style roof and prominent dormer windows on the first floor (**Plates 3 and 4**). The roof is clad in pantiles and the dormers in hanging tiles. Also featuring a prominent part-stone-clad chimneystack, the design of the building is characteristic of the late 1950s/early 1960s.
- 4.1.4 The outbuildings comprise a mixture of timber and concrete-block built single-storey structures, in varying states of disrepair (**Plates 5 and 6**). The farmyard is paved in a concrete surface, much of which is broken and overgrown. The paved areas are surrounded by overgrown paddocks and areas of rough grazing.

4.2 The Proposed Development

- 4.2.1 An illustrative plan of the Proposed Development is presented in **Figure 3**. The proposals are summarised as follows:

Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

- 4.2.2 It is proposed to demolish the farmhouse and existing outbuildings at Moorlands Farm and to redevelop the Site for light industrial and warehousing use (**Figure 3**). The scheme will include three new light industrial units (Buildings A to C) and an estate office (Building D). It is proposed to create an open storage yard adjacent to Building B, located off a new single lane exit road.
- 4.2.3 New landscape planting will be laid out across the site, including to the north and south of the main courtyard and along the site's outer boundaries.

- 4.2.4 Existing footpaths and trees will be retained where practicable. A mixture of hard- and soft-landscaping is proposed. Parking spaces for 57 cars will be created for the users of the light industrial units and the estate office. The parking spaces will be serviced with electrical charging points. The locations of refuse storage, cycle parking and service facilities are indicated in **Figure 3**.
- 4.2.5 The existing access road will be retained and widened at its southern end. The entrance from Botley Road will be reconfigured to create a passing area for vehicles entering and existing the Proposed Development.

5 PLANNING BACKGROUND

5.1 Introduction

- 5.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.
- 5.1.2 In considering the development proposal, the Local Planning Authority will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered, as these will be critical regarding subsequent mitigation measures relating to known or potential heritage assets of the site.

5.2 National Policy: National Planning Policy Framework

- 5.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The NPPF was subsequently revised in July 2021. In summary, the NPPF provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

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.

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.

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 accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.2.2 The Glossary (Annex 2) to the NPPF contains the following definitions:

A *Heritage Asset* is defined as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

5.2.3 *Archaeological Interest*: “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.” Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area, designated under the relevant legislation.

The *historic environment* is defined as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Significance is defined as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

The *setting* of a heritage asset is defined as: "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 5.2.4 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.

5.3 **Local Policy**

The Eastleigh Local Plan 2016 – 2036

- 5.3.1 The Eastleigh Borough Local Plan 2016-2036 was adopted on 25th April 2022. It sets out the policies and plans to guide future development to 2036 and replaces the Eastleigh Borough Local Plan Review (2001-2011). The following policies are of relevance to the application:

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.

- 5.3.2 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.

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.

5.4 Designated and non-designated heritage assets

5.4.1 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

5.4.2 There is one designated historic building in the study area. This is Dowd's Farmhouse, a Grade II

listed seventeenth century timber-framed building subsequently altered and extended in the nineteenth century (HER 52640). The location of the asset is illustrated in **Figure 4**.

- 5.4.3 There are no designated heritage assets located within the boundaries of the site. There are no Scheduled Monuments or Registered Historic Parks and Gardens of Special Historic Interest within the 1km radius of the study area.

5.5 Areas of High Archaeological Potential

- 5.5.1 Areas of High Archaeological Potential (AHAPs) are areas containing significant known archaeological interest or have particular potential for new discoveries (Historic England 2016). There are no AHAPs within the 1km radius of the study area.

5.6 Conservation Areas

- 5.6.1 There are eight Conservation Areas in the Borough of Eastleigh. There are no Conservation Areas within the 1km search radius of the application site.

6 GEOLOGY AND TOPOGRAPHY

6.1 Geological Context

- 6.1.1 The solid geology underlying the entire Site comprises sand, silt and clay of the Earnley Sand Formation. This is a sedimentary bedrock formed approximately 41 to 48 million years ago during the Palaeogene Period, when the local environment was dominated by shallow seas (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>). To the southwest of the Site, an outcrop of clay, silt and sand of the Marsh Farm Formation, a sedimentary bedrock formed during the same period in an environment previously dominated by shorelines follows the alignment of the Botley Road.
- 6.1.2 No superficial geology has been recorded in the vicinity of the Application Site.
- 6.1.3 No geotechnical surveys are understood to have been undertaken in the vicinity of the site.

6.2 Topography

- 6.2.1 The site occupies an area of generally level land close to the 30m AOD contour land. A slope rises from the farm to the west, towards Moorgreen Hospital, which lies above the 40m AOD contour. An elevation of 36m AOD has been recorded in Moorgreen Road, approximately 550m to the northwest of the site.
- 6.2.2 A small unnamed stream flowing northwest-to-southeast runs adjacent to the eastern boundary of the Site. The Site lies approximately 4.3km to the northwest of the River Hamble and 4.4km to the east of the River Itchen.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 Introduction

- 7.1.1 This section is informed by data supplied from the Hampshire Historic Environment Record (HER), which contains information on heritage assets, including archaeological sites, historic buildings (designated and non-designated), Registered Parks and Gardens and archaeological events (i.e. archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number e.g. HER 1234. A wider study area of HER entries within a 1km radius from the centre of the study site was examined.
- 7.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period on an accompanying figure (**Figure 4**). Full details of the HER entries are set out in Appendix 1.
- 7.1.3 The assessment does not attempt to set out a comprehensive history of land use on the Site. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource.
- 7.1.4 The HER records 21 heritage assets within the 1km search radius of the proposed development (the 'study area'). Eight archaeological investigations have taken place within the study area.

7.2 Prehistoric (500,000 BC to 43 AD)

- 7.2.1 The river terrace gravels of the Southampton district have proven to be a particularly rich source of artefacts dating to the Palaeolithic period, their deposition primarily the result of fluvial action that took place during interglacial interludes. Similarly, archaeological evidence of human activity during the Mesolithic period has been discovered in the environs of the city, including findspots in St Denys and Portswood on the west bank of the River Itchen, a transept axe recovered from the Sholing area and stone implements found in the city centre (Thompson 2009: 9).
- 7.2.2 In contrast, the study area has yielded relatively little archaeological evidence of human activity dating to early prehistory. Whilst no evidence of Palaeolithic activity has been identified within the study area, archaeological investigations at Dowd's Farm, approximately 880m to the northeast of the Site, revealed a small residual flint assemblage, including blades, trimming flakes from blade cores and core platform rejuvenation flakes, which indicates Mesolithic activity in the vicinity (**Figure 4: 24** HER 64073).
- 7.2.3 The transition from the Mesolithic to the Neolithic period heralded a significant change in the landscape as woodland was gradually cleared to make way for the introduction of domesticated

plants and animals. The earliest settled farming societies had emerged in the British Isles by c.4000 BC, bringing with them dramatic changes in the structure of society. The transition was also accompanied by the introduction of new artefact types, including ground and pressure-flaked flint tools. A quantity of Neolithic flint axe- and arrowheads have been discovered in Sholing, approximately 3.5 km to the southwest of the site (Thompson & Gould 2009: 14). The HER records a Neolithic end scraper discovered approximately 100m to the southeast of the entrance to the Site from the B3035, however the HER says it was found at Pewitt Hill, which is 2.7km to the south of the co-ordinates given in the HER suggesting that the HER co-ordinates are wrong (**Figure 4: 9** HER 38922).

- 7.2.4 Archaeological evidence of Bronze Age activity has been identified at several sites in the wider Southampton area. These include hoards of tools and weaponry found on the east bank of the River Itchen at Cobden Bridge, which may represent ritual deposition of votive offerings.
- 7.2.5 Further evidence of Bronze Age activity in the district can be seen on the earliest Ordnance Survey maps of the district, which were surveyed during the Napoleonic Wars. These show several probable barrow cemeteries on the outskirts of Southampton, including a group of six tumuli at Netley Common, approximately 2.7km to the southwest of the Site.
- 7.2.6 Within the study area itself, an Ordnance Survey map of 1808 showed a group of five tumuli, each of which is recorded separately in the HER. The first lay approximately 500m to the southeast of the Site, although little trace of it remains (**Figure 4: 1** HER 25940). The second is described as a “bowl barrow 200m west of Moorgreen House”, which is no longer visible on the ground (**Figure 4: 2** HER 25941). Similarly, no trace of the third barrow was visible at ground level by the early 1960s (**Figure 4: 3** HER 25944). No traces of the fourth (**Figure 4: 4** HER 25945) or fifth (**Figure 4: 5** HER 25946) barrows remained by the mid-1950s.
- 7.2.7 The HER records a further three probable Bronze Age barrows in the study area. These include a cropmark identified on an aerial photograph in the 1970s, lying approximately 400m to the northwest of the Site (**Figure 4: 6** HER 25986); a barrow marked on the First Edition Ordnance Survey 25-inch map, approximately 500m east-northeast of the Site (**Figure 5: 7** HER 51352), and a bowl barrow to the north of Moorgreen Hospital, approximately 580m to the northeast of the Site (**Figure 4: 8** HER 25942). The last barrow was excavated in the 1880s and was found to contain a biconical urn, dated to the Middle Bronze Age (1500 BC to 1001 BC). A recent archaeological evaluation at Moorgreen Hospital found that the construction of the hospital, had greatly altered the topography and ground formation of the site, suggesting that no evidence of the barrow cemetery survived within the boundaries of the development site (**Figure 4: 28** HER 69580).
- 7.2.8 For an area rich in Bronze Age funerary monuments, surprisingly few archaeological finds dating from the period have been discovered in the study area. The sole example recorded by the HER is a scraper dating to the Early Bronze Age (2200 BC to 1501 BC), which was found approximately 880m to the south of the Site (**Figure 4: 10** HER 38921).

7.2.9 Plenty of evidence of Iron Age activity has been discovered at various locations in the Southampton district, including earthworks, dwellings, pottery and a salt-production site. Archaeological investigations at Dowd's Farm, approximately 880m to the northeast of the Site, revealed evidence suggestive of sporadic occupation during the Middle Iron Age. More sustained occupation occurred during the Late Iron Age-Early Romano-British period, evidence of which included ditches, pits and postholes, the fills of which contained dated pottery sherds (**Figure 4: 22** HER 57238). Although it is possible that these artefacts occurred residually within a later (probably medieval) field system, the concentration of material and the unabraded pottery suggests a proximity to occupation within this area during this period. Other archaeological features discovered at the Dowd's Farm site dating to the period included two ditched enclosures, one measuring 130m by 70m with a 30m wide northwest facing entrance, containing a number of hearths, the other, smaller enclosure formed by a ditch 29m in diameter, with a west facing entrance. Finds recorded in the latter enclosure included occupation debris, pottery, burnt flint, storage jars and briquetage. A possible corn-drying oven or kiln dating to the Late Iron Age was recorded between the two enclosures.

7.2.10 Lying just outside the study area, it has been suggested that a cropmark identified from an aerial photograph in land approximately 1.2km to the southwest of the Site may represent an Iron Age trackway, although the feature remains otherwise undated (Thompson 2007: 13).

7.3 Roman (AD 43 to AD 410)

7.3.1 During the Flavian period (AD 69 - AD 96), a Roman settlement was established on a promontory on the east bank of the River Itchen at Bitterne Manor, approximately 4.5km to the southwest of the site. The settlement has been identified with *Clausentum*, a location mentioned by the Antonine Itinerary of the third century AD.

7.3.2 *Clausentum* was linked to the cantonal capital of *Venta Belgarum* (Winchester) by a Roman road, one of several known to have existed in the district during the period. Another road connected *Clausentum* with *Noviomagus Regnorum* (present day Chichester), running parallel to the modern Bursledon Road, before heading east across Netley Common. The alignment of the road is marked on modern Ordnance Survey maps at the latter location, approximately 2.5km to the southwest of the Site.

