

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Land off Cobbett Way, Botley,
Hampshire**

Archaeological Desk Based Assessment

by Stacey Smith

Site Code: BOB 23/132

(SU 5045 1305)

Land off Cobbett Way, Botley, Hampshire

**Archaeological Desk-based Assessment
for the trustees of The Mulberry Investments Pension Scheme**

by Stacey Smith
Thames Valley Archaeological Services Ltd

Site Code BOB 23/132

July 2023

Summary

Site name: Land off Cobbett Way, Botley, Hampshire

Grid reference: SU 5045 1305

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Stacey Smith

Site code: BOB 23/132

Area of site: 2.54ha

Summary of results: There are no known heritage assets on the site or in a position to be affected by its development. The area, however, has until recently, seen little archaeological survey and is lacking in known historical assets prior to the Medieval period. Although, LiDAR imaging of the site showed four possible linear features in the centre of the site and two circular features possibly linked to water management on site. It is considered that it may be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary.

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Report edited/checked by:	Steve Ford✓ 21.07.23 Genni Elliott✓ 21.07.23
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Land off Cobbett Way, Botley, Hampshire Archaeological Desk-based Assessment

by Stacey Smith

Report 23/132

Introduction

This report is an assessment of the archaeological potential of a parcel of land off Cobbett Way, Botley, Hampshire located (SU 5045 1305) (Fig. 1). The project was commissioned by the trustees of The Mulberry Investments Pension Scheme, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Eastleigh Borough Council for residential development of the site. This assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's potential archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's National Planning Policy Framework (NPPF 2021) and Eastleigh Borough Council's local plan policies.

Site description, location and geology

Botley is located 10.7km east of Southampton and 23.4km north-west of Portsmouth (Fig. 1). The proposal site is located approximately 1.2km north-east of the village of Hedge End and 2km south of the village of Boorley Green. It comprises of an irregular parcel of land covering roughly 2.54ha and is centred on NGR SU 5045 1305. The site is bounded to the north by residential properties on Broad Oak (A334), to the east by residential properties on Cobbett Way, to the south by a wooded area on The Bridleway and to the west by agricultural fields. A site visit conducted 24th July 2023 showed that it currently consists of a grassy field, currently occupied by horses grazing in small fenced paddocks, surrounded by mature hedging on the south and west boundaries with residential properties to the north and east (Pls 1–6). The underlying bedrock geology is recorded as Earnley Sand Formation (BGS 1987). Topographically, the site slopes from 13m above Ordnance Datum (aOD) in the south-west down to 9m aOD in the north-east.

Planning background and development proposals

Planning permission is to be sought from Eastleigh borough council for the residential development of the site. The proposed development consists of residential dwellings with associated access, landscaping and open space (Fig. 19).

The Ministry of Housing, Communities and Local Government's National Planning Policy Framework as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2021, 67) 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.’

Paragraphs 194 and 195 state that

‘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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2021, 67) 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).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘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.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

- ‘197. In determining planning applications, local planning authorities should take account of:
- ‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - ‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - ‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’
- ‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- ‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

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

- ‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- ‘202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- ‘203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘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.’

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

‘207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) 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.’

while ‘setting’ is defined (NPPF 2021, 71) 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.’

In the case of Scheduled Ancient Monuments, the provisions of the Ancient Monuments and Archaeological Areas Act (1979) also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State’s Consent.

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

- ‘(a) any object or structure fixed to the (listed) building
- ‘(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.’

The Eastleigh borough council’s Local Plan (adopted in April 2022) sets out the overall planning framework for the borough from 2016 to 2036 (EBC 2022). The relevant policies in this case are as follows:

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. 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.

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.

The proposal site does not lie within a conservation area.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, Hampshire County Council Historic Environment Record, geological maps and any relevant publications or reports within 1km of the proposal site's limits.

Archaeological background

General background

The spur of recent development-led investigations (e.g., Manisse and Taylor 2020) has not led to a dramatic increase in archaeological data in Botley, with existing knowledge of the area being sparse. The rivers issuing into the Solent (9.27km south of the proposal site) pass through areas where some of Britain's richest Palaeolithic discoveries have been made but they have been fewer along the Hamble 1.2km east of the proposal site (Wymer 1999a and b, 110, map 25). Mesolithic activity is better represented by a group of three surface scatters from Manor Farm, Botley, 1.3km south-east and by two other sites over 4km to the east, all close to the Hamble or its tributaries and away from the river 2.31km north-west of the site at Dowd's Farm, Hedge End, where an Early Neolithic polished axe and later flintwork was also found (Wymer 1977, 106; Draper 1966, 111, 114, 117, fig. 1; Clelland 2012, 145). There are no Neolithic monuments known in the Hamble Valley, although flint scatters suggest at least a low level of exploitation, but a round barrow group has been identified approximately 1.9km south-east of the proposal site along the western bank of the Hamble (HCC 2012, 7; Young 2008, 33-4 fig. 17). A Middle Bronze Age cemetery has been excavated on the east side of the river at Locks Heath, 5.9km south of the proposal site, and most recently an isolated Early Bronze Age sherd and five burial urns dating from the Middle to Late Bronze Age were discovered on the site of a new housing development in Boorley Green, 5.58km south-west of the proposal site (McSloy and Ellis 2016; Kaines 2017, 8-9). Late Bronze Age pits and two Late Iron enclosures were also identified at Dowd's Farm (Clelland 2012, 145-53). Roman finds remain sparse although a stretch of road is marked near Manor Farm, probably close to a river crossing (HCC 2021, 22). This may have provided access to a villa at Fairthorn (VCH 1908). The lack of evidence for significant occupation of the area north of Botley on maps of the 16th and 17th centuries may reflect a genuine hiatus in more intensive use of land which is prone to seasonal saturation.

