

**Former Samsons Gym, Maple Place
237 Chamberlayne Road
Eastleigh
Hampshire**

Archaeological Desk-Based Assessment



Report prepared for:
Aspect (Eastleigh) Ltd

CA Project: AN0477

CA Report: AN0477_02

June 2023



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237 Chamberlayne Road
Eastleigh
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SUMMARY

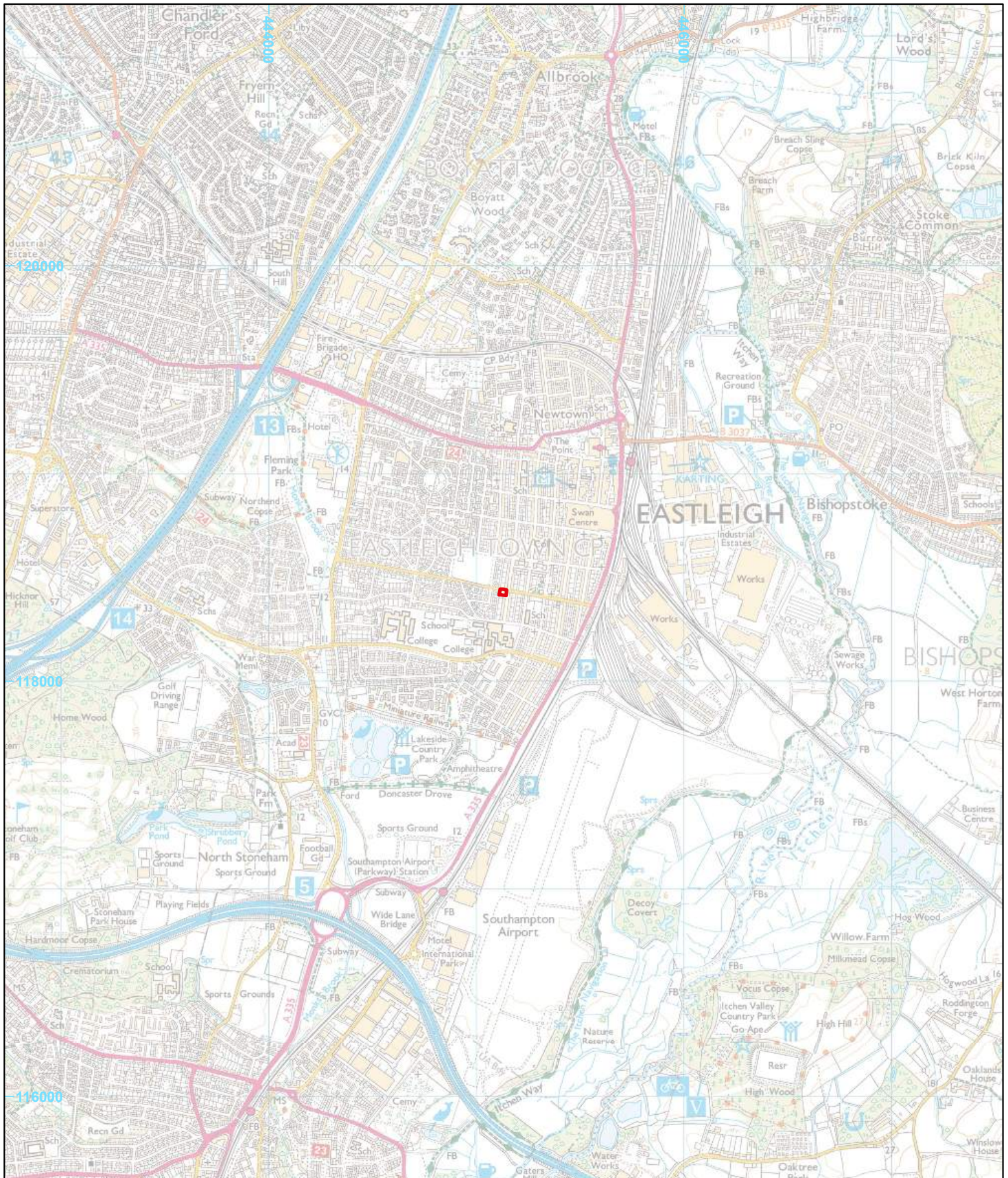
Project Name: Former Samsons Gym, Maple Place
Location: 237 Chamberlayne Road, Eastleigh, Hampshire
NGR: 445132, 118426

In April 2022 Cotswold Archaeology was commissioned by Aspect (Eastleigh) Ltd to produce an Archaeological Desk-Based Assessment in respect of the former Samsons Gym, at the corner of Chamberlayne Road and Derby Road in Eastleigh, Hampshire. Planning permission has been granted for the demolition of the existing structures to make way for redevelopment of the Site.

This assessment has identified no overriding archaeological constraints that could preclude development of the Site. The Site has been in use as agricultural land until the 1930s when a dairy and associated shop were constructed. Since then, no further development occurred within the Site.

It is possible that below ground remains associated with the historical agricultural use of the land occur within the Site. These remains would likely be truncated plough marks or former field boundaries and are considered to be of only limited evidential value and low heritage significance. The Site also likely lay within the rural hinterland to later prehistoric, Roman and Anglo-Saxon activity. Despite this presence, there is considered to be no specific potential for remains dated to these periods to occur within the Site.

If archaeological remains are present within the Site, previous development within the Site is considered to have compromised the survival of any remains, and the loss of any surviving remains as a result of the scheme would not be considered a significant impact. This report has been produced in accordance with local policy S8 of the Eastleigh Borough Local Plan and paragraph 194 of the National Planning Policy Framework. This report is considered sufficient to inform the determination of the planning application.



 Site



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PROJECT TITLE
 Former Samsons Gym, Eastleigh,
 Hampshire

FIGURE TITLE
 Site Location Plan

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FIGURE NO.
 1

1. INTRODUCTION

- 1.1. In April 2022 Cotswold Archaeology was commissioned by Aspect (Eastleigh) Ltd to produce an Archaeological Desk-Based Assessment in respect of the former Samsons Gym (Maple Place) at the corner of Chamberlayne Road and Derby Road in Eastleigh, Hampshire (hereafter referred to as 'the Site'). The structures within the Site have been recently approved for demolition (PN/20/89301) and presently the Site forms a brownfield area (NGR: 445132, 118426; Fig. 1).



Photo 1 View of the Site from Derby Road

- 1.2. Following the approved demolition of the former Samsons Gym, the proposed development comprises the construction of a three-storey residential building with parking and landscaping.

Objectives and professional standards

- 1.3. The composition and development of the historic environment in relation to archaeological remains within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets of archaeological interest located within the Site, and any heritage assets of archaeological interest beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets of archaeological interest (both adverse and/or beneficial) are

then described. The historic buildings located within the Site are assessed in the corresponding Historic Building Recording report (Cotswold Archaeology 2022).

- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

- 1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The Site is located in the local authority of Eastleigh Borough Council (EBC). The new EBC local plan was adopted on the 25 April 2022 for the period 2016 to 2036. Chapter 4: Strategic policies includes the section on the interplays between the historic environment and new development. Strategic policy S8 lays out the local council’s plans to conserve and/or enhance, where possible and applicable, the historic environment (EBC 2022, 40).
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

- 1.8. This assessment follows the production of a Historic Building Recording (Cotswold Archaeology 2022). Advice on the scope of this report was sought through email correspondence with Mr David Hopkins, County Archaeologist at Hampshire County Council on 25 April 2022. In the response on 26 April 2022, no changes to the proposed scope of DBA were suggested.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2021)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Eastleigh Borough Local Plan (adopted 2022)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets of archaeological interest, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2021) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Previous Site reports and site visits	Historic Building Recording assessment (Cotswold Archaeology 2022) and associated site visit photographic archive; Soils Limited (2021).
Hampshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of

relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of the Historic Building Assessment (CA 2021) and carried out on 30th April 2021. The primary objectives of the site visit were to assess the buildings within the Site and their historic surrounds. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Assessment of heritage significance

- 2.5. The significance of known and potential heritage assets within the Site, which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.6. The present report sets out, in detail, the ways in which identified susceptible heritage assets of archaeological interest might be affected by the proposals, as well as the anticipated extent of any such effects. Physical effects, i.e. resulting from the direct truncation of archaeological remains, have been assessed.
- 2.7. Identified effects upon heritage assets of archaeological interest have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with

key national heritage policy and guidance terminology, particularly that of the NPPF (2021). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.8. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2021), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly 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** [our emphasis].’*

2.10. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 190 and 206.
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 190 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF.