7.3.3 Other than the Late Iron Age/early Romano-British pottery discovered at Dowd's Farm, no archaeological evidence of Roman settlement, agriculture or any other activity dating to the period have been identified in the study area.

7.4 Early Medieval/Saxon (AD 411 to 1066)

7.4.1 To date, little archaeological evidence of early Saxon activity has been identified within the Southampton district, other than a handful of sixth century AD finds from the former Roman settlement of *Clausentum*. During the early eighth century AD, a settlement and trading centre known as *Hamwic/Hamwih* emerged on the west bank of the River Itchen. This middle Saxon settlement flourished until the late ninth century AD, when it fell into decline. The settlement that

subsequently formed the nucleus of the later city of Southampton emerged on the east bank of the River Test during the tenth century AD.

- 7.4.2 By the late eleventh century AD, a complex arrangement of manorial and hundredal divisions had developed across the region. The Site lay in South Stoneham (in Mansbridge Hundred), a large and scattered parish in which several manors held land. At the eve of the Norman Conquest, the Bishop of Winchester held the principal manor of South Stoneham ('*Stanham*'), the revenues from which paid for the clothing of the monks (Williams & Martin 2002: 99). The nearby manor of Allington ('*Ellatune*') was held of King Edward by a certain Godmann in 1066 (ibid.: 117). Also in South Stoneham was the manor of Eastleigh, which was held by Earl Godwin in 1066 (Page 1908: 481-489). No archaeological evidence of Saxon activity has been discovered within the study area.

7.5 Medieval (AD 1066 to 1539)

- 7.5.1 The Bishop of Winchester retained his Hampshire estates following the Norman Conquest of 1066. The Domesday Book recorded that the manor of South Stoneham was assessed at 5 hides in 1066 and at 3 twenty years later. It contained sufficient land to support nine plough teams, with one in demesne (Williams & Martin 2002: 99). The manor also possessed 23 acres of meadow, two fisheries rendering 39d., sufficient woodland for 20 pigs and was worth £8 in 1086. It supported a population of eleven villeins (higher status peasants), nine bordars (smallholders) and one slave. There was also a church in South Stoneham, which was held separately by Richer the clerk with two other churches near Southampton. This estate held one hide of land.
- 7.5.2 In 1086, the manor of Allington was held by William Alis (ibid.: 117). It was assessed at 3 hides and contained sufficient arable land for five ploughs, with one in demesne. The manor also contained a church, two mills rendering 20s, 67 acres of meadow, herbage worth 30d and woodland for 20 pigs. It supported a population of eleven villeins, six bordars and as many as ten slaves. The manor house of Allington was situated at Allington Manor Farm, approximately 2.5km to the north of the Site (Page 1908: ibid.).
- 7.5.3 The Bishops of Winchester retained their overlordship of South Stoneham until the late fifteenth century, though it was farmed out to tenants from the thirteenth century (Page 1908: 481-489). Allington remained in the hands of secular owners throughout the medieval period. Several other manors emerged in South Stoneham during the Middle Ages including Bitterne (first mentioned in 1284); Mainsbridge, alias Townhill (twelfth century); Mainsbridge, alias Swaythling (1304) and Shamblehurst (thirteenth century).
- 7.5.4 Another estate in the district, known as the manor of Heckley or Hickley, was granted to the newly founded Hospital of St Julian (God's House) towards the end of the twelfth century by William de Chelegrave (Doubleday & Page 1903: 202-205). The HER notes that Hickley Farm was first documented in AD 1236 as *Heckeleiam*, which means 'wood whence hecks were obtained'. Hickley Farm was situated approximately 800m to the southwest of the Site (**Figure 4: 11** HER 25992). A probable medieval trackway that used to provide access to the farm is also

recorded by the HER, lying in Kilnclose Plantation, approximately 540m to the south of the Site (**Figure 4: 14 HER 25990**).

7.5.5 The HER records the presence of a number of sub-manorial farmsteads and estates in the study area during the Middle Ages. These include Moorgreen House, which was first documented in the mid-thirteenth century as *La More* (home of Stephen de la More). Moorgreen House stood approximately 500m to the northwest of the Site (**Figure 4: 12 HER 41433**). Berrywood Farm was first documented in AD 1320, when it was known as *Burifield* ('farm by the wood with berries'). The farm buildings stood approximately 800m to the northeast of the Site (**Figure 4: 13 HER 41428**).

7.5.6 Archaeological investigation at the multi-period site at Dowd's Farm revealed inter-cutting ditches dated to the medieval period and field boundary/drainage ditches, which are thought to represent a possible boundary between settlement and field system (**Figure 4: 22 HER 57238**). Ditches recorded elsewhere on the site were found to contain evidence of deliberately backfilled artefact and occupational debris, including evidence of hearth rake out and building material which may suggest proximity to a probable farm settlement. Subsequent archaeological evaluation at the same site revealed two ditches of medieval date, which probably represented a continuation of the features recorded by the previous investigation (**Figure 4: 23 HER 59989**).

7.6 Post-medieval and modern (AD 1540 to present)

7.6.1 The Hampshire HER indicates that various properties in the district were built or rebuilt during the 16th and 17th centuries. Known as the 'Great Rebuilding', the period between c.1520 and c.1660 saw extensive house building across the southern and Midland counties of England.

7.6.2 Within the study area itself, the HER records Dowd's Farmhouse, a Grade II listed timber-framed building originally erected in the early seventeenth century, which stands approximately 700m to the northeast of the Site (**Figure 4: 16 HER 52640**). The listing description states that the farmhouse was subsequently altered in the early nineteenth century and extended around the middle of the century. Situated just outside the study area, approximately 1.2km to the north-northeast of the Site, a timber-framed granary to the southeast of Moorgreen Farmhouse is also Grade II listed. New farm buildings were also built at Berrywood Farm (q.v.) during the period (**Figure 4: 18 HER 50700**). A new barn was built at Dowd's Farm between 1845 and 1870, archaeological evidence of which was discovered during a recent evaluation (**Figure 4: 25 HER 60484**).

7.6.3 Although neither West End nor Moor Green were depicted on the numerous small-scale 'county' maps of Hampshire published between the sixteenth and eighteenth centuries, they were both shown on Milne's much larger scale map of 1791 (not illustrated). The place name West End is said to have originated either from the parish being at the west end of Shamblehurst tithing, or the end of the waste or common of Netley (Brief History of West End (archive.org)). Between 1812 and 1813, more than 2,000 acres of common land in South Stoneham were enclosed by Parliamentary Act (Chapman & Seeliger 1997: 72).

- 7.6.4 The district was known mainly for agriculture, market gardening and the flour and papermill called Gaters Mill, which was in use as early as the seventeenth century. The smaller hamlet of Moorgreen was part of the tithing of Allington.
- 7.6.5 The opening of the Turnpike Road at the beginning of the nineteenth century stimulated development in West End. The wooded ridge between Bitterne and West End enjoyed fine views across the Itchen Valley and became much sought after as a place to live during the period. Several large houses were built, including Bellarmine Villa, Bitterne Lodge, Moorlands and Harefield House (Thompson 2007: 15). Bricks for the new houses were manufactured at a brickworks located at the northeast end of Kilnclose Plantation (**Figure 4: 15** HER 25991).
- 7.6.6 The Church of St James, West End was built in 1838, the same year that the hamlet acquired a school. The West End Church District was formed in 1850, containing approximately 2,000 inhabitants and 3,000 acres of land in Shamblehurst and Allington tithings (White's Directory 1859: 217). West End itself contained an area of 881 acres and a population of 2,221 by the early 1870s (Post Office Directory 1875: 226).
- 7.6.7 West End acquired a parish workhouse around 1800, which stood on the north side of the Botley Road and which was illustrated on the tithe map of 1845 ([http://www.workhouses.org.uk/South Stoneham/](http://www.workhouses.org.uk/SouthStoneham/)). In 1835 the South Stoneham Poor Law Union was formed, taking over the existing workhouse at West End. In 1848 a new workhouse was built in red brick to the designs of William Henman on the site of the old building (**Figure 5: 17** HER 51283). A century later it was incorporated into the newly formed National Health Service as Moorgreen Hospital.
- 7.6.8 Archaeological evidence of activity in the study area during the post-medieval period is somewhat insubstantial, reflecting its status as something of a rural backwater. The HER records numerous land drains and post-medieval-modern features across the Dowd's Farm multi-period site (**Figure 4: 22** HER 57238). These features included a northeast to southwest aligned boundary ditch which ran perpendicular to a field boundary ditch, a possible track-way hollow orientated northeast to southwest and aligned parallel to an associated probable hedge line.
- 7.7 The historic development of the application site, c.1844 to present**
- 7.7.1 The South Stoneham tithe map of 1845 shows the site and its environs in considerable detail, depicting field and property boundaries for the first time (**Figure 6**). The map indicates that the site of the future Moorlands Farm occupied an enclosure (plot 827) to the northeast of the Botley road, from which it was accessed via a 'roadway' (plot 829) at 90° to the road. The present Site boundary also encompassed most of plot 826, parts of plots 827a, 830a and 830b.
- 7.7.2 The accompanying tithe apportionment indicates that plot 827 encompassed an area of 2r 19p and contained a 'House, Garden & Orchard'. The map showed two buildings on the Site, the largest (presumably the house) being aligned northwest to southeast. Plots 826 ('Lister Pannel'), 827a ('Plummers Platt'), 830a and 830b were all pasture (Appendix 2).
- 7.7.3 When the tithe map was surveyed, plots 826, 827 and 827a were in the possession of Isaac Vare, who owned more than 31 acres of land in the parish. Plots 830a and 830b were in the

possession of William Hallett. A census return of 1841 states that Isaac Vare was a carpenter, who lived in Moorgreen with his wife Mary and the couple's two adult children (Ancestry.com TNA HO 107/402/21/5/13: 20). Directories of 1849 and 1853 list Vare as a beer retailer and carpenter of Moorgreen (Post Office Directory 1849: 2503; Post Office Directory 1853: 137). The 1851 census indicates that by the latter date, Vare was the landlord of the Sportsman's Arms in West End (Ancestry.com TNA HO 107/1670/263: 35).

- 7.7.4 In 1844, plot 827 was in the occupation of William Scorey and others (TNA IR 29/31/240). The 1841 census states that Scorey, then aged 60, was a charcoal burner who lived at the house with his wife Mary (TNA HO 107/402/19/3/7: 10). A directory of 1849 indicates that Scorey was still working as a charcoal burner at the end of the decade (Post Office Directory 1849: 2503). Interestingly, the house was adjoined by several plantations (plots 816, 820 and 828) in the possession of the Wardens and Fellows of Queen's College, Oxford, and it is conceivable that Scorey practised his craft in these woods. Unfortunately, later census returns and directory entries do not specify the addresses of most residents of the district, so it has not been possible to trace subsequent occupants of the house.
- 7.7.5 The farmland surrounding Scorey's house was predominantly pasture, much of which was in the occupation and/or possession of Isaac Vare in the mid-1840s (Appendix 2). Vare also occupied plots 830a and 830b, then in the possession of William Hallett.
- 7.7.6 The Second Edition Ordnance Survey map of 1895-97 (**Figure 6**) shows that relatively few changes had taken place in the environs of the Site since the tithe map was surveyed more than 50 years earlier. The most significant difference between the two maps is the alignment of the building on the Site, which was now aligned southwest to northeast. This building was a new structure since the house formerly occupied by William Scorey is not shown on the 1869 First Edition Ordnance Survey map (not illustrated). To the south and southwest of the Site the plantations remained largely unchanged since the 1840s, as did the boundaries of the fields on the Site and to the north. The most notable development in the wider district was the commencement of the construction of Moorgreen Hospital on land to the north of the South Stoneham Union Workhouse.
- 7.7.7 The Third Edition Ordnance Survey map of 1908-10 (**Figure 7**) shows few changes in the area since the publication of the previous edition of the map apart from the removal of the structure shown on the previous map. A single small building is shown on the Application Site, with plantations to the south and southwest.
- 7.7.8 An Ordnance Survey map surveyed in 1940 and published six years later reveals that the building shown on earlier maps had been demolished and the Site cleared (**Figure 8**). To the southeast of the Site, the field previously known as 'The Five Oaks' (plot 849 on the Tithe map) had been subdivided and the western portion converted to allotment gardens.
- 7.7.9 An Ordnance Survey map of 1963 (**Figure 9**) reveals that three buildings had been erected on the Site at some point during the preceding 20 years. One of the buildings is shown standing on

the site of the present farmhouse, although it appears somewhat smaller than the present structure. The nearby plantations shown on earlier maps remained largely unchanged.