Hampshire/Winchester Historic Environment Record

A search was made on the Hampshire and Winchester Historic Environment Records (HER) on 27th June 2023 for a radius of 1km around the proposal site. This revealed 45 entries within the search radius made up of monuments and listed buildings and archaeological interventions. These are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic/Mesolithic

There were no entries of this date within the HER.

Prehistoric/Bronze Age

There were two entries within the HER dating to the later prehistoric/Bronze Age periods; a suspected prehistoric burnt mound and ditch containing Bronze Age pottery **[Fig1.1]** and a findspot at Frog Hill Lane of an axehead **[2]**.

Iron Age

There were no entries of this date within the HER.

Roman

There were no entries of this date within the HER.

Saxon

There were no entries of this date within the HER.

Medieval

There were five entries within the HER dating to the Medieval period; two medieval surface scatters of pottery **[3 and 4]**, the village of Botley is a named place first documented in AD 1086 as BOTELIE (Botta's wood or clearing). NB The medieval settlement lies to the south around Manor Farm **[5]**, a Medieval to post-Medieval house first documented in AD 1320 as 'Atte Holme' and post 1810 landscape park shown on the 1870's OS map **[6]**; and Medieval to post-Medieval ridge and furrow or cultivation marks visible on air photographs **[7]**.

Post-medieval

The majority of HER entries are made up of post-Medieval Grade II listed buildings. Listed Buildings located on High Street include No 1 (1600AD-1799AD); No 3 (1600AD-1799AD) **[5]**; No 13 (C16 and C17 with diagonal Tudor chimney stack); No 15 (1500AD-1699AD) **[8]**; "Botley House" (C18); No 21 (C18); No 23 (C18) **[9]**; No 31 (C18) **[10]**; No 34 (C19 with Gothic brick porch) **[11]**; Market Hall (1848) and timber clock turret (1897); "The Dolphin Public House" (C18) **[18]**; "Portland House" (C19 Gothic style with gable projections) **[22]**; and the "Bugle Inn" (C18) **[26]**. Listed Buildings located on Winchester Street include "Blackman's Cottage" (C19); "The

Tudor House” a lobby entry house (dated to 1610 with a boundary wall dating C19); [12] No 2 (C18); No 3 (Early C19); No 4 (C18) [13]; “Hope House” (C18); No 19 (Early C19) [14]; and “Winchester House” (Early C19) [17].

Other Grade II listed buildings within the 1km search radius include No 13 Mill Hill (Late C18); No 14 Mill Hill (Mid C18) [15]; “Brook House” (C18 altered in 1840) [19]; “Cobbett’s Cottage” (C19) [20]; “Ivy Cottage” (C19) [21]; Gothic built Anglican “Church of All Saints” (C19) [25]; Outbuildings at “Uplands Farm” (C19) [27]; Country House at Botleigh Grange Hotel (C16) [28]; “High House” [29]; Lower Wangfield Farmhouse, Wangfield Lane [30]; “Sherecroft House” [34]; “Old Gate House” redbrick Toll house built as a replacement to an earlier toll house demolished during construction for the railway (c.1840) [35]; a Grade II listed commemorative monument at Station Hill; and a Grade II listed drinking fountain at Station Hill [38].

Other post-Medieval HER entries include; the aforementioned ‘Atte Holme’ house first documented in AD 1320 [6]; Medieval to post-Medieval ridge and furrow or cultivation marks visible on air photographs [7]; No 19 High Street (unlisted building built in 1891 in conservation area) [8]; “Vintage House” (C18 unlisted building in conservation area) [12]; “Oak House” (unlisted building built in 1722) [16]; Documentary evidence for the Toll house and toll gate at Botley Turnpike (Built in 1765) [23]; Documentary evidence for a toll gate at Woodhouse Lane turnpike (shown on 1st ed. OS map) [24]; a drainage system at Water meadows, west of Wangfield Copse, visible as earthworks on aerial photographs [31]; possible site of two quarries at Frogmill Farm and Long acres farm, visible as earthworks on aerial photographs [32]; Road bridge on A334 [33]; Toll house and toll gate at Boorley Green turnpike (gates shown on 1st ed OS, house on later eds); Plough marks found during a watching brief [35]; Historic house known as Botley Grange Hotel and estate (C17) [36]; a bank and ditched feature visible as cropmarks [37]; and a bridge [38].