Level of effect	Description	Applicable statute & policy
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 199 - 202 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

- 2.11. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

- 2.12. This assessment is primarily a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the

historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.13. This report was informed by historic maps and research collated as part of the Historic Building Recording assessment, and online search of archives at Hampshire Record Office did not reveal any additional documents relevant to this Site. Whilst other documents may be available at national archives, it is considered that the collated data is sufficient to inform this assessment.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site, c.0.09ha in extent, lies within Eastleigh and bounded to its north by Derby Road and to its east by Chamberlayne Road. To its west the Site is bounded by a single-track access way and backs onto residential buildings to its south (Fig. 1).
- 3.2. The Site lies on gently a gently sloping topography, elevated between c.13m above Ordnance Datum (AOD) and c.15m AOD, above the River Itchen c.1.7km to its east and Monks Brook c.865m to its west. The Site lies on a bedrock geology of London Clay Formation, a deposit comparing clay, silt and sand. This deposit formed c.48-56 million years ago when the local environment was dominated by deep seas. The superficial deposits on Site as recorded as river terrace deposits of clay and silt. This deposit was laid down up to 3 million years ago when the local environment was dominated by rivers, most likely associated with the relatively nearby River Itchen and Monks Brook.
- 3.3. Ground investigations (comprising one borehole (BH) and three window samples (WS)) were carried out within the Site (Fig. 2; Soil Limited 2021). These identified made ground to a depth between 0.3m and 0.6m below ground level (bgl; Soils Limited 2021). Made ground was followed by silty clay identified in the borehole to a depth of 1.45m bgl. The remaining window samples identified gravelly clay following made ground to a depth between 1m and 1.6m bgl. Further deposits of sandy gravels and clay were identified to the end of the ground investigation depths at 15m and 4m bgl (Soils Limited 2021).

Designated heritage assets

- 3.4. No designated heritage assets lie within the Site. Within the study area six designated heritage assets are located, all comprising Grade II Listed Buildings. The nearest Listed Building is located c.755m to the north- east of the Site and comprises Eastleigh War Memorial (NHLE: 1456078). Due to the intervening built form, these assets would not be affected by the proposals and are excluded from a detailed setting assessment. The assets are referred to as and where needed below to inform the understanding of the historical background and archaeological potential of the Site.

Previous archaeological investigations

- 3.5. No archaeological investigation has previously been carried out within the Site. The local HER records only a limited amount of archaeological works within the study area.
- 3.6. In 2015, Wessex Archaeology (WA) carried out an archaeological evaluation c.1km to the north-west of the Site, which followed a geophysical survey (WA 2015; Fig. 2, **A**). The evaluation comprised seven trenches and identified very few archaeological features, which however may have been formed by natural rooting disturbance.

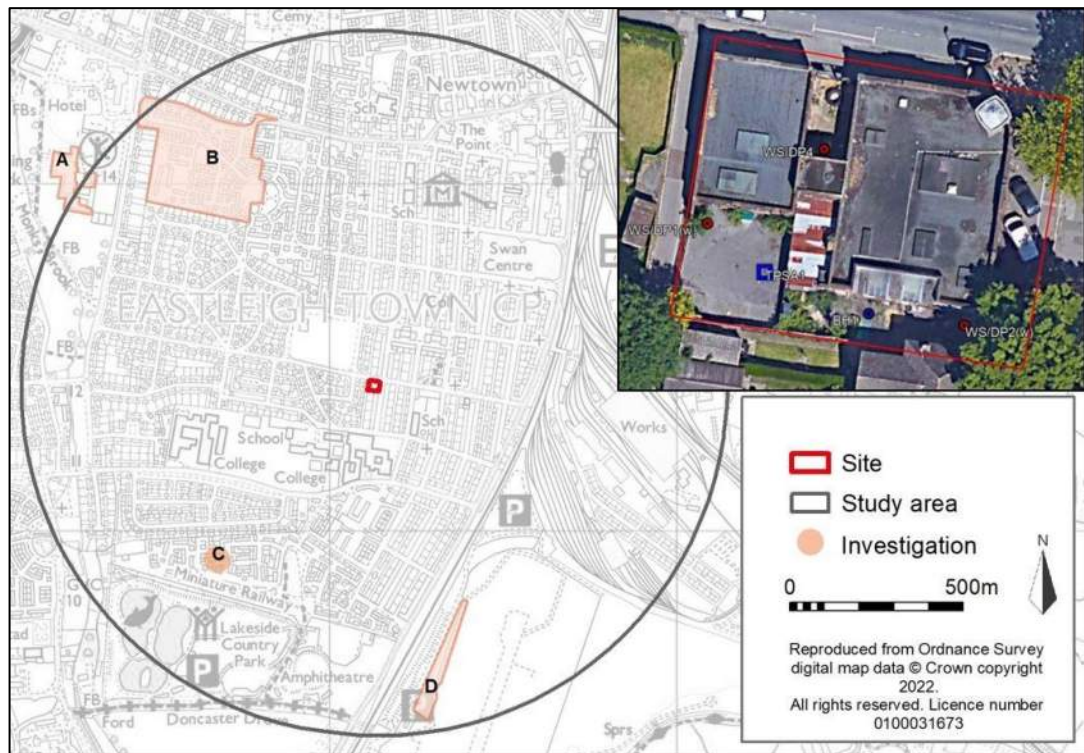


Fig. 2 Previous archaeological investigations, inset: borehole and window sampling locations (Soil Limited 2021)

- 3.7. Between 2012 and 2013 Wessex Archaeology carried out an excavation, which followed an evaluation comprising 19 trenches, c.580m to the north-west of the Site at its nearest extent (Thompson 2016; Fig. 2, **B**). The excavation identified several features including a later prehistoric field system and trackway, and a land boundary ditch dated to the Anglo-Saxon period.
- 3.8. Located c.660m to the south-west of the Site is the evaluation carried out by South Archaeological Services (SAS) between 2006 and 2008 (SAS 2008; Fig. 2, **C**). The results of the investigations identified the remains of prehistoric date and unstratified

later prehistoric and late Roman/Anglo-Saxon artefacts (flake and pottery sherd respectively).

- 3.9. In 2007, an archaeological strip, map and sample was carried out by Framework Archaeology (Sulikowska 2010; Fig. 2, **D**), c.760m to the south-east of the Site. Most notably, the investigation identified the remains of a Bronze Age field system.
- 3.10. Where relevant, the results of these previous investigations are discussed below, throughout this section.

Prehistoric

- 3.11. No remains dated to the Palaeolithic (pre-10,000 BC) and Mesolithic (10,000 – 4,000 BC) periods have been identified within the Site or study area. There is considered to be negligible potential for remains dated to these periods to occur within the Site. Any such remains would likely be residual single lithic implements.
- 3.12. No remains dated to the Neolithic period (4,000 – 2,400 BC) have been identified within the Site. A single Polished Celt, a polished stone axe head, was recovered a single find located c.560m to the north of the Site (Fig. 3, **1**). Another Polished Celt was recovered c.920m to the south-east of the Site (Fig. 3, **6**). These two finds do not suggest the landscape was intensively used during the Neolithic period. Instead, it is likely that non-sedentary communities passed through this area and may have used the carried out activities at short term occupation bases in proximity to the nearby watercourses. There is negligible potential that the Site contains remains dated to the Neolithic period.
- 3.13. The Bronze Age dates between the 3rd and 1st millennium BC (2,400 – 700 BC). No remains dated to this period have been identified within the Site. Within the study area a Bronze Age field system was identified c.760m to the south-east of the Site (Fig. 3, **2**; Sulikowska 2010). The field system comprised a series interconnecting ditches, but the scarcity of material culture, suggests that this field system was not situated in proximity to the associated settlement. In terms of findspots, a bronze palstave (spear head) was identified c.560m to the north of the Site (Fig. 3, **1**) and a single flint flake c.660m to the south-west of the Site (Fig. 3, **4**). A further socketed spear head was identified c.910m to the south-east of the Site (Fig. 3, **6**). During this period, the Site likely formed part of the rural hinterland to agriculturally dependent settlements located along the river terrace gravels associated with the River Itchen.