- 7.7.10 By the late 1960s, the layout of buildings on the Site had been changed again, while the farm was identified for the first time by the name 'Moorlands' (**Figure 10**). Two buildings were shown on the Site, including the present farmhouse. A third building is shown in the northwest corner of the plantation to the southwest. The map also shows suburban development spreading along the north side of Botley Road from the southeast, in the form of light industrial premises including a 'Food Products Factory'.
- 7.7.11 An Ordnance Survey map published in 1978 shows a slightly different layout to the buildings of Moorlands Farm from that shown in the previous map, with additional outbuildings depicted (**Figure 11**). The map present farmhouse appears not to have been shaded, which is presumably cartographic error.
- 7.7.12 The 1989 Ordnance Survey map reproduced here as **Figure 12** shows the most striking changes to the Site and its environs since the construction of Moorlands Farm in the mid-twentieth century. By the late 1980s, the adjacent stretch of the M27 motorway (junctions 5 to 7) had been completed. The motorway cut across the former farm drive, detaching Moorlands Farm from the Botley Road. The map indicates that a new drive, which remains in use, was laid out to the east of its predecessor, connecting the farm with a re-routed elevated stretch of the Botley Road (**Figure 12**). The allotment gardens to the southeast of the farm appear to have fallen out of use after the new farm drive was created.
- 7.7.13 An Ordnance Survey map published in 1993 shows Moorlands Farm much as it appears today. The pond to the northwest of the Site boundary had been created in the preceding four years, whilst Tollbar Way and its adjoining industrial estate had been established to the southeast (**Figure 13**).

7.8 Undated Evidence

- 7.8.1 The HER records three archaeological features of unknown date, including a circular soil mark identified from aerial photographs that might represent the remains of a ploughed-out round barrow, approximately 340m to the northeast of the Site (**Figure 4: 19** HER 25953); a linear earthwork recorded in Kilnclose Plantation (**Figure 4: 20** HER 25989); and an area of burnt flint, approximately 820m to the southwest of the Site (**Figure 4: 21** HER 25987).

7.9 Negative Evidence

- 7.9.1 There are three records of negative evidence for archaeology listed in the HER. No archaeological remains or features were observed during archaeological monitoring of pipeline installation at Berrywood Farm Road, approximately 750m to the northeast of the Site (**Figure 4: 26** HER 57720). An archaeological evaluation at Dog Kennel Farm, approximately 940m to the southwest of the Site, prior to the redevelopment of the site revealed that it had been significantly impacted by modern landscaping, building and deforestation. No archaeological artefacts, deposits or features were encountered (**Figure 4: 27** HER 69108). An archaeological evaluation

carried out on land off Moorgreen Road, approximately 600m to the northwest of the Site, in advance of proposed development revealed no archaeological features or deposits (**Figure 4: 29** HER 63548).

7.10 Previous Archaeological Investigations

- 7.10.1 The HER records eight archaeological investigations within the study area. These include seven evaluations and one watching brief. The outcomes of these investigations are discussed in the preceding text. The locations are indicated in **Figure 4: 22-29**).
- 7.10.2 No archaeological investigations are understood to have taken place within the boundaries of the application site.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

8.1 General

- 8.1.1 Assessment of the historic environment of the study site allows for the potential for heritage assets of archaeological interest, especially buried archaeological remains, to be determined for the site itself.
- 8.1.2 A total of 21 recorded heritage assets have been identified from the Hampshire HER within the 1km search radius of the proposed development. These include 10 prehistoric finds and features, four medieval and one post-medieval feature. In addition, there were three features or finds of unknown date. A total of eight archaeological investigations have been recorded within the study area. There is one Grade II listed building within the study area. There are no Areas of High Archaeological Potential (AHAP), Conservation Areas, Registered Historic Parks and Gardens of Special Historic Interest or Scheduled Monuments within the study area.
- 8.1.3 The potential for evidence originating from the various periods is summarised below. As the HER data is only a partial reflection of the buried archaeological record, the true archaeological potential of the site may vary to that which is stated below.

8.2 Prehistoric

- 8.2.1 Archaeological evidence of human activity dating to the prehistoric period has been recorded at several locations in the study area. A small quantity of flint tools discovered at the multi-period site at Dowd's Farm is indicative of human activity in the vicinity during the Mesolithic period.
- 8.2.2 The high ground to the southeast of Southampton is rich repository of Bronze Age funerary monuments, with notable concentrations of bowl and round barrows recorded in the study area. A group of five such mounds was recorded by military surveyors in the early nineteenth century, lying around 500m away from the Site. Three other barrows have been recorded within a 600m radius of the Site, although the development of Moorgreen Hospital appears to have removed most traces of the group recorded at that location.
- 8.2.3 Archaeological investigations at Dowd's Farm, approximately 880m to the northeast of the Site, revealed evidence suggestive of sustained occupation occurred during the Late Iron Age-Early Romano-British period. This included ditches, pits and postholes, as well as two circular ditched enclosures containing plentiful occupation debris. This evidence suggests that there was a farming settlement on land at Dowd's Farm during this period.
- 8.2.4 It is therefore considered that whereas the potential for evidence of human activity during the early prehistoric period can be described as **low**, the potential for archaeological material dating to the Bronze and Iron Ages is **moderate-to-high**.
- 8.2.5 Any archaeological or geoarchaeological features encountered that date to the prehistoric period would be of **regional** significance.

8.3 Roman

- 8.3.1 Archaeological evidence for settlement in the study area during the Romano-British period is sparse. The HER contains no records of any isolated finds from the period in the vicinity, and there is no evidence that the farming settlement at Dowd's Farm persisted beyond the first century AD.
- 8.3.2 It is therefore considered that the archaeological potential for the Roman period is **low**. If archaeological remains dating to the period are present, they are likely to be of **regional** significance.

8.4 Early Medieval/ Saxon

- 8.4.1 Whereas documentary evidence attests to the existence of estates in the later parish of South Stoneham in the eleventh century AD, no archaeological evidence of activity dating to the period has been recorded within the study area. It is likely that the Late Saxon manor of South Stoneham was centred upon the village of Swaythling, which lies outside the study area. It is therefore considered that the archaeological potential for the Saxon period is **low**. Any archaeological features dating to the period would be of **regional** significance.

8.5 Medieval

- 8.5.1 The Domesday Book indicates that the manors of South Stoneham and Allington were productive estates in the late 11th century, which respectively supported populations of 21 and 27 households. Both manors had extensive arable land, pasturage, meadow and woodland. The documentary record reveals that several smaller manors, such as Hickley, emerged in the study area during the Middle Ages, as well as sub-manorial farmsteads, including Moorgreen House and Berrywood Farm. Archaeological investigations at the multi-period site at Dowd's Farm revealed a previously unknown medieval farming settlement and evidence of the field system that surrounded it.
- 8.5.2 It is therefore considered that the archaeological potential for the period is **moderate**. Any medieval features or finds would be of **local** significance.

8.6 Post-Medieval and Modern

- 8.6.1 It is likely that the patterns of settlement and land-use established during the Middle Ages continued throughout much of the post-medieval period in the study area. Existing farms were rebuilt or enlarged between the seventeenth and nineteenth centuries, including Moorgreen Farmhouse and Berrywood Farm, while the Grade II listed Dowd's farmhouse was built in the early seventeenth century.
- 8.6.2 The tithe map of South Stoneham reveals that the Application Site contained a 'House, Garden & Orchard' during the mid-1840s. Belonging to the carpenter and beer seller Isaac Vare, the house was in the occupation of a charcoal burner named William Scorey in the 1840s and early 1850s. The land to the south and southwest of the house was predominantly woodland, with pastures to the north.

- 8.6.3 Cartographic evidence suggests that the house was demolished and a new building built on a different alignment between 1869 and 1895, before being demolished by 1910 and the site completely cleared at some point between 1910 and 1940. This was followed by the construction of Moorlands Farmhouse, which was shown in its present form and location on a map of 1968. Subsequent decades saw the construction of many of the sheds and outbuildings around the farmyard.
- 8.6.4 It is likely that some of the buildings shown on maps published since the mid-nineteenth century have left traces in the archaeological record. It is therefore considered that the potential for archaeology dating to the post-medieval and modern periods is **moderate-to-high**. If archaeological material dating from these periods were encountered, it would be of **local** significance.

9 IMPACT ON BURIED ARCHAEOLOGICAL DEPOSITS

9.1 Previous Land Use and Existing Impacts

- 9.1.1 The South Stoneham tithe map revealed that by the mid-1840s a house, garden and orchard and adjoining pasture occupied the site of the present Moorlands Farm (**Figure 5**). The use of the land prior to this date is unknown, although given the site's location on the fringes of the hamlet of West End, it may have been agricultural land during the Middle Ages and early post-medieval period. It is considered that any ploughing that may have taken place during the medieval or post-medieval periods has had a **low adverse** impact upon any underlying archaeological deposits. The construction of the house shown on the tithe map is likely to have had a localised **medium-to-high adverse** impact upon any existing archaeological remains within its footprint.
- 9.1.2 Historical Ordnance Survey maps indicate that the house had been demolished by 1869 and another building on a different alignment was built between 1869 and 1895, before being demolished by 1910 and the site completely cleared of buildings by 1940 (**Figures 6 to 8**). It is considered that the demolition and rebuilding of the structures on the site during this period will have had a localised **medium-to-high adverse** impact upon any underlying archaeology.
- 9.1.3 The present Moorlands Farmhouse was probably built during the 1960s (**Figures 9 and 10**). The construction of this building is likely to have had a localised **medium-to-high adverse** impact upon any underlying archaeology. Other structures on the Site appear to be insubstantial and are therefore unlikely to have had anything more than a localised **low adverse** impact upon underlying archaeological deposits.
- 9.1.4 Archaeological remains situated outside these areas of development may have survived elsewhere on the site, depending upon their depth.

9.2 Impact of Proposed Development on the Archaeological Resource

- 9.2.1 The Proposed Development will comprise demolition of the farmhouse and existing outbuildings at Moorlands Farm and the redevelopment the Site for light industrial use (**Figure 3**). The scheme will include three new light industrial units (Buildings A to C) and an estate office (Building C). It is proposed to create an open storage yard adjacent to Building B, located off a new single lane exit road. The footprint of the Proposed Development is contained within the existing built area of the Site.
- 9.2.2 It can be anticipated that demolition of existing buildings, groundworks and construction of the Proposed Development will have a **medium-to-high** adverse impact upon any *in-situ* archaeological remains within the footprint of the built-up area of the Site. If deep or piled foundations are proposed, it is likely that these will have a **high adverse** impact upon any underlying archaeological remains or geoarchaeological material. The Proposed Development is not anticipated to impact upon any designated or non-designated built heritage assets.

9.3 Ground Soil Contamination

- 9.3.1 No evidence of ground soil contamination within the application site has been reported.