Modern, undated, negative

There were four entries within the HER dating to the Modern period, the aforementioned Plough marks found during a watching brief [35]; A modern statue in grounds of Botleigh Grange (first seen on 3rd ed OS map) [36]; the aforementioned bank and ditched feature visible as cropmarks [37]; the Grade II war memorial set up following WWI within the churchyard of All Saints [39]; and a thematic survey which located the site of a WWII air raid shelter [40].

There were four undated/unknown entries within the HER, cropmarks of a potential curvilinear enclosure and associated linear ditch visible on aerial photographs [41]; an unlisted farm building at Pudbrook Farm [42]; a

surface scatter of unknown material suggestive of an area of limited archaeological activity [43]; and Titlark's Farm [44].

There were two negative entries within the HER, A negative geophysical survey undertaken prior to installation of a sewer. [6]; and a negative watching brief carried out at during groundworks associated with a new pumping station and haul road [45].

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments in the vicinity of the proposal site.

Cartographic and documentary sources

The place-name Botley, Hampshire is derived from either of an Old English personal name Bot with leah, a 'wood' or 'woodland clearing' (Mills 1998, 46) and first appears in the Domesday Book as early as 1086 as *Botelie*. Ekwall had acknowledged this derivation previously but proposed the alternative Botleah meaning 'a wood in which tenants had a right to take timber' (Ekwall 1960, 54). Botelie was assessed in 1086 at 2 hides with land for 6 ploughs as a holding of Ralph de Mortimer in Mansbridge Hundred. There were 12 householders with 4 ploughs and 4 slaves. Two mills rendered 20s and there were 12 acres of meadow and a church. The lack of mention of woodland renders Ekwall's timber-based derivation less plausible. Prior to the Norman occupation it had been held by Cypping from king Edward and had been valued at £10. The value had fallen drastically to 100s in 1086 (Williams and Martin 2002, 112). The estate remained with the Mortimers until the early 14th century but during the latter 13th century it was held from them by a family which took the name de Botley. In 1267 John de Botley obtained a grant for a weekly market, an annual fair and free warren for the manor. However, in 1304 Thomas de Botley granted his whole estate to the bishop of Winchester and it was held by the Bishopric until the Dissolution of the monasteries (VCH 1908).

The area seems in the main to have been given over to arable agriculture with principal crops of wheat, barley, oats, root vegetables and strawberries, although Cobbett thought it poorly suited to barley (HCC 2010, 68). In contrast to Domesday Book, by the early 20th century Botley included 245 acres of woodland and plantations, although they no longer supplied a timber trade which had been the foundation of local hoop and paper-making industries and which reached a larger market via two small wharves for barges. William Cobbett, who raised the spectre of poverty outside the towns and cities in his Rural Rides of 1830, remains Botley's most famous former resident having lived at Fairthorne Manor in the early 19th century (HCC 2012, 8).

A range of Ordnance Survey and other historical maps of the area were consulted online in order to gain insight into the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is the map of Hampshire by Christopher Saxton from 1575 (Fig. 3) which represents Botley as a village on the west side of a tributary to the Hamble with an area devoid of any features between it and Durley to the north. Two decades later Norden's map omitted the tributary but added the boundary of a Hundred numbered 14 which in the key is Mansbridge (Fig. 4). Speed's (1611), Blaeu's (1645) and Morden's (1695) maps (not illustrated) all also omit the tributary stream. It is only with Kitchin's map of 1751 that Botley is again shown on the west side of a tributary (Fig. 5).

The 18th century '1 inch to 1 mile' maps of Hampshire by Taylor and Milne are more detailed. The marking of roads on Taylor's 1759 map shows distinctive roadways, identifiable as Broad Oak (A334) which runs along the northern boundary of the proposal site (Fig. 6). Buildings were added to the broadly similar road pattern given by Milne in 1791 (Fig. 7), similarly Greenwoods 1826 map depicts some roadway changes that are closest to what we see today, along with 'Hants Coppice' now appearing along the proposal site's southern border and further buildings appearing such as the 'parsonage' to the south-east of the site (Fig. 8). The Botley Tithe map of 1839 shows few changes to the proposal site, though the previously mentioned coppice along the site's southern border has been reduced in size, the site sits on plot 270 (Fig. 9). The proposal site remained disused and unchanged.