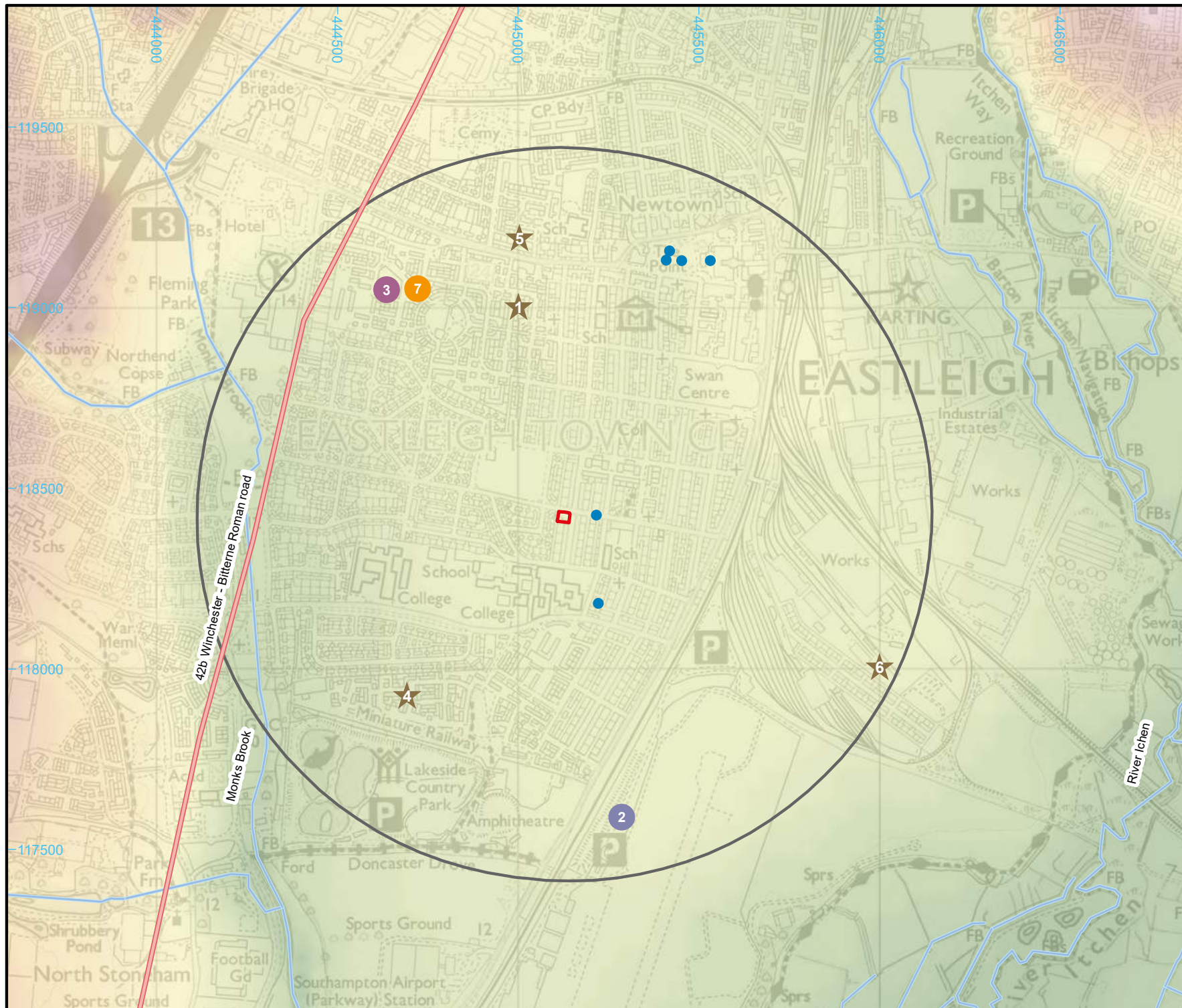
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- 3.14. The Iron Age dates between 700 BC and AD 43 and no remains dated to this period have been identified within the Site. Located c.720m to the north-west of the Site are the remains of a later prehistoric (Iron Age) field system and trackway (Fig. 3, **3**). A number of postholes were identified in proximity to the field system and are suggestive of an enclosure or the remains of a domestic structure associated with the field system. Evidence suggests (Thompson 2016) that this Iron Age activity dated to the 1st millennium BC to 1st millennium AD; i.e. Late Iron Age. This is very little evidence of Iron Age activity within the remainder of the study area. As such, it is possible that the Site lay in the rural hinterland to this occupation site, which became abandoned by the beginning of Roman rule in Britain.

Romano-British

- 3.15. The Roman period dates to AD 43 – AD 410. There is no evidence of Roman remains within the Site. The Site lies c.10km to the south of Winchester and c.5km to the north of Bitterne. Both settlements were key during the Roman period; Winchester formed a major urban centre, and Bitterne was held as a defended small town. A Roman road (42b; Margary 1973) which linked those towns lay c.800m to the west of the Site (Fig. 3).
- 3.16. Within the study area, the remains are primarily limited to findspots. A single Roman coin was recovered, unstratified, c.750m to the north of the Site (Fig. 3, **5**). No further dating evidence has been recorded. A single pottery sherd was identified c.660m to the south-east of the Site and putatively dated to the late Roman/Anglo-Saxon period (Fig. 3, **4**; also mentioned below). More interestingly, a vessel that contained about 200 coins was discovered alongside other Roman pottery sherds was discovered c.950m to the south-east of the Site (Fig. 3, **6**). This discovery was made in 1878 and much speculation surrounded it. The vessel also lay alongside horse skulls and the remains of grains. It is possible that these remains are associated with an unknown high-status settlement or villa (Barber 1985). During this period, the Site likely lay within the rural hinterland to any nearby settlement.

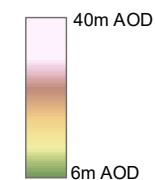
Early medieval (AD 410 – 1066) and medieval (1066 – 1539)

- 3.17. A settlement at Eastleigh dates back to at least the 10th century AD, but there is evidence of earlier remains within the study area. No remains dated to the early medieval period have been identified within the Site. Located c.750m to the north of the Site, remains of early to middle Anglo-Saxon pottery were identified (Fig. 3, **7**), dated between the 5th and 8th centuries AD (Thompson 2016).



- Site
- Study area
- Watercourse
- ★ Findspot (various periods)
- Bronze Age
- Later prehistoric
- Anglo-Saxon
- WWII air raid shelter

Topographical elevation:



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PROJECT TITLE
 Former Samsons Gym, Eastleigh,
 Hampshire

FIGURE TITLE
 Archaeological remains
 (prehistoric to modern)

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- 3.18. These sherds were contained within a ditch, identified as a possible land division or boundary. Located c.660m to the south-west of the Site, single sherd of pottery dated to the late Roman/ early Anglo-Saxon period was identified as an unstratified find (Fig. 3, 4).
- 3.19. Eastleigh is recorded in the 11th century Domesday Survey as comprising 13 households (Powell-Smith 2022). Prior to the Domesday Survey, the settlement was held by Godwin, Earl of Wessex then by the time of the Domesday Survey, the settlement was held by Henry the Treasurer. The following centuries saw the development of several manors including Eastleigh, Barton Peveral and Shamblehurst.
- 3.20. It is possible that the Site lay on the periphery to the settlements and would have formed part of the rural hinterland.

Post-medieval (1540 – 1800) and modern (1801 – present day)

- 3.21. The post-medieval and modern development within Eastleigh and the Site is detailed in the historic building report (Cotswold Archaeology 2022), and this information is summarised here to inform the understanding of the archaeological potential of the Site.
- 3.22. By the 16th century, the manor identified above had been established and much of the surrounding woodlands had been cleared. A dispersed settlement pattern had been established based upon an agricultural economy. From the mid-18th century, Eastleigh was under the ownership of Tankerville Chamberlayne.
- 3.23. The London and Southampton Railway Company (renamed the London & South Western Railway in 1839) established a hub at Barton (later the Eastleigh railway station). The Eastleigh Railway Station (previously Bishopstoke Station, then Bishopstoke Junction) was built in 1840 (and is now designated as a Grade II Listed Building; NHLE: 1281411). The establishment of the railway and station was the catalyst for urban development at Eastleigh (as it is now called).
- 3.24. The South Stoneham Tithe Map dated to 1845 depicts the Site as forming a minor component of an agricultural parcel of land (identified as plot '1885'; Fig. 4). The corresponding Tithe Apportionment doesn't provide this parcel's land owner information, although it is assumed that it formed agricultural land. The surrounding parcels to the east of the Site were owned by the London & South Western Railway

and those to the west of the Site were owned by Executors of the Late Honourable George Augustus Craven (Genealogist 2022).