9.4 **Existing Services**

- 9.4.1 No detailed plans of services within the site were available at the time this report was prepared.

10 CONCLUSIONS

- 10.1.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site of the proposed development, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as well as their archaeological and historical significance.
- 10.1.2 The Hampshire HER records 21 recorded heritage assets within the 1km search radius of the proposed development, including 10 prehistoric finds and features, four medieval and one post-medieval feature. In addition, there were three features or finds of unknown date. A total of eight archaeological investigations have been recorded within the study area. There is one Grade II listed building within the study area.
- 10.1.3 Assessment of the historical background of the Site revealed that the Site contained a 'House, Garden & Orchard' and adjacent pastures in the mid-1840s. The house was in the possession of a local carpenter and beer seller named Isaac Vare and was in the occupation of a charcoal burner named William Scorey at the time. The land to the south and southwest of the house was predominantly woodland in the possession of the Warden and Fellows of Queen's College Oxford, with pastures to the north.
- 10.1.4 Cartographic evidence shows that the house had been demolished by 1869 and a new building had been built on a different alignment between 1869 and 1895, before being demolished by 1910 and the site completely cleared during the second quarter of the twentieth century. This was followed by the construction of Moorlands Farmhouse, which was shown in its present form and location on a map of 1968. Subsequent decades saw the construction of the sheds and outbuildings that surround the farmyard. The property boundaries shown on the tithe map remained largely unchanged throughout this period.
- 10.1.5 Analysis of archaeological data supplied by the Hampshire HER and supplementary historical research indicates that there is a low potential for early prehistoric, Roman and Saxon/early medieval remains; a moderate potential for medieval archaeology and a moderate-to-high potential for late prehistoric, post-medieval and modern archaeology.
- 10.1.6 If found, archaeological remains from the prehistoric, Roman, and Saxon/early medieval periods are likely to be of regional significance, whereas any finds or features dating to the medieval, post-medieval and modern periods would be considered of local significance.
- 10.1.7 It is likely that medieval ploughing had a low adverse impact upon any underlying archaeological deposits. The construction of the house shown on the tithe map is likely to have had a localised **medium-to-high adverse** impact upon any existing archaeological remains within its footprint. It is considered that the successive demolition and rebuilding of the structures on the site between the mid-nineteenth and mid-twentieth centuries will have had a localised **medium-to-high adverse** impact upon any underlying archaeology. Likewise, the construction of the present farmhouse is likely to have had a localised medium-to-high adverse impact upon any underlying

archaeological features or deposits.

- 10.1.8 It can be anticipated that demolition and groundworks associated with the proposed development will have a **medium-to-high adverse** impact upon any surviving *in-situ* archaeological remains within the footprint of the existing built area of the Site. If deep or piled foundations are proposed, it is likely that these will have a high adverse impact upon any underlying archaeological remains or geoarchaeological material.
- 10.1.9 Given the findings of this report, it is possible that further archaeological work will be requested as a means of mitigating the potential archaeological resource.
- 10.1.10 The requirement for, and detailed scope of any archaeological work deemed necessary on the site will need to be agreed by the County Archaeologist for Hampshire, whose further advice concerning the recommended stages of evaluation and mitigation should be obtained.

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South Stoneham Tithe map, 1845 © The National Archives; The Genealogist

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12 ACKNOWLEDGEMENTS

12.1.1 Pre-Construct Archaeology Limited would like to thank Country Homes Ltd for commissioning this archaeological desk-based assessment. The report was written by Guy Thompson. The author would like to thank Charlotte Matthews for project management and Hayley Baxter and Diana Valk for compiling the illustrations.

Appendix 1: Historic Environment Record

Map Reference	Eastings	Northings	HER No.	Name	Monument Type	Date Range	Description
Prehistoric							
1	448560	114180	25940	Site Of Possible Tumuli	BARROW	Bronze Age - 2200 BC to 801 BC	Site of 5 supposed tumuli, marked on OS map 2" of 1808. Only possible evidence on ground was a stony patch, one large piece of grey sandstone, and a low, vague, possibly natural mound c.22m in diam. and 0.3m high. No visible ditch.
2	447519	114827	25941	Bowl Barrow 200m west of Moorgreen House	BOWL BARROW	Bronze Age - 2200 BC to 801 BC	Bowl barrow shown on OS 2" map of 1808. (1955) 2) barrow mound has maximum diameter of 34m and stands to a height of 0.75m. a ditch c.5m wide which surrounded the barrow mound is no longer visible at ground level and now survives as a buried feature to the west and east.
3	447550	114650	25944	Bowl Barrow	BOWL BARROW	Bronze Age - 2200 BC to 801 BC	One of 3/5 bowl barrows recorded on OS 2" map of 1808 and os 6" map of 1910. observed as a spread and mutilated bowl barrow by os field investigator. (1955) no remains (1962)
4	447506	114855	25945	Bowl Barrow	BOWL BARROW	Bronze Age - 2200 BC to 801 BC	Site of barrow marked on OS 2" map of 1808, but deleted on oOS 6"map of 1910. no trace can now be found. (1955)
5	447440	114630	25946	Bowl Barrow	BOWL BARROW	Bronze Age - 2200 BC to 801 BC	Site of barrow marked on OS 2"map of 1808, but deleted on OS 6" map of 1910. no trace can now be found. (1955)
6	447850	114880	25986	Barrow	BARROW	Bronze Age - 2200 BC to 801 BC	A crop mark on an air photograph from the NMR may represent the site of a barrow. there are several other barrows in the immediate area. (1975)
7	447755	114652	51352	Site of Barrow west of Moorgreen Dairy Farm	ROUND BARROW	Bronze Age - 2200 BC to 801 BC	The barrow is shown as an earthwork on the Ordnance Survey 1st Edition 25" map of 1869.
8	447660	114650	25942	Bowl Barrow N of Moorgreen Hospital	BOWL BARROW	Middle Bronze Age - 1500 BC to 1001 BC	Bronze Age bowl barrow measuring 28m in diameter by 1.5m in height. Excavated in 1888 and a biconical MBA urn removed. Excavated again in 1961.
9	448350	114200	38922	Pewitt Hill	FINDSPOT	Neolithic - 4000 BC to 2201 BC	A Neolithic end scraper has been found at Pewitt Hill.
10	448210	113560	38921	Early Bronze Age Scraper	FINDSPOT	Bronze Age - 2200 BC to 801 BC	An early Bronze Age scraper was found at this location.
Medieval							
11	447700	113900	25992	Hickley Farm	MANOR HOUSE	Medieval - 1066 AD to 1539 AD	Documentary evidence refers to a manor at Hickley (then Heckley) from at least AD 1194. in ownership of God's House, Southampton. First documented in AD 1236 as Heckeleyiam (wood whence hecks were obtained).
12	447700	114800	41433	Moorgreen House	FARMSTEAD	Medieval - 1066 AD to 1539 AD	First documented in AD 1248 as La More (home of Stephen de la More).
13	448600	115100	41428	Berrywood Farm	FARMSTEAD	Medieval - 1066 AD to 1539 AD	First documented in AD 1320 as BURIFIELD (farm by the wood with berries).
14	448200	113900	25990	Kilnclose Plantation	TRACKWAY	Medieval - 1066 AD to 1539 AD	In the southern portion of Kilnclose Plantation runs an old trackway, which used to be the main access to Hickley Farm (1975)
Post-medieval							
15	448200	113900	25991	Possible site of Brickworks, Kilnclose Plantation	BRICKWORKS	Post Medieval - 1540 AD to 1900 AD	Small brickworks believed to be at the NE end of Kilnclose Plantation.

Map Reference	Eastings	Northings	HER No.	Name	Monument Type	Date Range	Description
Historic buildings							
16	448856	114663	52640	Dowds Farmhouse	FARMHOUSE	Post Medieval - 1600 AD to 1699 AD	Grade II listed farmhouse. Early C17th; altered early C19th; extended mid C19th. Timber-framed walls faced or partly rebuilt in brick, painted at front; extended in red brick. Asbestos tile roof with half-hipped ends. Brick axial stack.
17	447500	114500	51283	South Stoneham Union Workhouse	HOSPITAL; WORKHOUSE	Post Medieval c.1835	Unlisted building. The present hospital was begun in 1835 as a Union Workhouse. It was run by the Southampton Union from 1926 as the West End Institute.
18	448621	115092	50700	Farm Buildings At Berrywood Farm	FARM BUILDINGS	Unspecified date	Unlisted farm buildings converted to office and light industrial use in 1998.
Unknown date							
19	448520	114600	25953	Circular Soil Mark	EARTHWORK	Unknown date	Air photograph (RAF APs 82/765/0093-94) suggested location for circular soil mark, c.30m in diameter, with small central mound. visited by OS field investigator, but nothing of interest noted in freshly ploughed field apart from some slight natural undulations. (1969) 2) interpreted as a possible round barrow (1969).
20	448220	113930	25989	Kilnclose Plantation	EARTHWORK	Unknown date	Linear earthwork
21	447800	113700	25987	Burnt Flint	FINDSPOT	Unknown date	Small area of burnt flint.
Archaeological investigations							
22	449000	114695	57238	Evaluation At Land At Dowd's Farm, Hedge End	EVALUATION	Neolithic to Post-medieval	88 trench evaluation revealing a multi-period site that dates from the Neolithic/Bronze Age to post-medieval. An archaeological evaluation was carried out at this location in September 2008 by Wessex Archaeology. Only one trench was found to contain archaeological features, and these comprised two ditches of probable medieval date. Finds recovered included late prehistoric and post medieval pottery sherds, worked and burnt flints, and an iron object.
23	448950	114890	59989	Archaeological Evaluation, Dowd's Farm: Urban Park	EVALUATION	Medieval - 1066 AD to 1539 AD	A large-scale excavation by Wessex Archaeology from 2006 to 2007 at Dowd's Farm, Hedge End, revealed Mesolithic to post-medieval occupation.
24	448960	114691	64073	Excavation Of Multi-Period Site At Dowd's Farm, Hedge End	EXCAVATION	Mesolithic to post-medieval	Two evaluation trenches were excavated to the west of the Dowd's Farmhouse. The evaluation identified the footings of a modern barn as well as numerous tree holes. To the south 3 sewer pipes were recorded.The barn was constructed between 1845 and 1870 and demolished in 2004.
25	448850	114660	60484	Watching Brief Near Dowds Farm	EVALUATION	Post Medieval - 1540 AD to 1900 AD	A watching brief on this section of new pipeline. The route was only 2m from a previous section of a pipeline and thus no undisturbed stratigraphy was found.
26	448850	114800	57720	Berrywood Farm, Tollbar Way Nr Netley	WATCHING BRIEF	None	

Map Reference	Eastings	Northings	HER No.	Name	Monument Type	Date Range	Description
Archaeological investigations							
27	447248	114115	69108	Dog Kennel Farm, West End	EVALUATION	Modern - 1901 AD to present	An archaeological evaluation was undertaken at Dog Kennel Farm prior to the construction of 14 new dwellings. 5 evaluation trenches were opened across the site, which was revealed to have been significantly impacted by modern landscaping, building and deforestation. A shallow ditch, likely to relate to modern woodland management was the only feature noted. No features, deposits or artefacts of archaeological interest were encountered.
28	447536.206	114495.347	69580	Land at Moorgreen Hospital	EVALUATION	None	A seven trench evaluation was undertaken prior to the redevelopment of the site. it was revealed that the topography and ground formation of the site had been greatly altered in conjunction with the construction of the hospital, leading to the conclusion that no evidence associated with the previously identified barrow cemetery (MONUID: 25942 et al) survives within the development site footprint.
29	447632	114853	63548	Negative Evaluation At Moorgreen Road, West End	EVALUATION	None	An archaeological evaluation was carried out on land off Moorgreen Road in West End in advance of proposed development. No archaeological features or deposits were recorded.