The first edition Ordnance Survey map of Botley of 1868 (Fig. 10) shows little change to the proposal site from the aforementioned tithe map, however now shows the A334 Broad Oak road now in place and a few seemingly residential building now appears along the sites northern boundary along Broad Oak. The Second edition Ordnance Survey map of 1895-6 (Fig. 11) shows major growth to the centre of Botley, along with the study site now being split into four parcels of land, this remains the case on the Third edition Ordnance Survey map of 1908-10 (Fig. 12) and the Ordnance Survey map of 1940 (Fig.13) with the latter now depicting the study area encompassing fields 172 and 173 while cutting through half of fields 176 and 177 and a roadway having appeared now known as The Bridleway along the southern perimeter of the site. However, by 1957 fields 176 and 177 have been split once more to allow room for the semi-circular housing estate now situated along the study site's eastern boundary (Fig. 14). A decade later between 1967-8 mapping shows the study area has been consolidated into a singular field once more, with the housing estate on Cobbett Way now fully formulated to the east, a wooded area being more clearly defined on the southern boundary between The Bridleway and the study area, and a drain

having been placed along the site's western boundary (Fig. 15). An Ordnance Survey map from 1987 is the last to show any considerable changes to the proposal area, the map now shows a possible overhead electrical cable running over the site passing from The Bridleway to the south northward to Broad Oak continuing north (Fig. 16).

Listed buildings

The closest listed building to the study area is the Grade II listed Brook House, built in the 18th century, around 280m to the east of the proposal site, however would not be affected by the proposed development scheme. All remaining listed buildings recorded within the study area are at distances exceeding 500m from the site and none are intervisible with it hence they would not be affected by the proposed development.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within the study area and none upon which the proposed development would have impact.

Historic Hedgerows

There are hedgerows on the site that would qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 as forming part of a field system pre-dating the Inclosure Acts. The Inclosure award for Botley dates to 1859 and the earlier tithe map of 1838 (Fig. 9) records the existing field systems. Boundaries have changed very little since, thus the existing hedgerows and boundaries are historic in nature. The southern, eastern and western site boundary hedgerows were seemingly part of a scheme of dividing the land surrounding Botley as can be seen to have occurred between 1826 (Fig. 8) and 1838 (Fig. 9). Therefore, consent would be required to breakthrough, remove or alter these hedgerows.

Aerial Photographs

A search was made on the Historic England Archive's database of aerial photographs on 7th July 2023. This revealed 49 vertical prints from 21 sorties flown between 11th October 1945 and 24th April 2004 (Appendix 3). As of 7th July 2023, 1 of the 49 images was able to be viewed, RAF/58/2860 frame 0257 taken May 14th 1959, which showed the field having been split into 3 for presumably agricultural use. The majority of these have not been viewed because there were no specialist oblique photos and crop marks have been included within the Hampshire HER.

LiDAR

National LiDAR Programme data tile DTM-2020-SU51SW was downloaded from the Environment Agency website and added to a Geographical Information System programme, QGIS. The single tile gives complete coverage of the site and its surrounding area.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files were created using the Relief Visualization Toolbox 2.2.1 software (Fig. 17). A multi-directional hillshade visualisation was created with a vertical angle of 35° from the earth's surface at 45° intervals from azimuth 0° to 315° with no vertical exaggeration in order to emphasise low-lying ridge and furrow-type features.

The proposal site itself contains possibly four seemingly linear shadows which may indicate an enclosure or related ditches or gullies on site (Fig. 18). These features do not appear on historic mapping and evidence of the site does not report such evidence of features that may be of archaeological interest. Historic satellite photographs, inspected via Google Earth, shows what can be determined to be the two circular features identifiable in the LiDAR imaging, which may depict some sort of water supply, evident in the satellite photographs by the condition of the surrounding grass compared with the deteriorated condition of the remaining field. Therefore the interpreted visuals may depict scars of previous land disturbance, evidence for which can be seen in the surrounding area, one such example being seen a mere 10m into the western bounding field which shows evidence of what has been interpreted as ridge and furrow.

Discussion

There are no known heritage assets on the site or in a position to be affected by its development. Numerous listed or unlisted structures in the vicinity will not be adversely affected by development of the proposed site. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, belowground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development. The almost complete absence of sites and finds predating the Medieval period may reflect the area's historic woodland nature but it is just as likely to reflect the paucity of archaeological investigation

Cartographic and documentary evidence show that the proposal site has never been developed and was used agriculturally throughout the post-Medieval period. Such usage of the proposal site would be unlikely to have led to much disturbance below topsoil level, so that any archaeological features that might have been present will have the potential to have survived relatively intact subject only to possibly deep modern ploughing and drainage works. The review of aerial photographs does not clearly indicate any features of possible archaeological origin but does show the two circular features identified by LiDAR which may indicate modern water servicing on site. Further LiDAR analysis also suggested a number of linear features that may possibly be of archaeological interest. The proposal site having remained mostly undeveloped and undisturbed allows for the assumption that the proposed development would undoubtedly carry the potential to damage or destroy archaeological deposits, if present, in areas of building footprints, landscaping and service trenches.