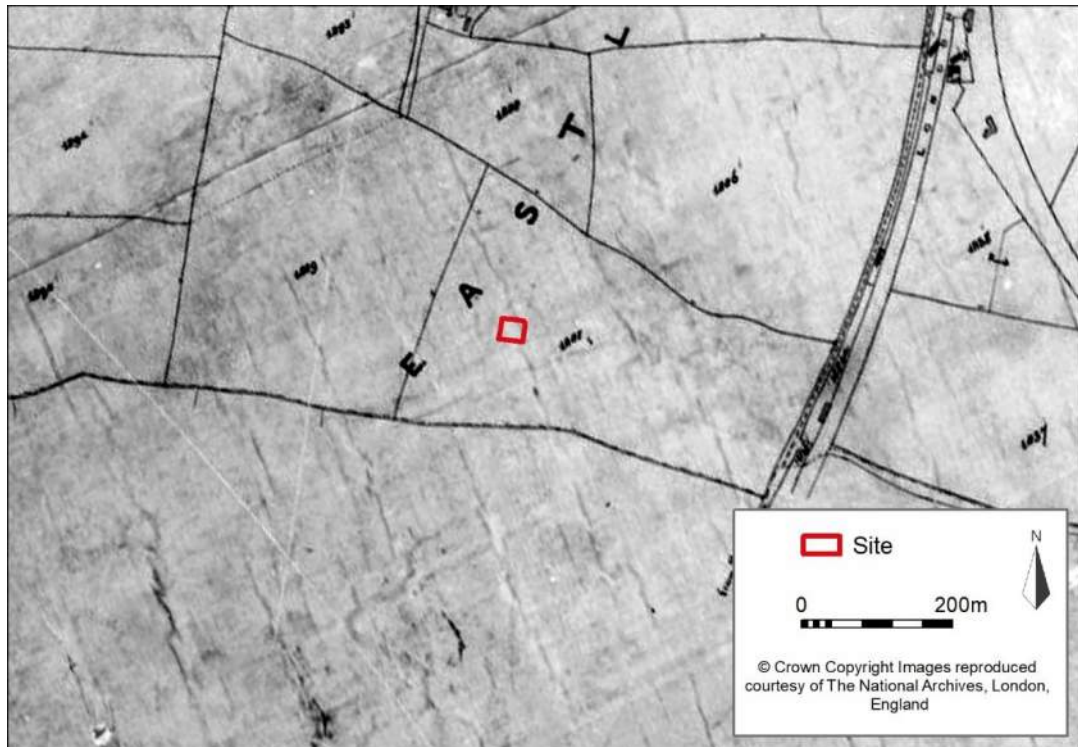


Fig. 4 South Stoneham Tithe Map, 1845

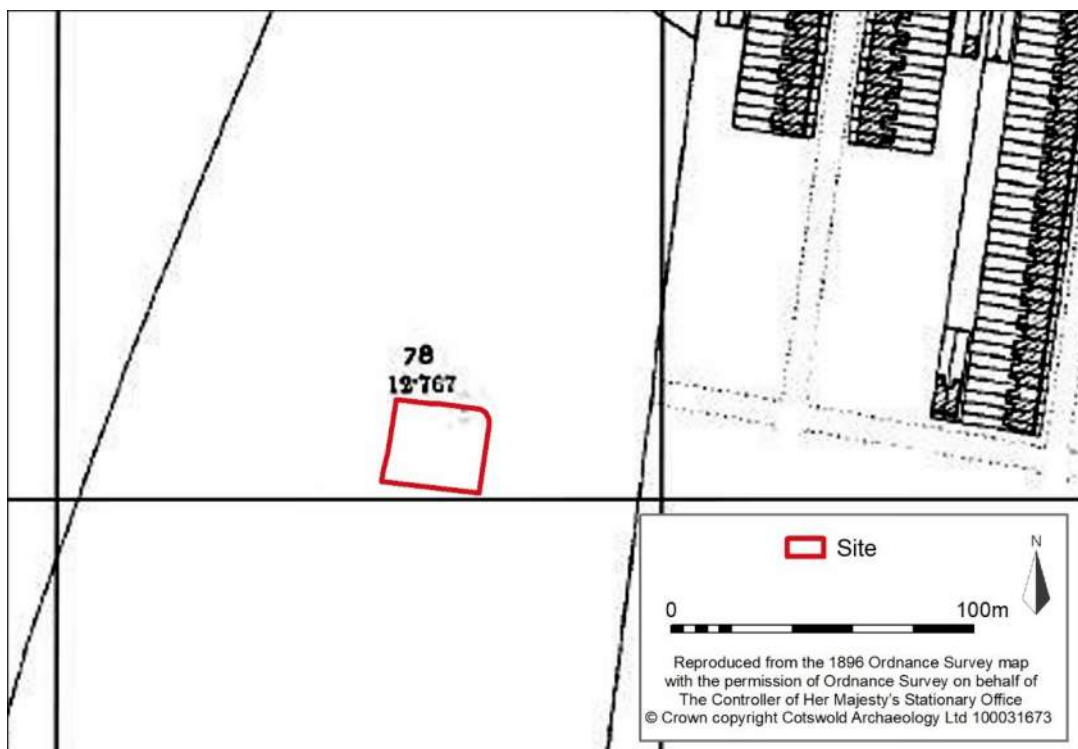


Fig. 5 Ordnance Survey Map of 1896

- 3.25. The First Edition Ordnance Survey (OS) Map of 1872 (Appendix 3) depicts the Site as forming part of an agricultural parcel of land, which had not changed following the Tithe Map (Fig. 4). By the time of the following OS Map of 1896 (Fig. 5), no change had occurred within the Site. By this edition, the expansion of Eastleigh is recorded. The terraced residential housing that presently surrounds the Site had started to be built to the north-east and east of the Site (Fig. 5; Appendix 3) and the Site lay on the periphery of the town.
- 3.26. By 1909 (Appendix 3) the terraced grid system encroached nearer to the Site and during the early 20th century, the town had engulfed the agricultural land (including the Site) in this location. The buildings within the Site have been dated to 1930 and formed the 'Hygienic Dairy' for the Eastleigh Co-operative Society. The buildings are first depicted on the 1931 OS Map (Appendix 3), but are shown in greater detail on the 1946 OS Map (Fig. 6; see below).



Fig. 6 Ordnance Survey Map of 1946

- 3.27. During the Second World War a series of air raid shelters were established in Eastleigh. The nearest was located c.70m to the east of the Site (Fig. 3). During this period Eastleigh was markedly affected; three Heinkel 111 bombers targeted Eastleigh town centre, the railway sheds and Eastleigh Co-op.

-
- 3.28. The OS Map of 1946 (Fig. 6) depicts the buildings within the Site; the larger formed the dairy (pasteurising and bottling) and the smaller formed the corresponding shop. To the rear of these buildings was a shared yard. For further information of the buildings within the Site and the Eastleigh Co-operative Society, refer to the corresponding Historic Building Recording report (Cotswold Archaeology 2022).
- 3.29. The dairy within the Site was likely still in use until the 1950s, but by the 1980s, the building was transformed into a gym (Janinos Body Workshop and later Samsons Gym), which operated until 2018. In 2022 both buildings were proposed for demolition (PN/20/89301) and the planning application has since been approved.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The Site remained as agricultural land until the 1930s, when it was developed as the dairy and shop. The ground investigations (Soils Limited 2021) identified made ground to a depth between 0.3m and 0.6m bgl, associated with the construction of the buildings and the hardstanding that comprises the rear yard within the Site. The made ground is recorded to overlie river terrace deposits, with no indication of survival of former ground surface (such as topsoil or subsoil), which suggests that some truncation (stripping) may have occurred in association with development. As such, it is considered that these construction works are likely to have removed or truncated potential archaeological remains.

The significance of known and potential archaeological remains within the Site

- 4.2. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:

Later prehistoric, Roman and Anglo-Saxon remains

- 4.3. Although no evidence of later prehistoric and Roman activity has been identified within the Site, several locations of remains dated to these periods are recorded within the study area. The recorded finds indicate a level of activity during these periods on the river terrace gravels associated with the River Itchen. There is the potential that the Site lay within the rural hinterland utilised during these periods. However, the development within the Site would have likely compromised the survival of any archaeological remains.