APPENDIX 2

South Stoneham Tithe Apportionment, 1844

No.	Owner	Occupier	Name	Type	A	R	P
820	Queen's College Oxford	Queen's College Oxford	Plantation	Wood	7	-	20
821	Isaac Vare	Himself	Upper Rough Piece	Arable	2	3	19
822	Isaac Vare	Himself	Upper Moor	Pasture	2	1	7
823	Isaac Vare	Himself	Middle Mead	Pasture	1	2	33
824	Isaac Vare	Himself	Rough Piece	Pasture	3	3	36
825	Isaac Vare	Himself	Bury Wood Mead	Pasture	1	2	14
826	Isaac Vare	Himself	Lister Pannel	Pasture	1	3	4
827	Isaac Vare	William Scorey &c	House, Garden & Orchard		-	2	19
827a	Isaac Vare	Himself	Plummers Platt	Pasture	-	2	2
828	Queen's College Oxford	Queen's College Oxford	Plantation	Firs	4	3	27
829	Isaac Vare	Himself	Roadway		-	1	5
830a	William Hallett	Isaac Vare	Pasture	Pasture	1	1	1
830b	William Hallett	Isaac Vare	Pasture	Pasture	1	1	13
831	Isaac Vare	Himself	Little Bushy Mead	Pasture	-	3	32
832	Isaac Vare	Himself	Rough Piece	Arable	1	3	21
833	Isaac Vare	Himself	Vinegar Bottle	Pasture	1	3	3
849	Queen's College Oxford	James Forder	The Five Oaks		28	-	3
Isaac Vare					31	-	31

Source:

TNA IR 29/31/240 South Stoneham Tithe Apportionment, 1844

TNA IR 30/31/240 South Stoneham Tithe Map, 1845

PLATES

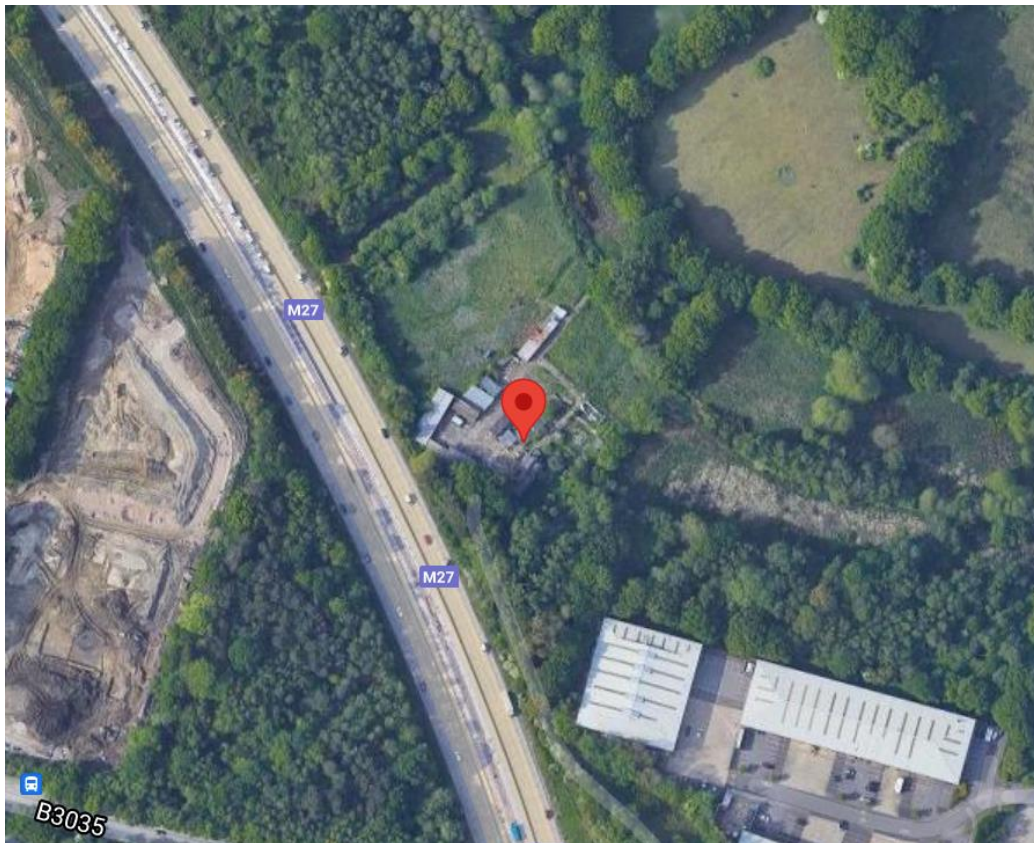


Plate 1: Aerial view of Moorlands Farm, imagery © Getmapping plc, Infoterra & Bluesky, Maxar Technologies, The Geoinformation Group © 2021



Plate 2: The farm buildings at Moorlands Farm



Plate 3: Front elevation of Moorlands Farmhouse



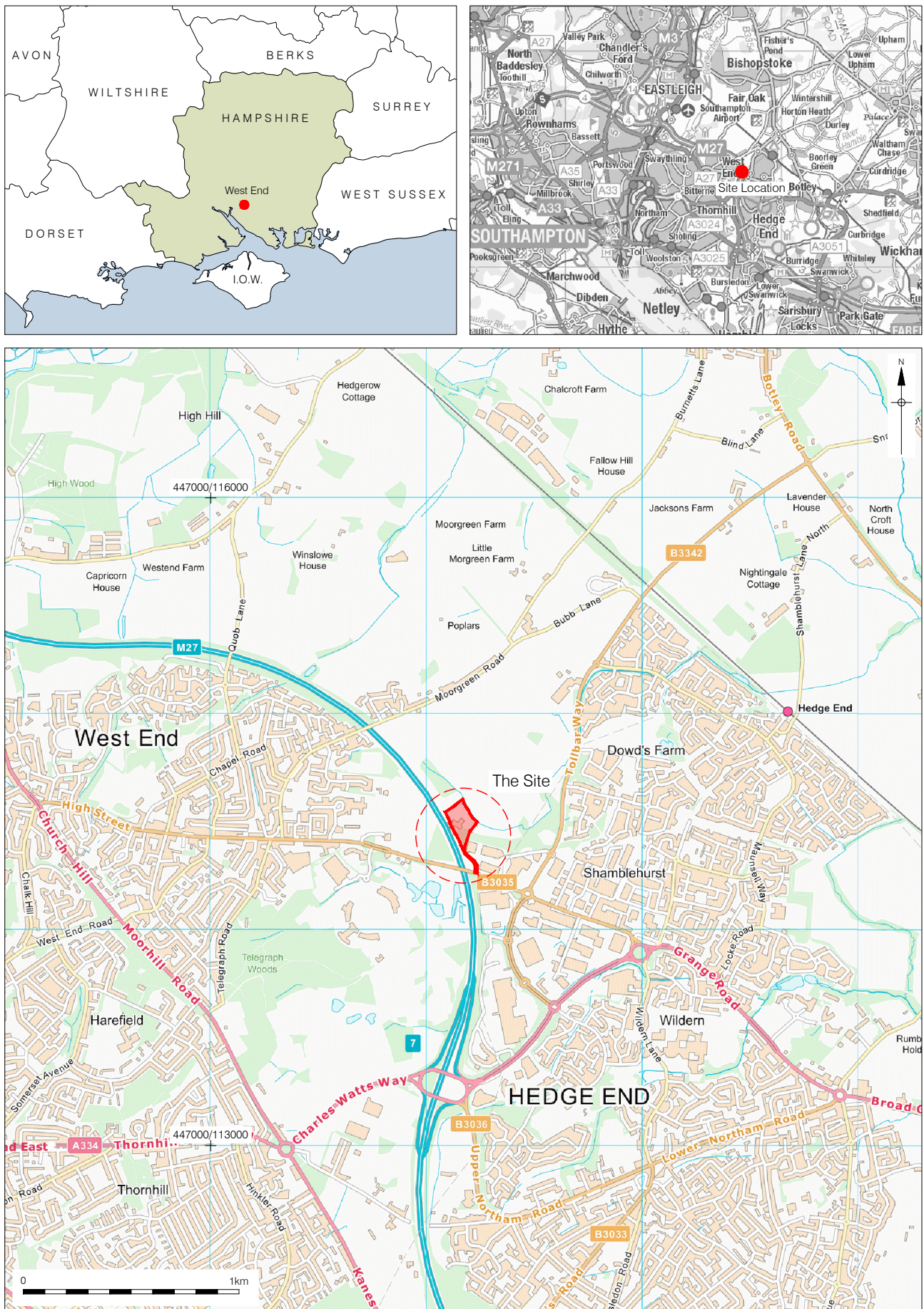
Plate 4: Rear elevation of Moorlands Farmhouse