It is considered that it may be necessary to provide further information about the potential of now extended proposal site from the field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by a suitably worded condition attached to any consent gained.

References

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APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No	HER Ref	Grid Ref	Type	Period	Comment
1	57413	450190 112397	Watching Brief	Bronze Age	A suspected prehistoric burnt mound and ditch containing Bronze Age pottery was discovered during a watching brief.
2	MWC1650	452300 114300	Findspot	Later Prehistoric	Late Prehistoric Axehead found at Frog Hill Lane.
3	31051	451300 113500	Findspot	Medieval	Medieval surface scatter of pottery. No core areas
4	31052	450700 113800	Findspot	Medieval	Medieval surface scatter of pottery. No core areas.
5	28530 5643 5644	451400 113000 451414 113007 451403 113007	Named Place Historic Building Historic Building	Medieval Post Medieval Post Medieval	Botley was first documented in AD 1086 as BOTELIE (Botta's wood or clearing). NB The medieval settlement lies to the south around Manor Farm. Grade II Listed House (1600 AD-1799 AD). 1 High Street. Grade II Listed House (1600 AD-1799 AD). 3 High Street.
6	35355 69765	450640 113390 450667 113310	Documentary Evidence Geophysical Survey	Medieval– Post Medieval NA	House, first documented in AD 1320 as ‘Atte Holme’, and post 1810 landscape park shown on 1870 OS map. Geophysics undertaken prior to installation of a sewer. No anomalies of an archaeological nature were identified.
7	59057	451082 113180	Aerial photographs	Medieval- Post Medieval	Medieval/Post Medieval Ridge And Furrow or cultivation marks visible as aerial photographs.
8	5646 5647 98	451345 113005 451340 113005 451326 113005	Historic Building Historic Building Historic Building	Post Medieval Post Medieval Post Medieval	C16 and C17 Grade II Listed House, including Tudor diagonal chimney stack, with later alterations. 13 Grade II Listed House (1500 AD-1699 AD). 15 High Street. High Street. Unlisted building in a Conservation Area. Built in 1891. 19 High Street.
9	1156 5648 5649	451294 113005 451312 113005 451305 113005	Historic Building Historic Building Historic Building	Post Medieval Post Medieval Post Medieval	C18 Grade II Listed Building. Known as ‘Botley House’. C18 Grade II Listed House. 21 High Street. C18 Grade II Listed House. 23 High Street.
10	5651	451237 113008	Historic Building	Post Medieval	C18 Grade II listed House. 31 High Street.
11	5653	451270 113020	Historic Building	Post Medieval	Early C19 Grade II Listed House with Brick Gothic porch. 34 High Street.
12	101 1269 14056	451420 113083 451434 113068 451405 113068	Historic Building Historic Building Historic Building	Post Medieval Post Medieval Post Medieval	Early C19 Grade II Listed Building. Known as ‘Blackmans Cottage’. A Grade II lobby entry house dated to 1610 with a boundary wall dating to the early C19. Known as ‘The Tudor House’. C18 unlisted building in a conservation area, known as ‘Vintage House’.
13	99 100 41528	451439 113023 451420 113073 451441 113029	Historic Building Historic Building Historic Building	Post Medieval Post Medieval	C18 Grade II Listed Building. 2 Winchester Street. Early C19 Grade II Listed Building. 3 Winchester Street. C18 Grade II Listed House. 4 Winchester Street.
14	5655 5662	451410 113183 451404 113155	Historic Building Historic Building	Post Medieval Post Medieval	C18 Grade II Listed House, Known as ‘Hope House’. Early C19 Grade II Listed House, 19 Winchester Street.
15	1359 41524	451432 113006 451439 113004	Historic Building Historic Building	Post Medieval Post Medieval	Late C18 Grade II Listed Building. 13 Mill Hill. Mid C18 Grade II Listed House. 14 Mill Hill.
16	1385	451359 113253	Historic Building	Post Medieval	Unlisted building, built in 1722, in a Conservation Area. Known as ‘Oak House’.
17	1569	451416 113107	Historic Building	Post Medieval	Early C19 Grade II Listed Building. Known as ‘Winchester House’.
18	1720 5645	451358 113006 451369 113006	Historic Building Historic Building	Post Medieval Post Medieval	Market Hall dated to 1848, including timber clock turret of 1897. Grade II Listed. C18 Grade II Listed Building known as ‘The Dolphin Public House’.
19	5622	450702 113105	Historic Building	Post Medieval	C18 Grade II Listed Building, altered in 1840. Known as ‘Brook House’.
20	5625	451426 112955	Historic Building	Post Medieval	Early C19 Grade II Listed Building. Known as ‘Cobbett's Cottage’.
21	5626 5627	451404 112877 451424 112874	Historic Building Historic Building	Post Medieval Post Medieval	Early C19, Grade II Listed Building. Known as ‘Ivy Cottage’. Early C19 boundary wall in red brickwork on the East side of Church Lane. Grade II Listed.