Historic agricultural activity

- 4.4. The Site remained as open agricultural land until the 1930s. As such, it is possible that remains of historic agricultural activity, such as the ploughed out remains of ridge and furrow occur within the Site. These remains retain very limited evidential value and are not considered to materially contribute to the historic narrative of the locale, especially considering the likely impacts from previous development on site.

Potential development effects

- 4.5. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological

remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.

4.6. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

- pre-construction impacts associated with demolition works;
- ground reduction;
- construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

4.7. Depending upon the final construction strategy, development within the Site would be likely to result in the removal of potential archaeological remains within the Site. Given that these remains retain very limited evidential value, especially due to the impacts associated with previous development, their removal/loss would not be considered a significant archaeological impact.

5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets of archaeological interest located within the Site that may be affected by the proposals. The significance of the identified known and potential heritage assets of archaeological interest has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance and physical effects upon buried archaeological remains have been assessed. Any physical effects of the proposals upon the significance of the archaeological resource will be a material consideration in the determination of the planning application for the proposal.

Physical effects

- 5.2. This assessment has identified no overriding archaeological constraints that could preclude development of the Site. The Site has been in use as agricultural land until the 1930s when a dairy and associated shop were constructed within the Site.
- 5.3. It is possible that below ground remains associated with the historical agricultural use of the land occur within the Site. These remains would likely be truncated plough marks or former field boundaries and are considered to be of only limited evidential value and low heritage significance. The Site also likely lay within the rural hinterland to later prehistoric, Roman and Anglo-Saxon activity but there no specific potential for remains dated to these periods to occur within the Site.
- 5.4. If archaeological remains are present within the Site, previous development within the Site is considered to have compromised the survival of any remains, and the loss of any surviving remains as a result of the scheme would not be considered a significant impact.

Policy concordance

- 5.5. This report has been produced in accordance with local policy S8 of the Eastleigh Borough Local Plan and paragraph 194 of the National Planning Policy Framework. This report is considered sufficient to inform the determination of the planning application.

6. REFERENCES

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Wessex Archaeology 2015 *Fleming Park Eastleigh, Hampshire: Archaeological Evaluation Report*. 104362.03

Cartographic sources

1872	Hampshire & Isle of Wight Ordnance Survey Map, 1:10,560
1886	Hampshire & Isle of Wight Ordnance Survey Map, 1:2,500
1896	Hampshire & Isle of Wight Ordnance Survey Map, 1:2,500
1909	Hampshire & Isle of Wight Ordnance Survey Map, 1:2,500
1931	Hampshire & Isle of Wight Ordnance Survey Map, 1:10,560
1946	Hampshire & Isle of Wight Ordnance Survey Map, 1:2,500
1951	Ordnance Survey Plan, 1:1,250
1951-59	Ordnance Survey Plan, 1:1,250
1951-91	Additional SIMs, 1:1,250
1953-67	Ordnance Survey Plan, 1:1,250
1954-68	Ordnance Survey Plan, 1:1,250
1992	Large-Scale National Grid Data, 1:1,250
1986	Additional SIMs, 1:1,250
1958-89	Ordnance Survey Plan, 1:1,250

Subsequent Ordnance Survey maps viewed at: www.promap.co.uk
<http://www.envirocheck.co.uk/> and www.maps.nls.uk/geo/find/

Aerial photographs

Sep 1949	EAW026372 (Britain From Above)		
Jan 2000	Google Earth	Jun 2018	Google Earth

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘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’ (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

Levels of information to support planning applications

Paragraph 194 of the NPPF (2021) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 189 of the NPPF (2021) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 199 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 200 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

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

Development Plan

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

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.

Good Practice Advice 1-2

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting'. GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or

historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that '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'.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2021) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

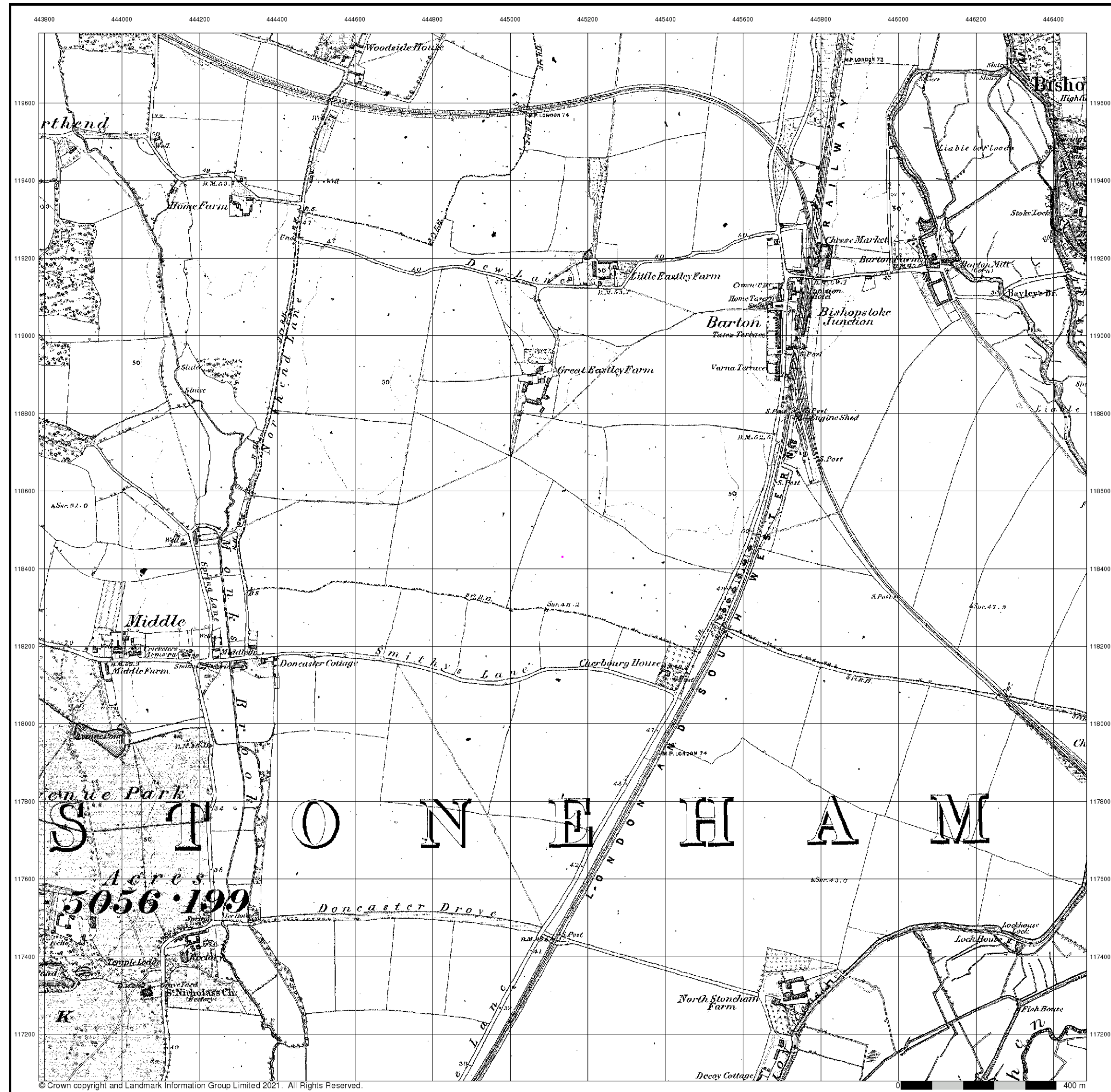
Effects upon non-designated heritage assets