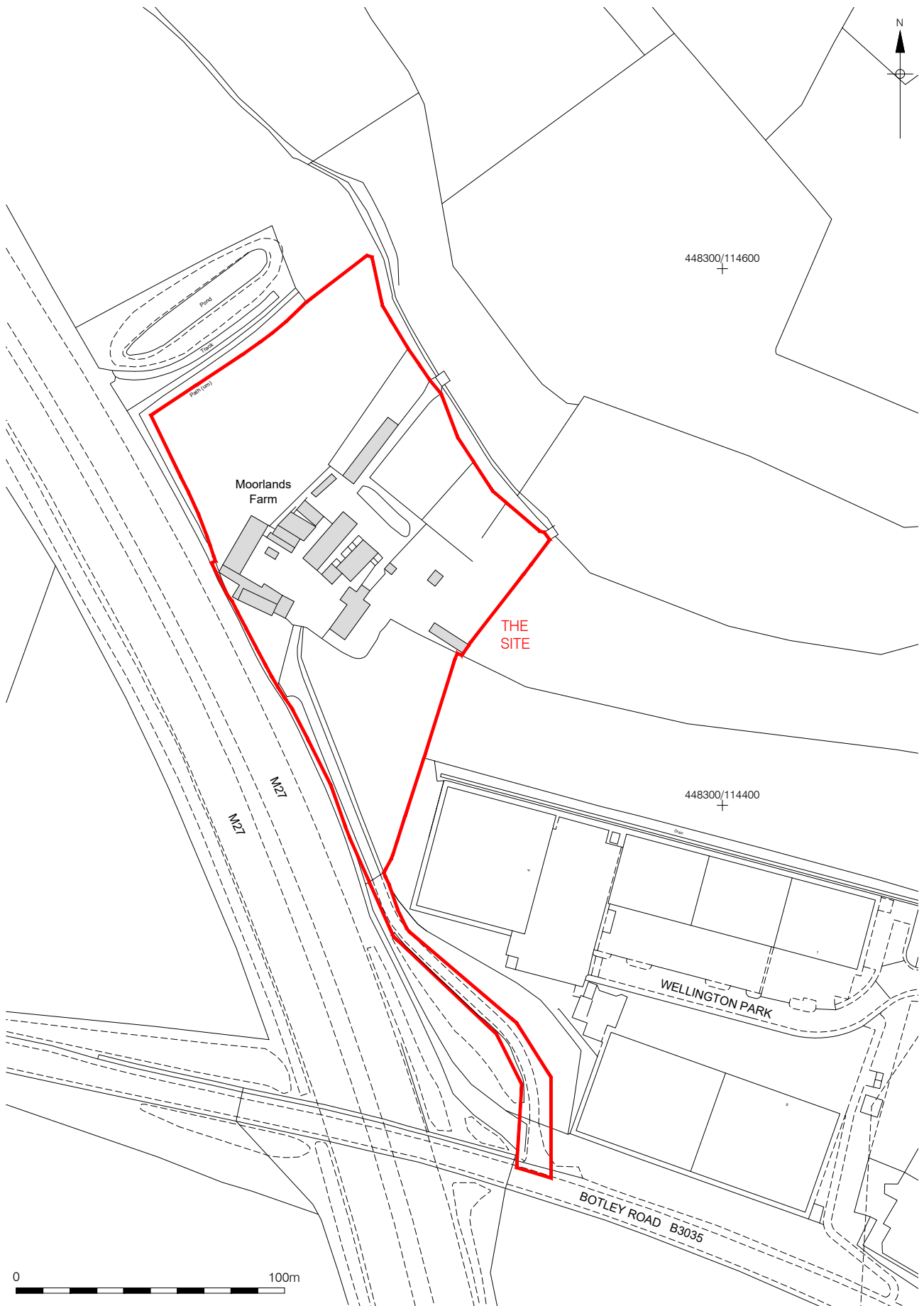


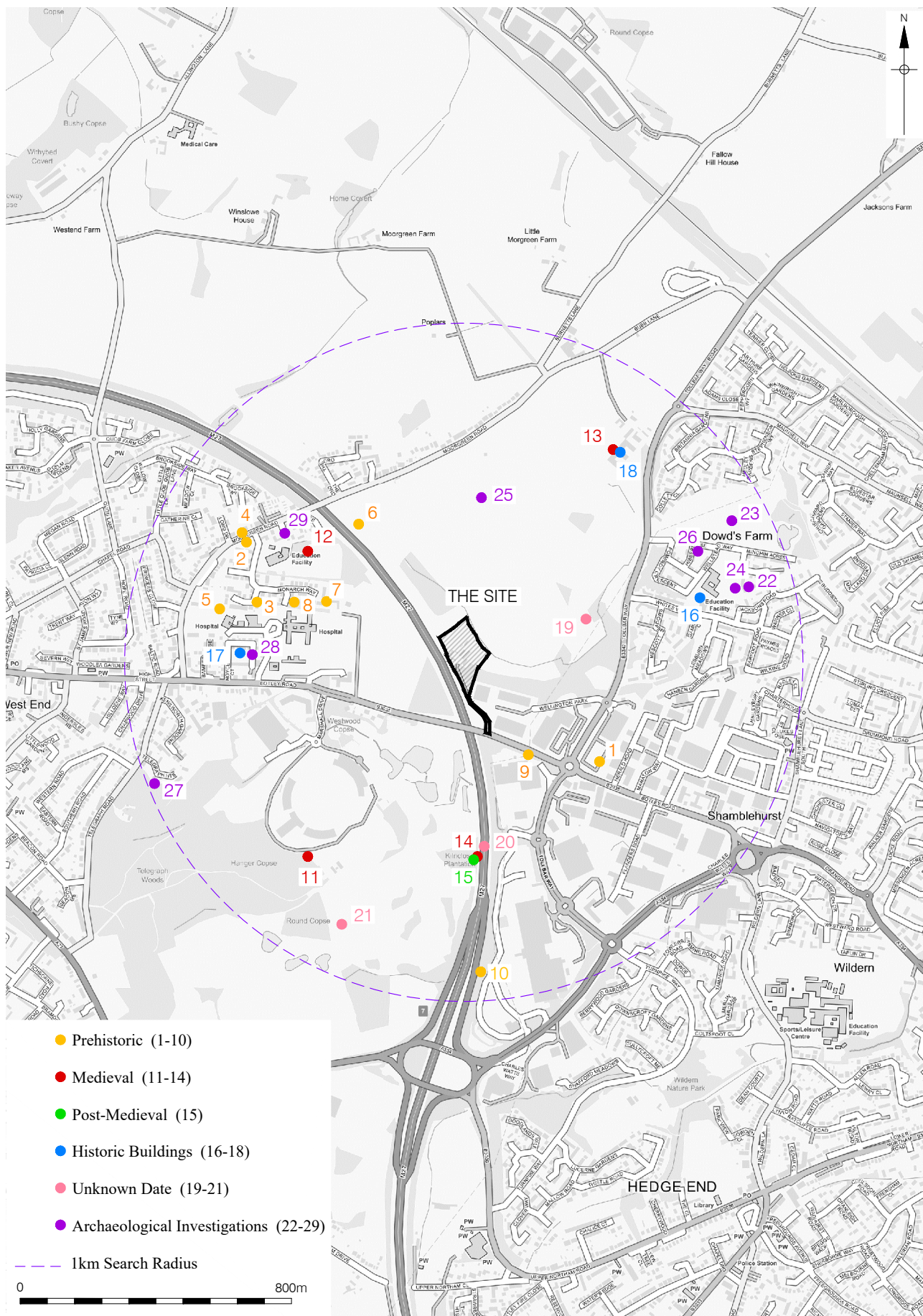
Plate 5: Outbuildings at Moorland Farm

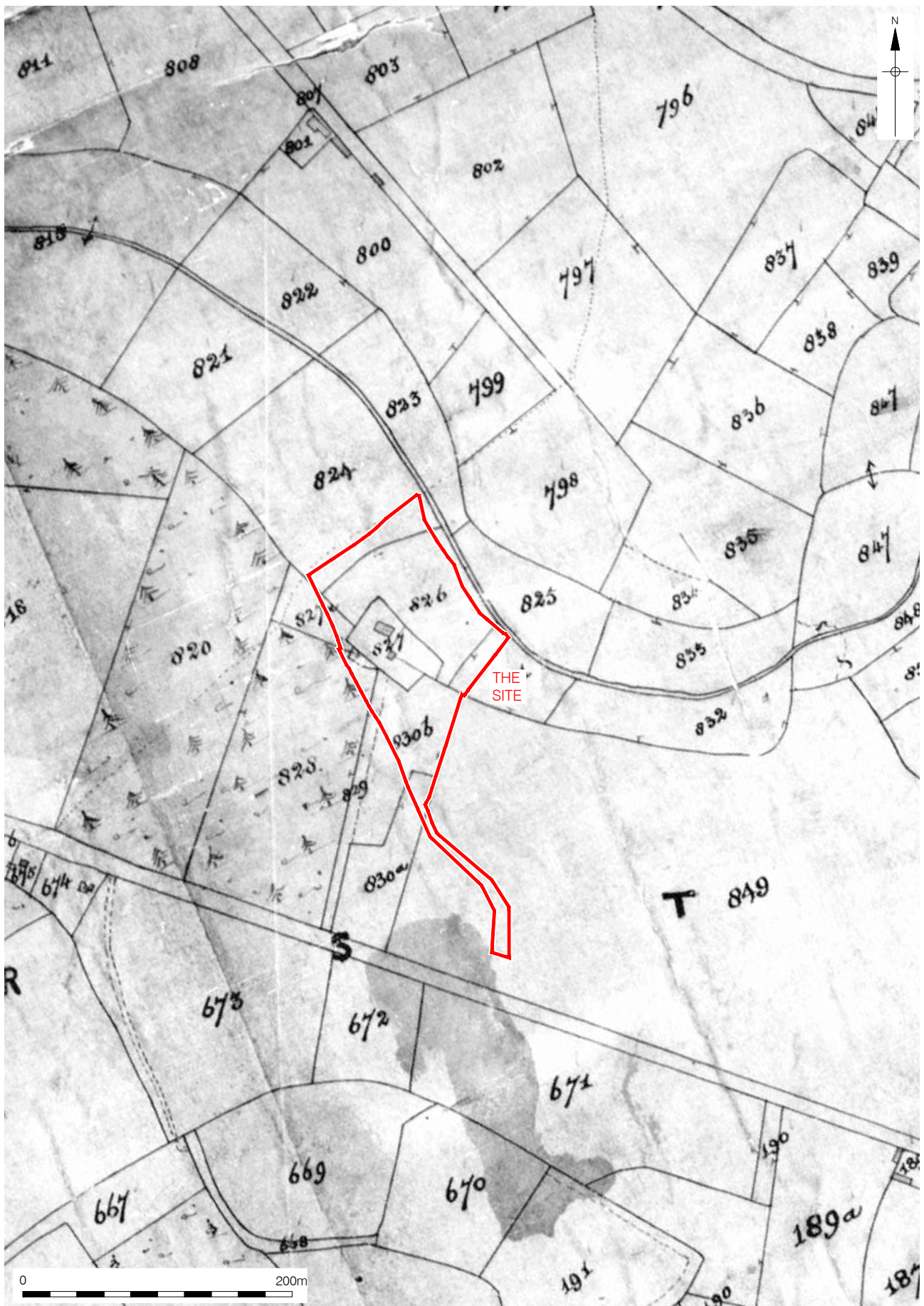


Plate 6: Outbuildings at Moorland Farm









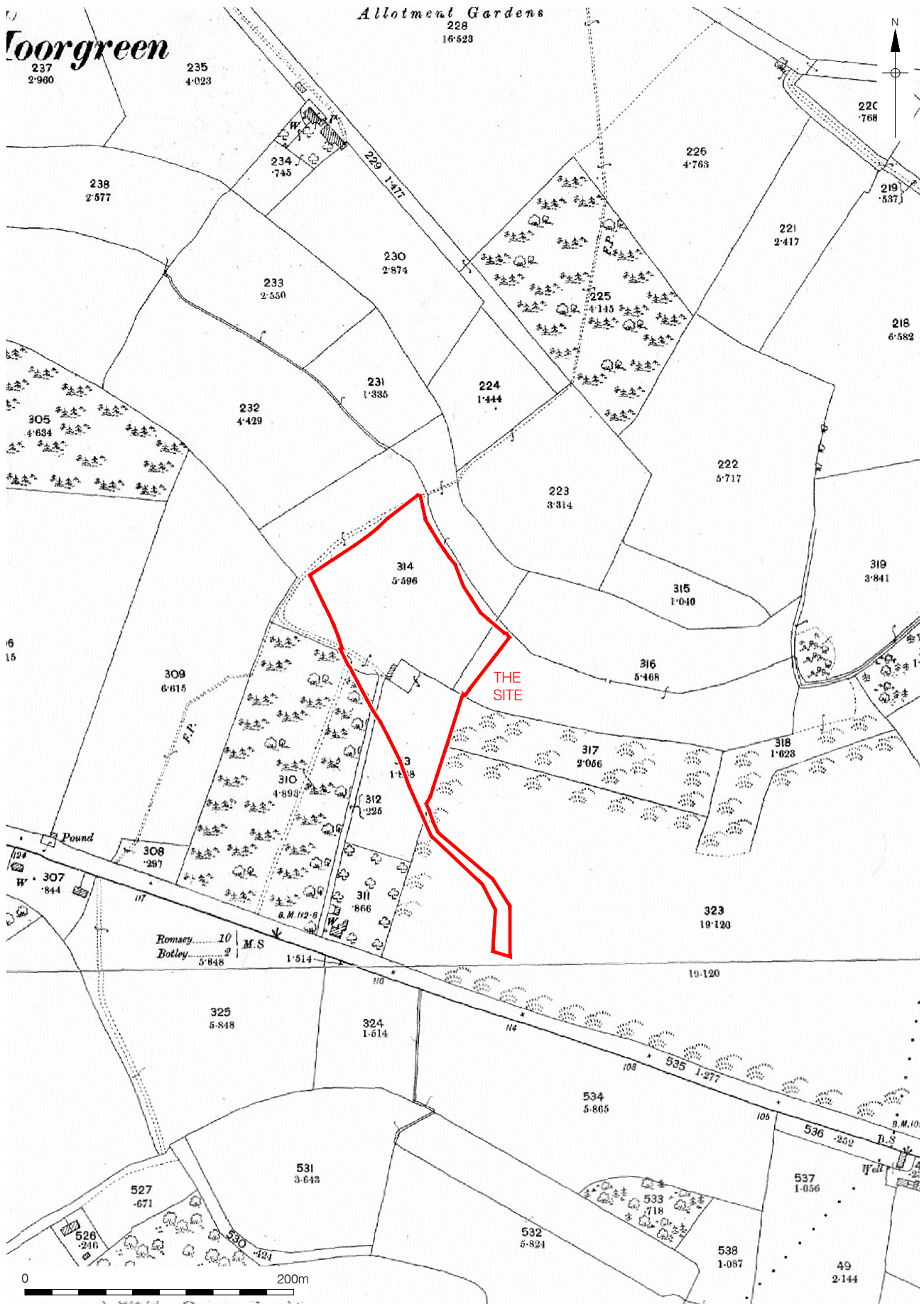
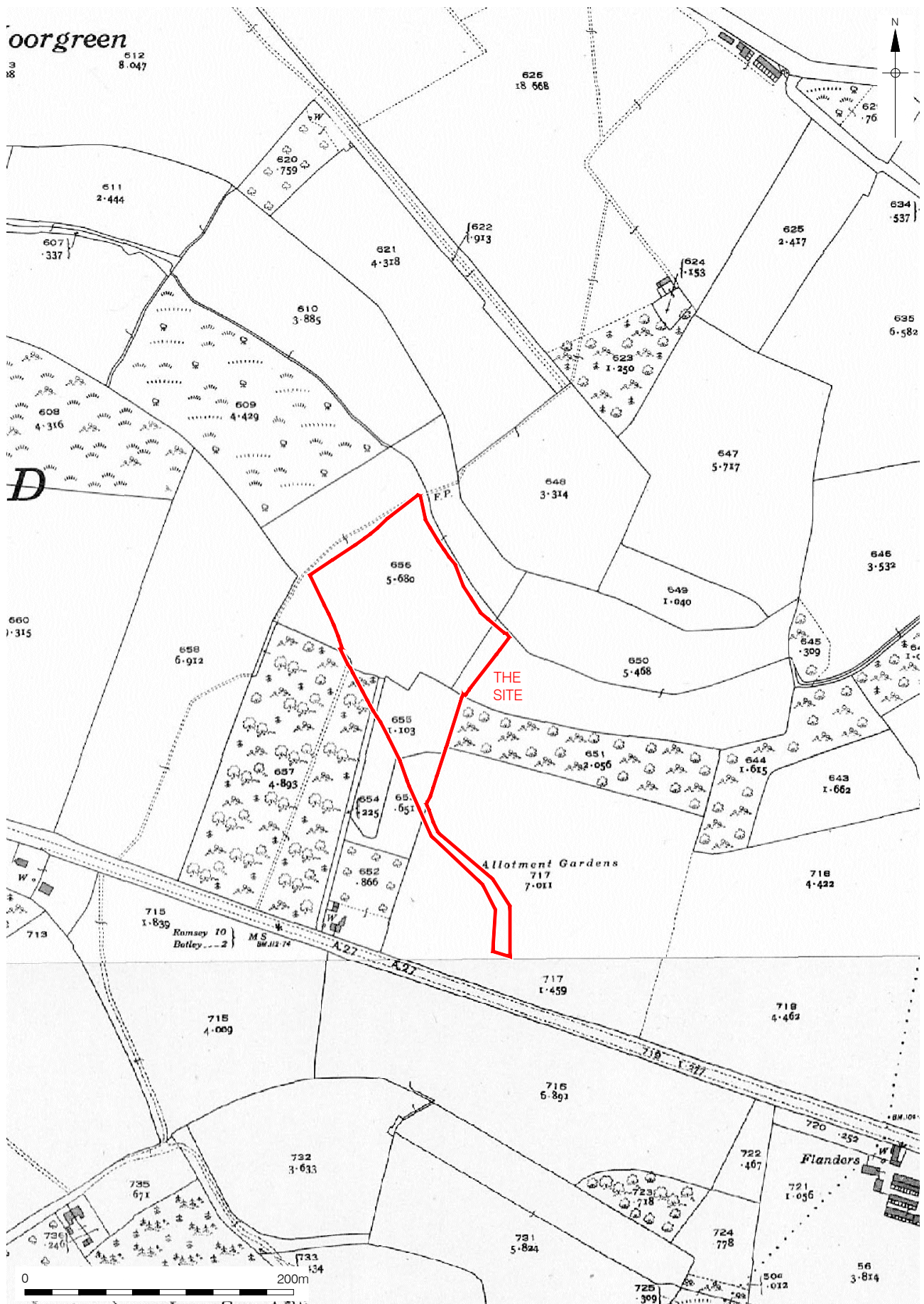