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
22	5650	451258 112982	Historic Building	Post Medieval	Mid C19 Grade II Listed House, built in the gothic style including many gable projections. Known as 'Portland House'.
23	58907	450291 113167	Documentary Evidence	Post Medieval	Toll house and toll gate at Botley Turnpike, built 1765. Gate shown on 1st Edition Ordnance survey mapping, toll house shown on later Editions.
24	59062	449908 113247	Documentary Evidence	Post Medieval	Post Medieval toll gate at Woodhouse Lane Turnpik, shown on 1st Edition Ordnance Survey mapping.
25	5652	451157 113007	Historic Building (Church)	Post Medieval	C19 Anglican 'Church Of All Saints', built in the Gothic style. Grade II Listed.
26	5654	451388 113038	Historic Building	Post Medieval	C18 Grade II Listed House, known as 'Bugle Inn'.
27	5658	451213 113700	Historic Building	Post Medieval	Early C19 Grade II Outbuilding located at 'Uplands Farm'.
28	54884	449752 113669	Historic Building	Post Medieval	C16 Grade II Listed Country House. Botleigh Grange Hotel.
29	MWC1613	451700 114400	Historic Building	Post Medieval	Grade II Listed House, Known as 'High House'.
30	MWC1648	452000 114200	Historic Building	Post Medieval	Grade II Listed 'Lower Wangfield Farmhouse, Wangfield Lane' of Post Medieval origins.
31	MWC7733	451700 114100	Earthworks	Post Medieval	A drainage system of post medieval origin is visible as earthworks on aerial photographs at Water meadows west of Wangfield Copse, Curdridge.
32	MWC7731	452000 114600	Earthworks	Post Medieval	The possible sites of two post medieval quarries, at Frogmill Farm and Long Acres Farm Curdridge, visible earthworks on aerial photographs.
33	MWC1610	451500 112900	Structure	Post Medieval	Post Medieval road bridge on the A334.
34	MWC1612	451600 113000	Historic Building	Post Medieval	Post Medieval Grade II Listed House. Sherecroft, Botley.
35	59063 5663 57414	450917 113799 450925 113796 450844 113831	Documentary Evidence Historic Building Watching Brief	Post Medieval Post Medieval Post Medieval-Modern	Toll house and toll gate at Boorely Green Turnpike. Gate shown on 1st Edition Ordnance Survey mapping, house shown on later editions. Red brick toll house, built c.1840 as a replacement of an earlier tollhouse, which was demolished during the construction of the railway line. Known as the 'Old Gate House'. Grade II Listed. Plough marks dating from the post-medieval to the modern period discovered through a watching brief.
36	52126 52536	449648 113573 449615 113537	Building and Park Statue	Post Medieval Modern	House built in C17, now known as Botley Grange Hotel, and estate. A modern statue in grounds of Botleigh Grange. First marked on the third edition 25" OS map.
37	MWC7732	452400 114400	Cropmarks	Post Medieval/ Modern	Bank and ditched feature, possibly a path of post medieval or modern origin, visible as cropmarks.
38	MWC1639 MWC1641 MWC1638 MWC1640	452100 113200 452200 113200 452100 113200 452100 113200	Commemorative Monument Structure Structure Stone Monument	Post Medieval Post Medieval Post Medieval Unknown	Post Medieval commemorative monument at Station Hill. Grade II Listed. Post Medieval bridge. Grade II Listed Drinking Fountain, Station Hill. Grade II Listed Stone of unknown origins.
39	69907	451155 113037	War Memorial	Modern	War memorial set up following WWI within the church yard of All Saints. Grade II Listed.
40	71280	450100 112860	Thematic Survey	Modern	Site of a WWII air raid shelter.
41	MWC7736	452400 113200	Cropmarks	Undated	Cropmarks of a potential curvilinear enclosure and associated linear ditch visible through aerial photographs. Currently undated.
42	50699	451275 112679	Historic Building	Unknown	Unlisted farm building At Pudbrook Farm converted to workshop.
43	38905	450660 113700	Findspot	Unknown	Surface scatter of unknown material suggestive of an area of limited archaeological activity.
44	MWC3617	452400 113800	Historic Building	Unknown	Titlarks Farm (Unspecified).
45	72440	450507 113786	Watching Brief	NA	Watching brief carried out during groundworks associated with a new pumping station and haul road. No archaeological finds or features recorded