The NPPF (2021) paragraph 203 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	HER ref. HEA ref. <i>Reference list.</i>
1	The findspot location of a polished celt and bronze palstave (a Neolithic axe head and Bronze Age spear head)	Neolithic – Bronze Age	25911 25899
2	The remains of a Bronze Age field system	Bronze Age	58128 <i>Sulikowska 2010</i>
3	The remains of an Iron Age field system and trackway	Iron Age (later prehistoric)	64301
4	Findspot location of a bronze palstave, flint flake and sherd of post-Roman possibly Anglo-Saxon pottery	Prehistoric – Anglo-Saxon	59599 1523502 <i>SAS 2008</i>
5	Findspot location of a Roman coin.	Roman	25922 <i>Barber 1985</i>
6	Findspot location of a Neolithic celt (axe head), Bronze Age socketed spear head, and Roman vessel containing c.200 coins and further pottery sherds and horse skulls.	Prehistoric - Roman	25906 25917 25901 25900
-	Roman road between Bitterne and Winchester.	Roman	1048547 <i>Margary 1973</i>
7	The remains of a possible boundary ditch that contained pottery sherds dated between the 5th and 8th centuries.	Anglo-Saxon	<i>Thompson 2016</i>
-	Air raid shelter locations	Modern (Second World War)	70238 71000 60045 60046 68503
A	Trial trench evaluation at Fleming Park, Eastleigh by Wessex Archaeology in 2015.	-	<i>WA 2015</i>
B	Trial trench evaluation carried out by Essex Archaeology between 2012 and 2013.	-	<i>Thompson 2016</i>
C	Trial Trench evaluation carried out by South Archaeological Services between 2006 and 2008.	-	<i>SAS 2008</i>
D	A strip, map and sample carried out by Framework Archaeology in 2007.	-	<i>Sulikowska 2010</i>

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING



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Hampshire & Isle Of Wight

Published 1872

Source map scale - 1:10,560

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Map Name(s) and Date(s)

05700
1872
1:10,560

Historical Map - Slice A

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Search Buffer (m):	1000

Site Details

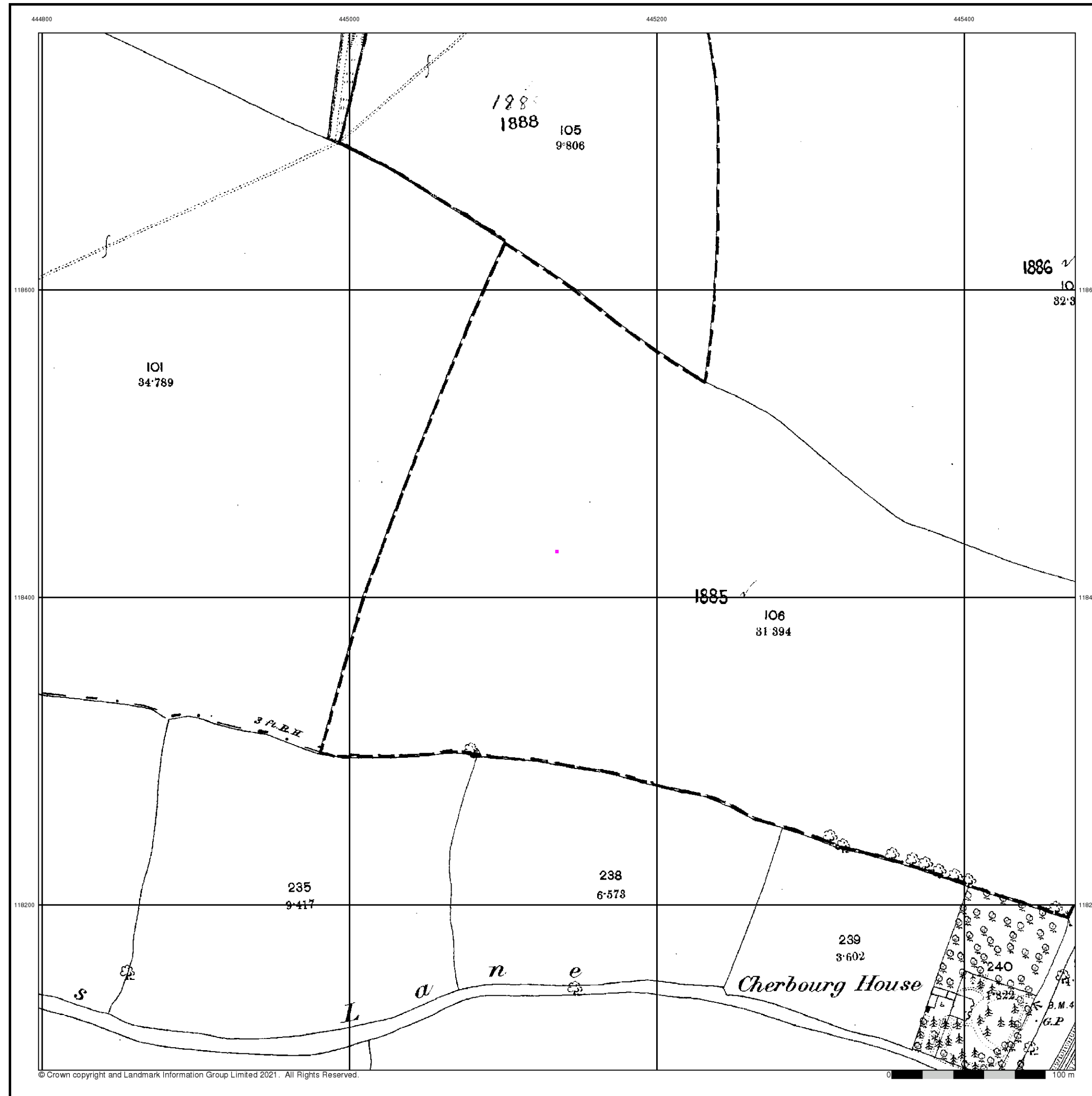
Site at 445130, 118430

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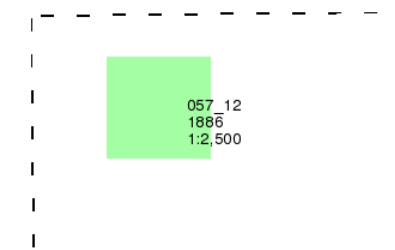
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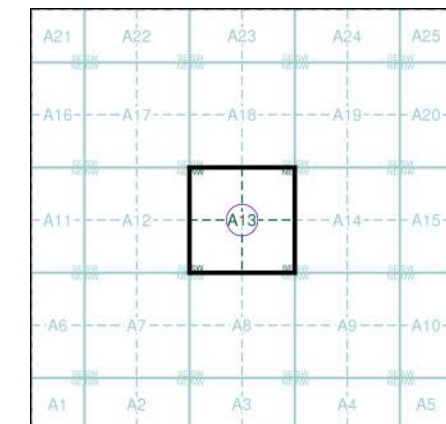
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Map Name(s) and Date(s)



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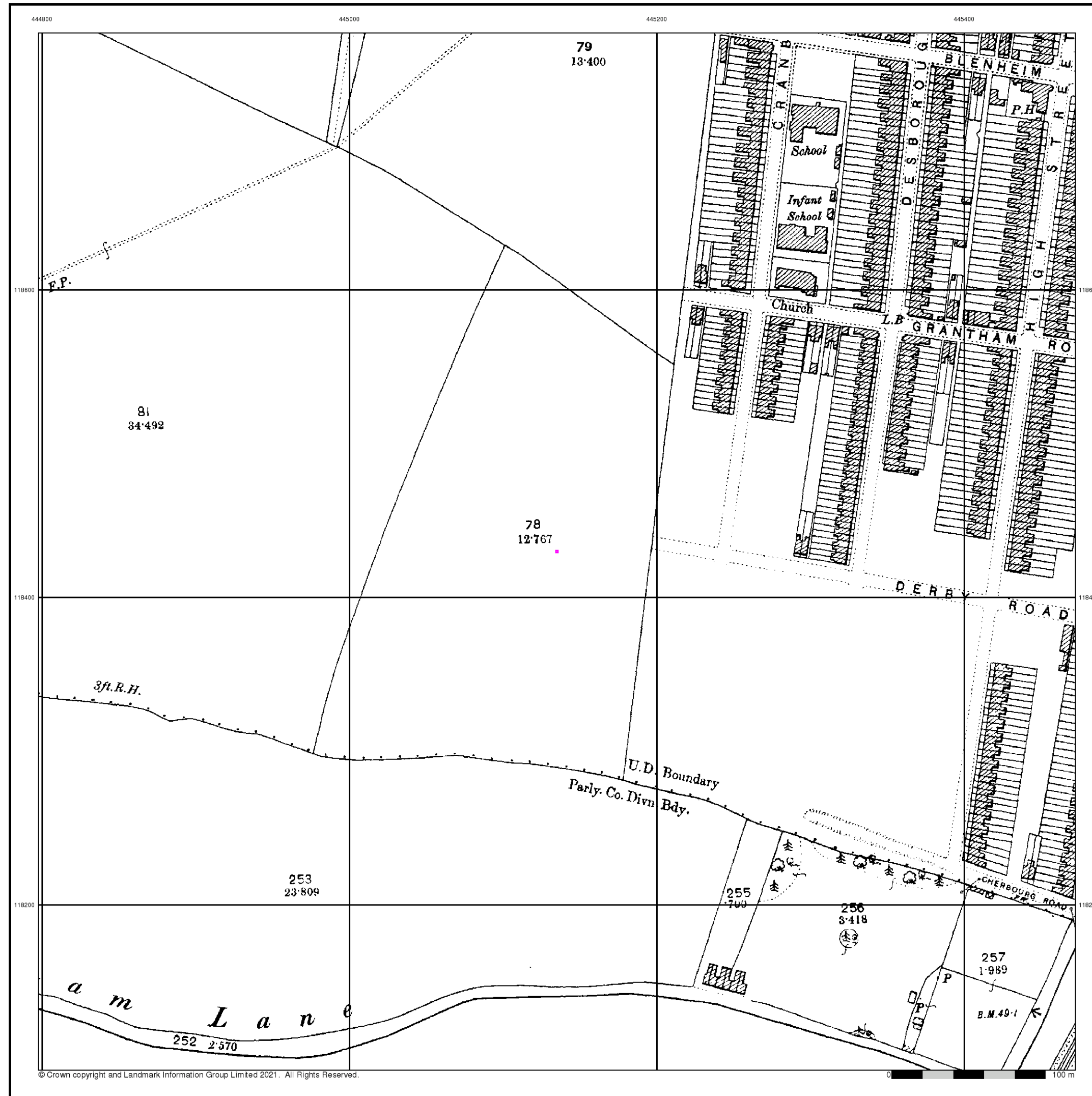