Figure 6
Ordnance Survey, 1895-97
1:4,000 at A4



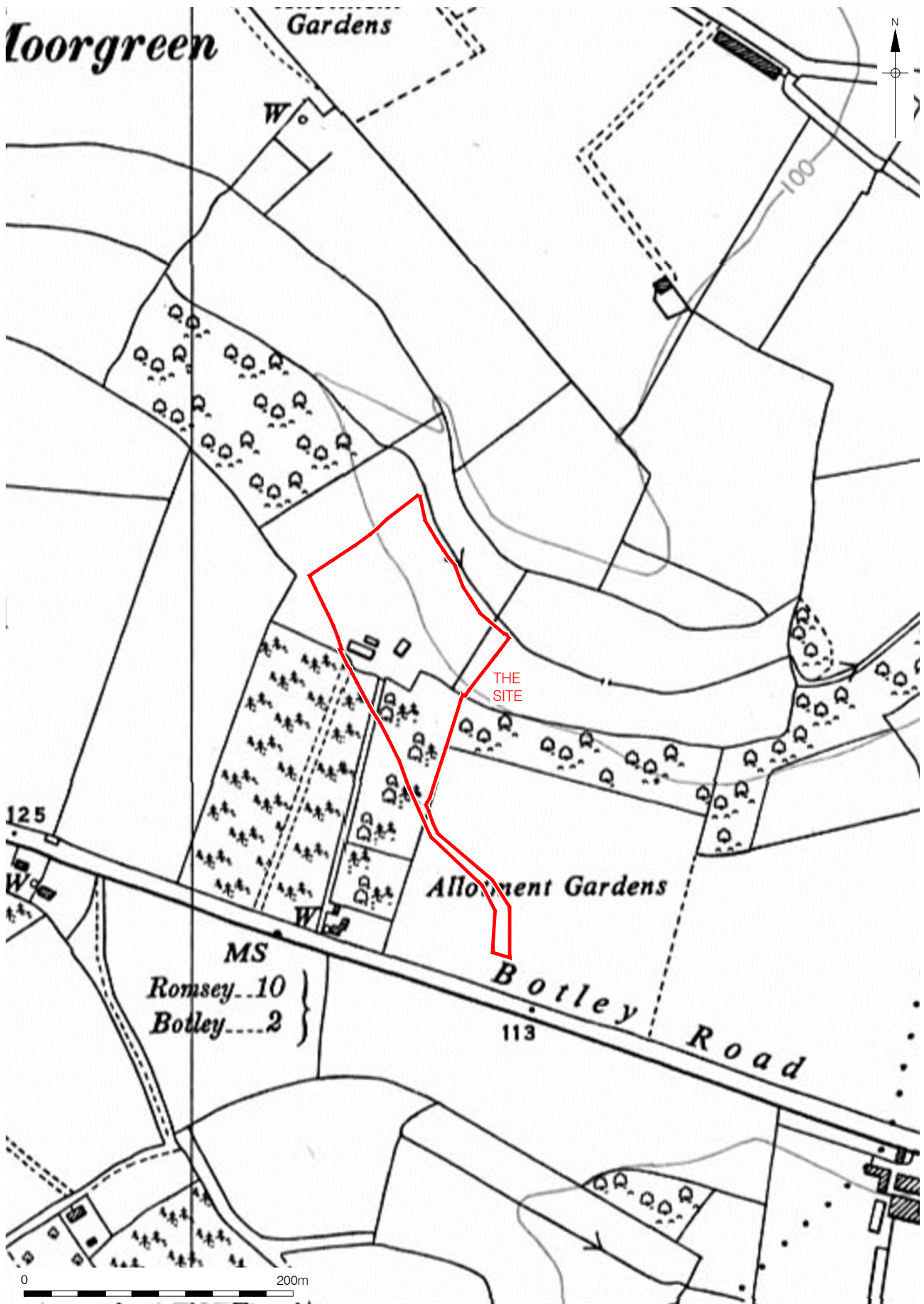
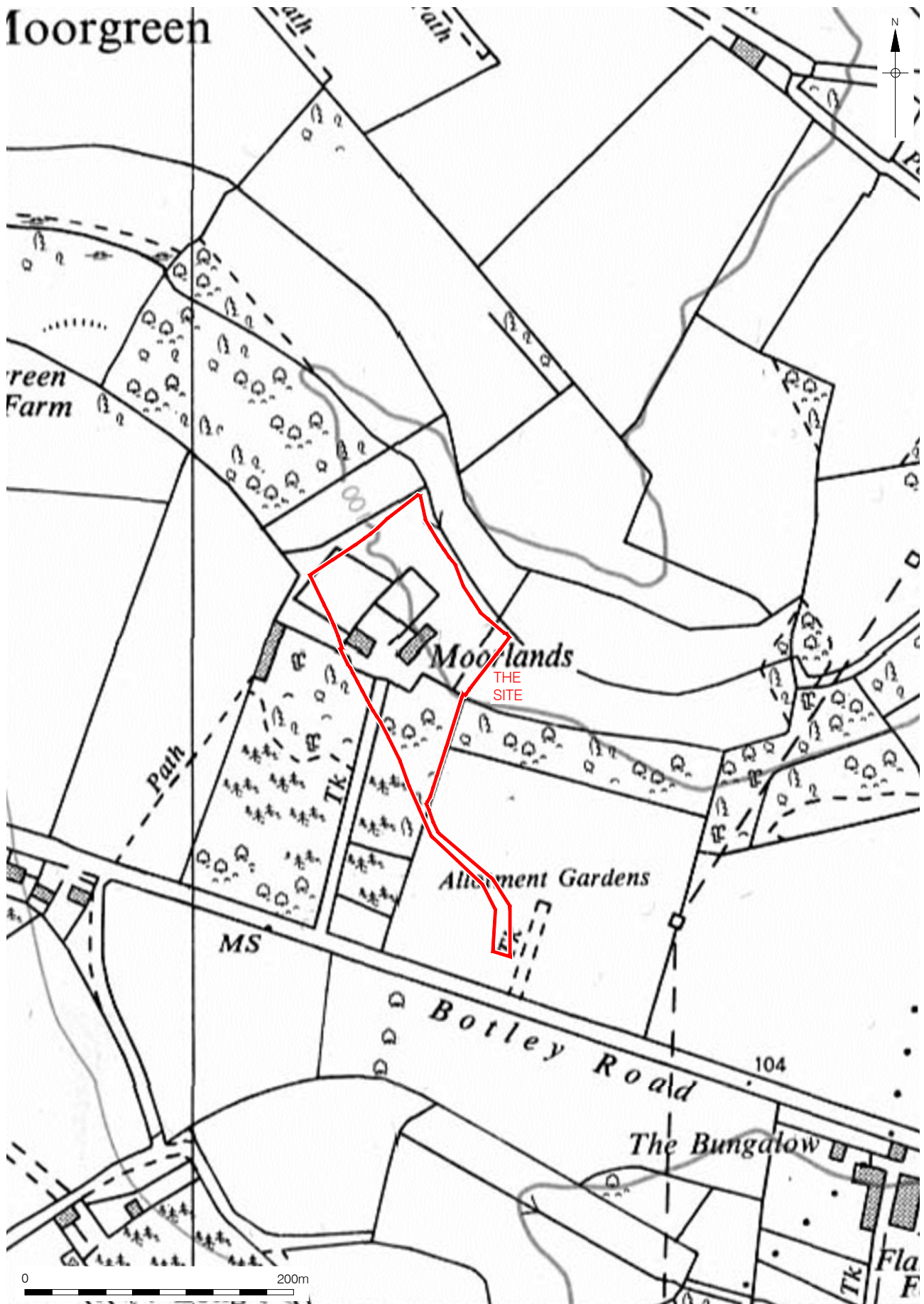
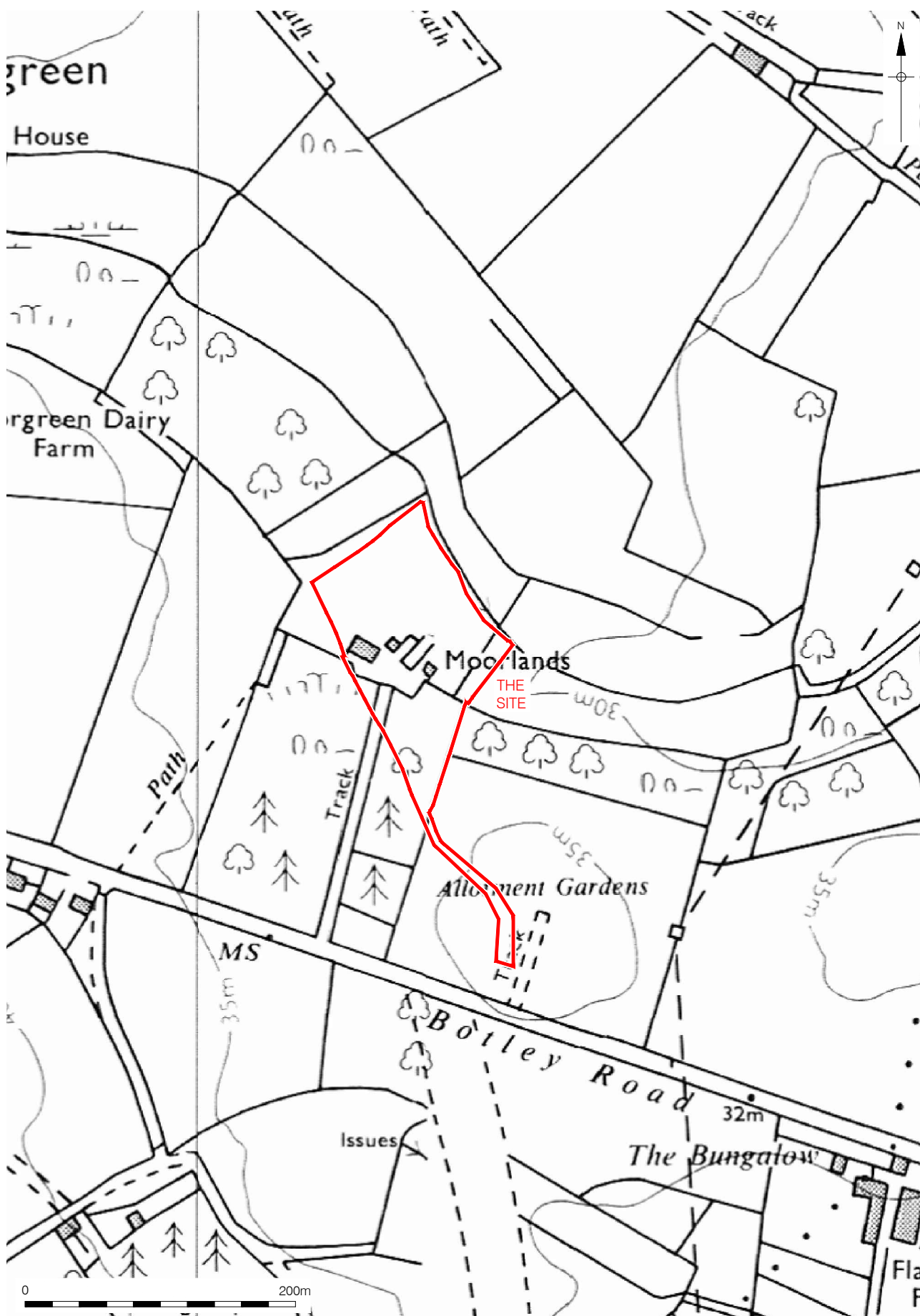