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

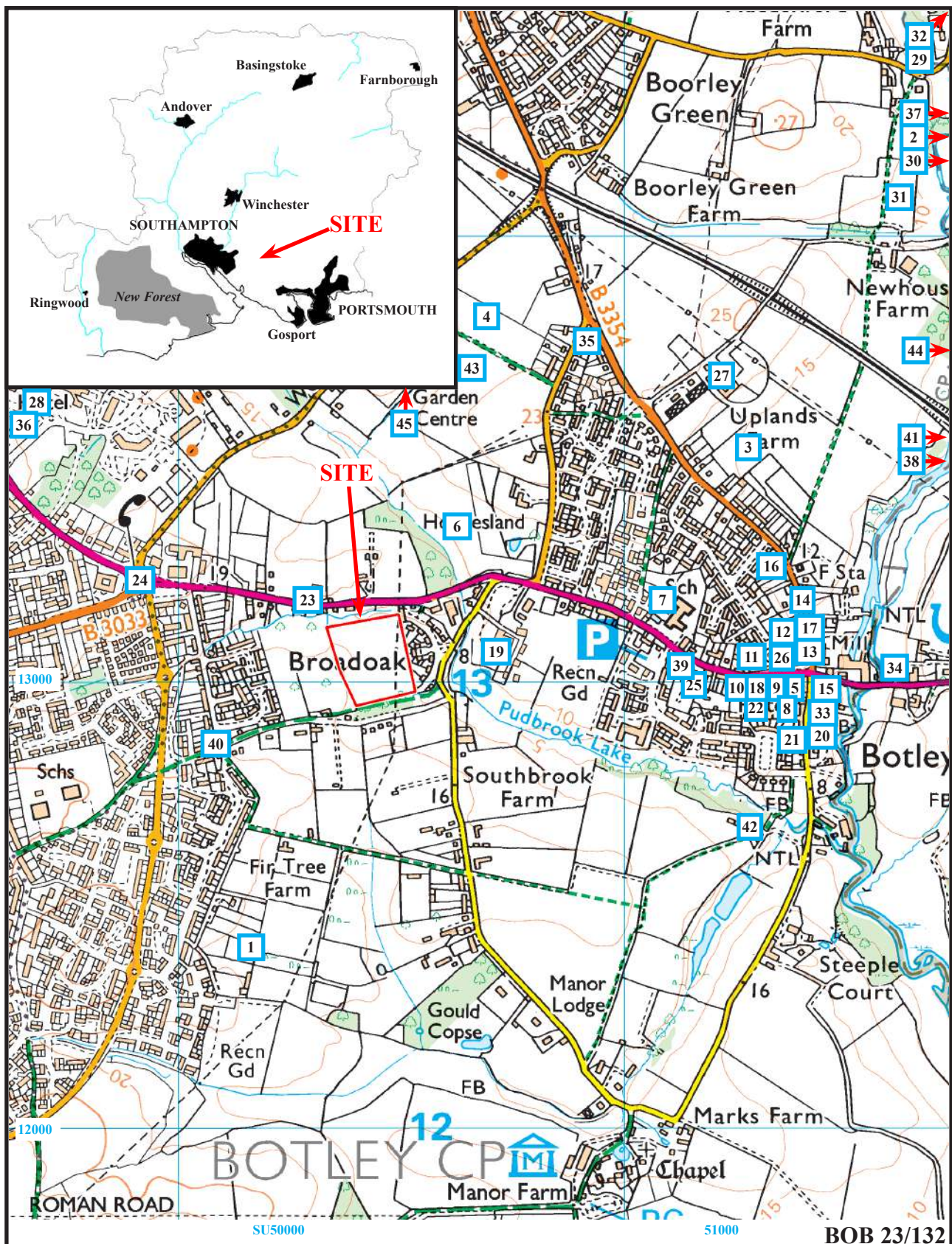
1575	Saxon's map of Hampshire (Fig. 3)
1595	Norden's map of Hampshire (Fig. 4)
1751	Kitchin's map of Hampshire (Fig. 5)
1759	Taylor's map of Hampshire (Fig. 6)
1791	Milne's map of Hampshire (Fig. 7)
1826	Greenwood's map of Hampshire (Fig. 8)
1838	Botley Tithe map (Fig. 9)
1868	First edition Ordnance Survey Map (Fig. 10)
1895-6	Second edition Ordnance Survey Map (Fig. 11)
1908-10	Third edition Ordnance Survey Map (Fig. 12)
1940	Ordnance Survey Map (Fig. 13)
1957	Ordnance Survey Map (Fig. 14)
1967-8	Ordnance Survey Map (Fig. 15)
1987	Ordnance Survey Map (Fig. 16)
2020	DEFRA National Lidar Programme DTM (Fig. 17)
2022	Current site layout (Fig. 2)
2023	Ordnance Survey – Explorer digital edition at 1:25000 (Fig. 1)
2023	Proposed development plan (Fig. 19)