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Site Details

Site at 445130, 118430



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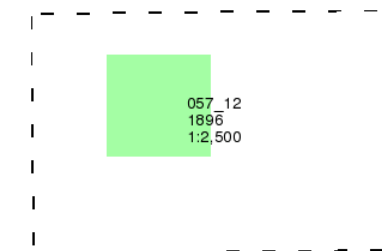
Hampshire & Isle Of Wight

Published 1896

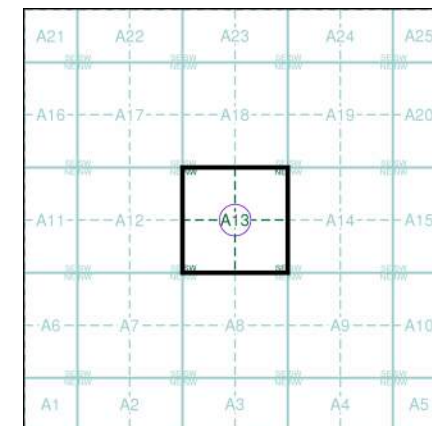
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Map Name(s) and Date(s)



Historical Map - Segment A13



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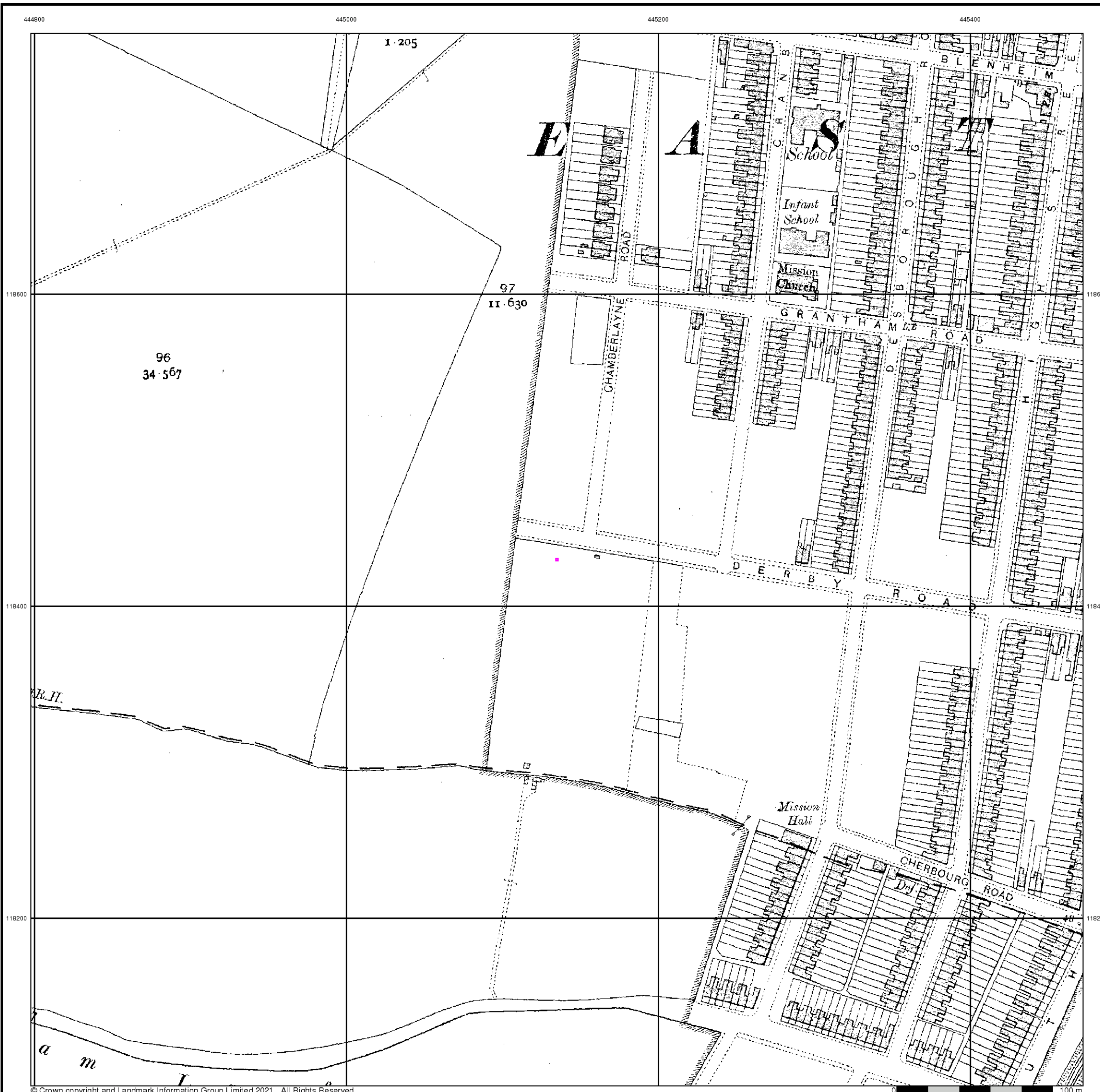
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Site Details

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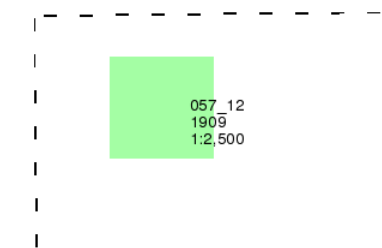
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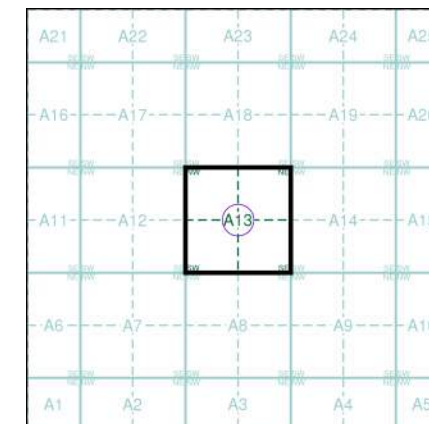
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Site Details

Site at 445130, 118430



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Published 1931

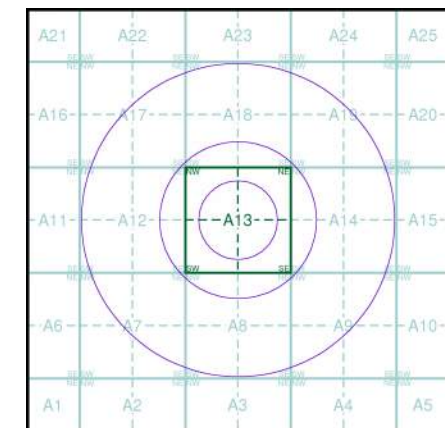
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Map Name(s) and Date(s)

057NE
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1:10,560
057SE
1931
1:10,560