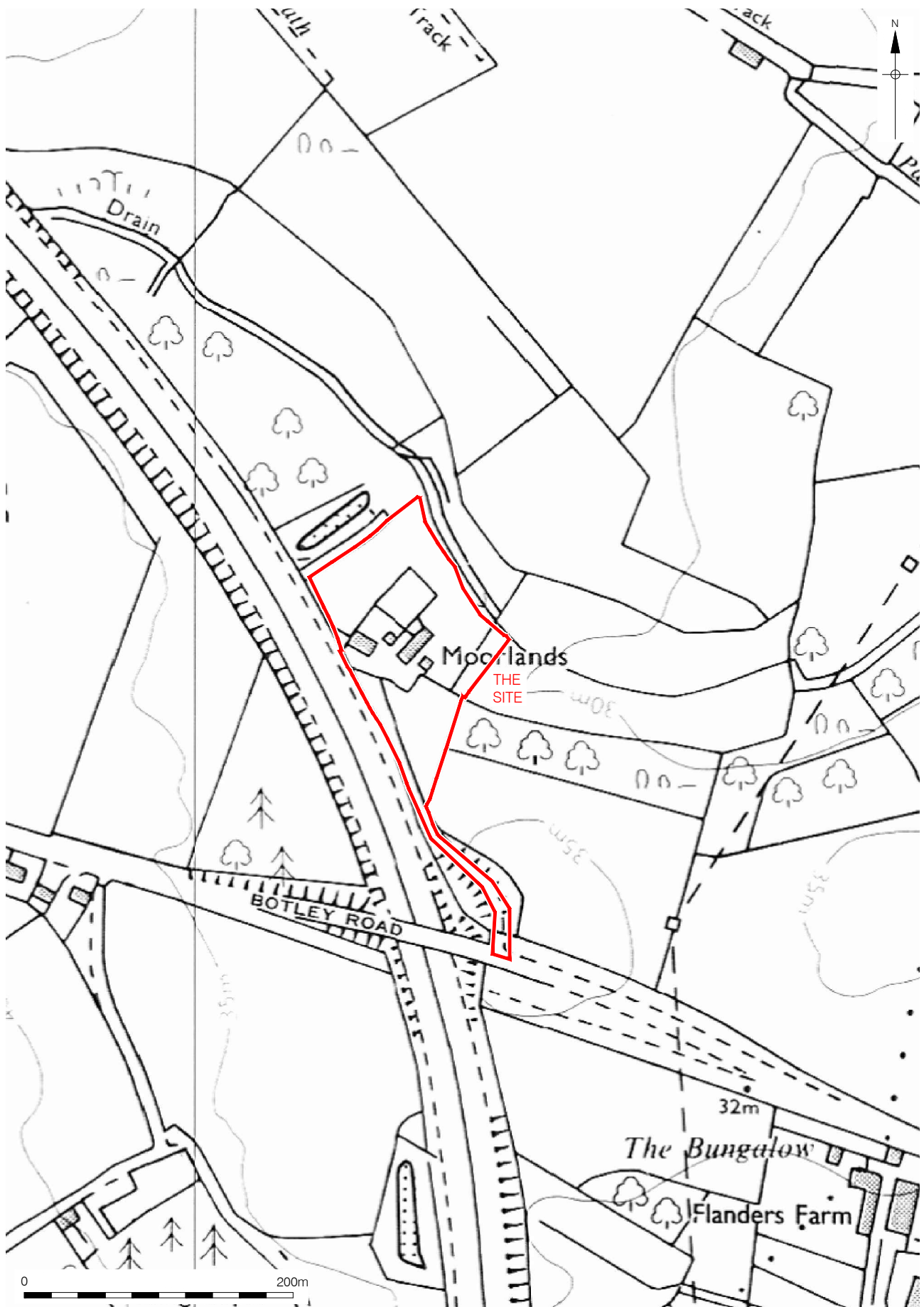
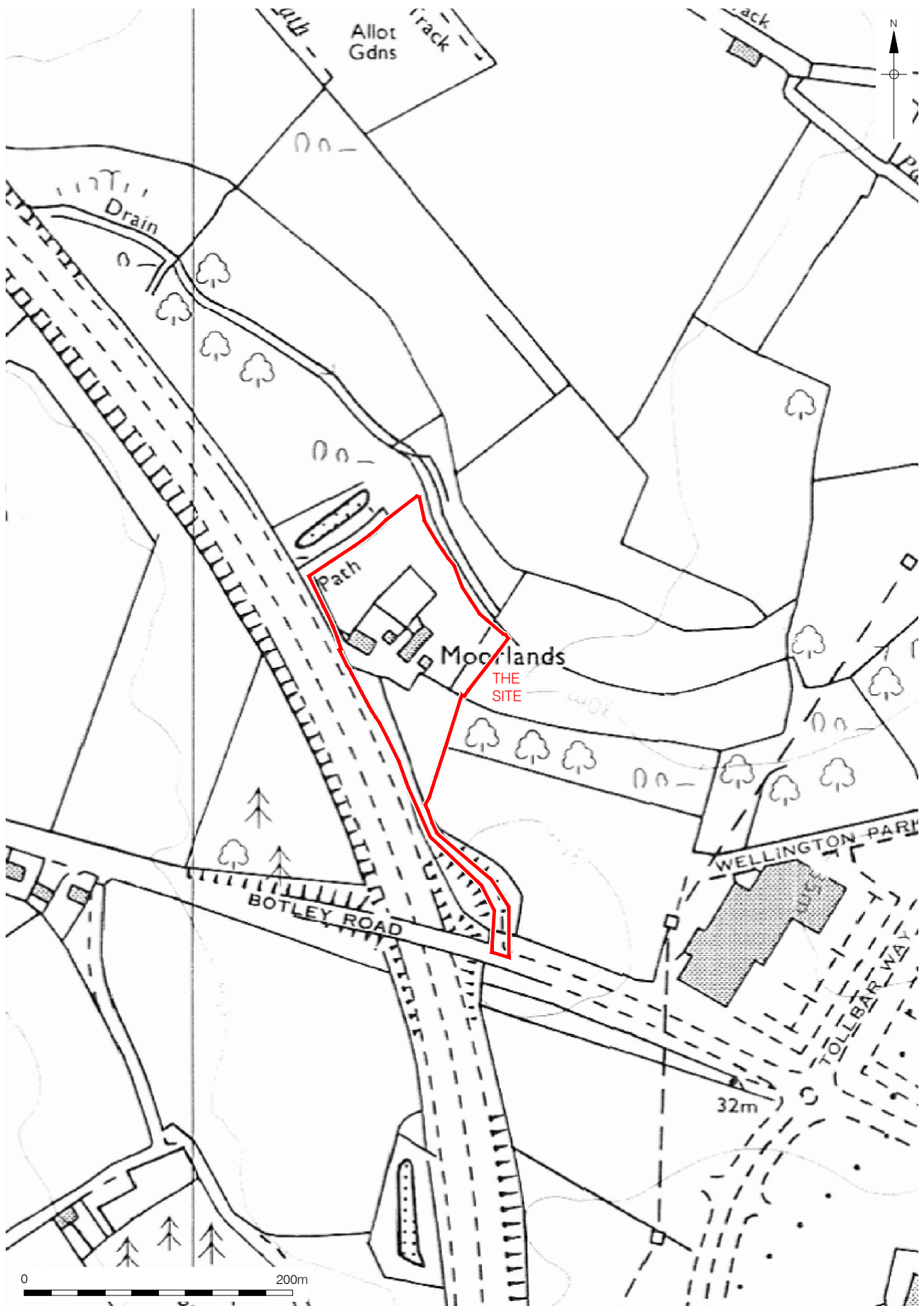


Figure 9
Ordnance Survey, 1963
1:4,000 at A4









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