Historical Map - Slice A



Order Details

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Site Details

Site at 445130, 118430

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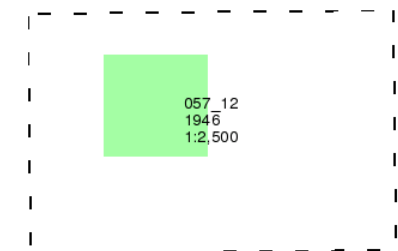
Hampshire & Isle Of Wight

Published 1946

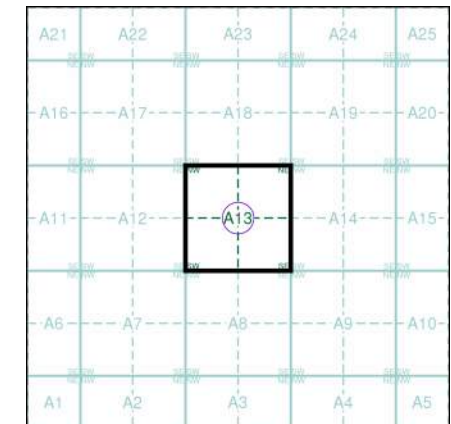
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 278174527_1_1
Customer Ref: PO2758
National Grid Reference: 445130, 118430
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 445130, 118430

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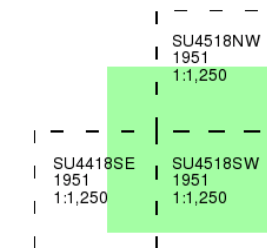
Ordnance Survey Plan

Published 1951

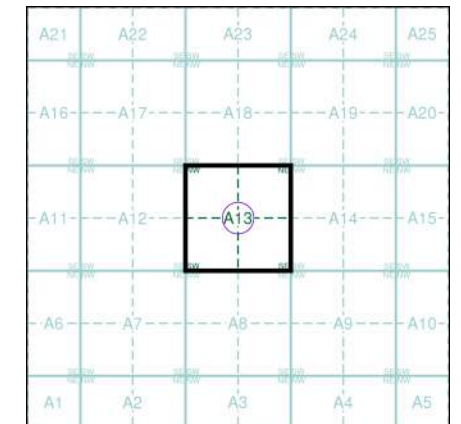
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



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Site Details

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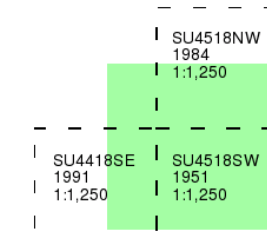
Additional SIMs

Published 1951 - 1991

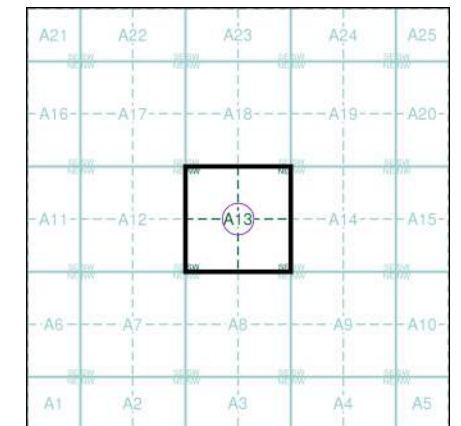
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Site Details

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Ordnance Survey Plan

Published 1953 - 1967

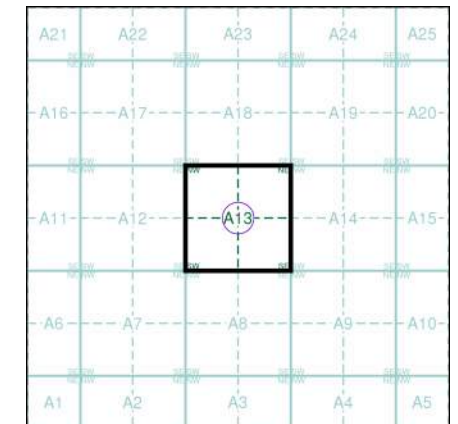
Source map scale - 1:1,250

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Map Name(s) and Date(s)

SU4418NE 1966 1:1,250	SU4518NW 1967 1:1,250
SU4418SE 1953 1:1,250	SU4518SW 1967 1:1,250

Historical Map - Segment A13



Order Details

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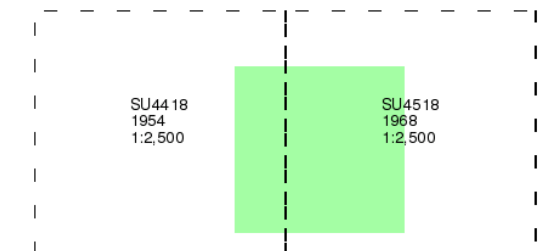
Ordnance Survey Plan

Published 1954 - 1968

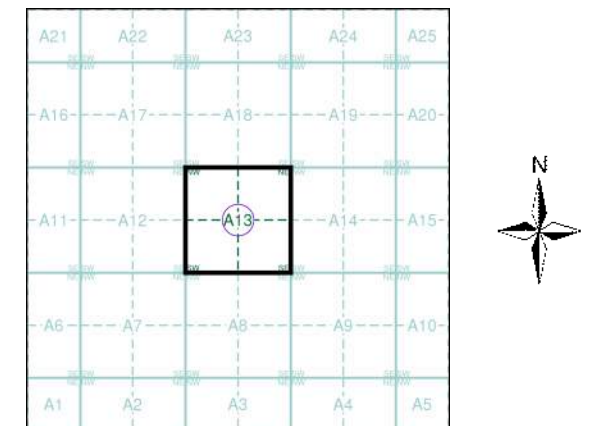
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Large-Scale National Grid Data

Published 1992

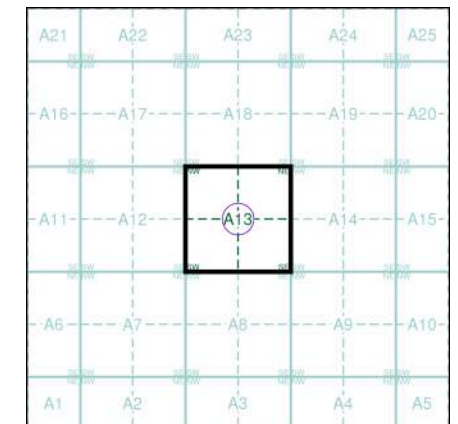
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU4418NE 1992 1:1,250	SU4518NW 1992 1:1,250
SU4418SE 1992 1:1,250	SU4518SW 1992 1:1,250

Historical Map - Segment A13



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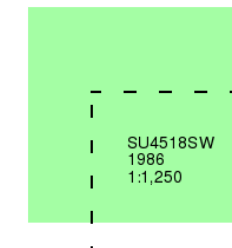
Additional SIMs

Published 1986

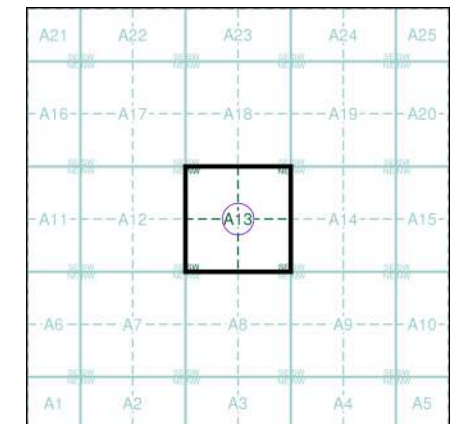
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Search Buffer (m): 100

Site Details

Site at 445130, 118430

444800

445000

445200

445400

Ordnance Survey Plan

Published 1958 - 1989

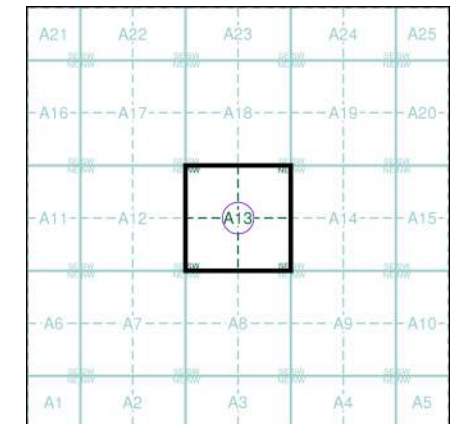
Source map scale - 1:1,250

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Map Name(s) and Date(s)

	SU4518NW 1984 1:1,250
SU4418SE 1958 1:1,250	SU4518SW 1989 1:1,250

Historical Map - Segment A13



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