APPENDIX 3: Aerial Photographs consulted

<i>No</i>	<i>Year taken</i>	<i>Sortie number</i>	<i>Frame number</i>	<i>Grid ref (SU)</i>	<i>Comment</i>
1	11 OCT 1945	RAF/106G/UK/917	5355	SU 505 128	
2	11 OCT 1945	RAF/106G/UK/917	5356	SU 503 128	
3	21 SEP 1946	RAF/CPE/UK/1749	3108	SU 511 126	
4	21 SEP 1946	RAF/CPE/UK/1749	3109	SU 504 127	
5	21 SEP 1946	RAF/CPE/UK/1749	3110	SU 498 127	
6	07 OCT 1946	RAF/CPE/UK/1768	3046	SU 496 127	
7	07 OCT 1946	RAF/CPE/UK/1768	3047	SU 502 122	
8	07 OCT 1946	RAF/CPE/UK/1768	3089	SU 504 121	
9	07 OCT 1946	RAF/CPE/UK/1768	3090	SU 499 125	
10	07 OCT 1946	RAF/CPE/UK/1768	3091	SU 494 129	
11	04 NOV 1946	RAF/CPE/UK/1821	1374	SU 512 127	
12	13 APR 1947	RAF/CPE/UK/1992	3335	SU 506 131	
13	13 APR 1947	RAF/CPE/UK/1992	3336	SU 499 132	
14	31 AUG 1954	RAF/82/1006	371	SU 512 129	
15	31 AUG 1954	RAF/82/1006	372	SU 500 134	
16	13 MAY 1959	RAF/58/2859	456	SU 510 122	
17	13 MAY 1959	RAF/58/2859	457	SU 503 124	
18	13 MAY 1959	RAF/58/2859	458	SU 497 125	
19	14 MAY 1959	RAF/58/2860	257	SU 513 128	The whole site, split into 3 segments, presumably for agricultural use.
20	14 MAY 1959	RAF/58/2860	258	SU 505 128	
21	14 MAY 1959	RAF/58/2860	259	SU 498 128	
22	31 JUL 1961	RAF/58/4592	258	SU 512 123	
23	31 JUL 1961	RAF/58/4592	259	SU 512 128	
24	24 MAR 1982	MAL/82003	28	SU 509 133	
25	08 MAY 1970	OS/70091	53	SU 498 130	
26	08 MAY 1970	OS/70091	54	SU 504 130	
27	31 AUG 1962	OS/62093	36	SU 505 137	
28	31 AUG 1962	OS/62093	37	SU 500 135	
29	08 JUL 1981	OS/81042	40	SU 499 124	
30	08 JUL 1981	OS/81042	41	SU 506 124	
31	08 JUL 1981	OS/81042	73	SU 506 137	
32	08 JUL 1981	OS/81042	74	SU 499 137	
33	29 JUN 1995	OS/95214	75	SU 510 131	
34	29 JUN 1995	OS/95214	76	SU 503 131	
35	29 JUN 1995	OS/95214	77	SU 496 131	
36	09 JUN 1992	OS/92332	22	SU 499 123	

37	09 JUN 1992	OS/92332	23	SU 504 123	
38	09 JUN 1992	OS/92332	47	SU 509 137	
39	09 JUN 1992	OS/92332	48	SU 503 137	
40	07 APR 2000	OS/00998	2429	SU 499 130	
41	07 APR 2000	OS/00998	2430	SU 507 130	
42	23 JUN 2001	OS/01131	115	SU 500 128	
43	19 MAY 1974	OS/74070	94	SU 497 124	
44	23 APR 2004	OS/04511	26	SU 501 124	
45	23 APR 2004	OS/04511	27	SU 510 124	
46	24 APR 2004	OS/04512	135	SU 498 124	
47	24 APR 2004	OS/04512	136	SU 508 124	
48	08 JUN 1995	ADA/633(X)	212	SU 501 139	
49	08 JUN 1995	ADA/633(X)	213	SU 505 130	

NB : Grid reference given is for start of run; multiple frames may offer wide coverage.



Land off Cobbett Way, Botley,
Hampshire

Archaeological Desk-based Assessment

Figure 1. Location of site within Botley and Hampshire.

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**Land off Cobbett Way, Botley,
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Archaeological Desk-based Assessment
Figure 2. Current Site Layout.

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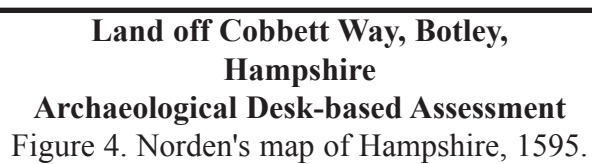


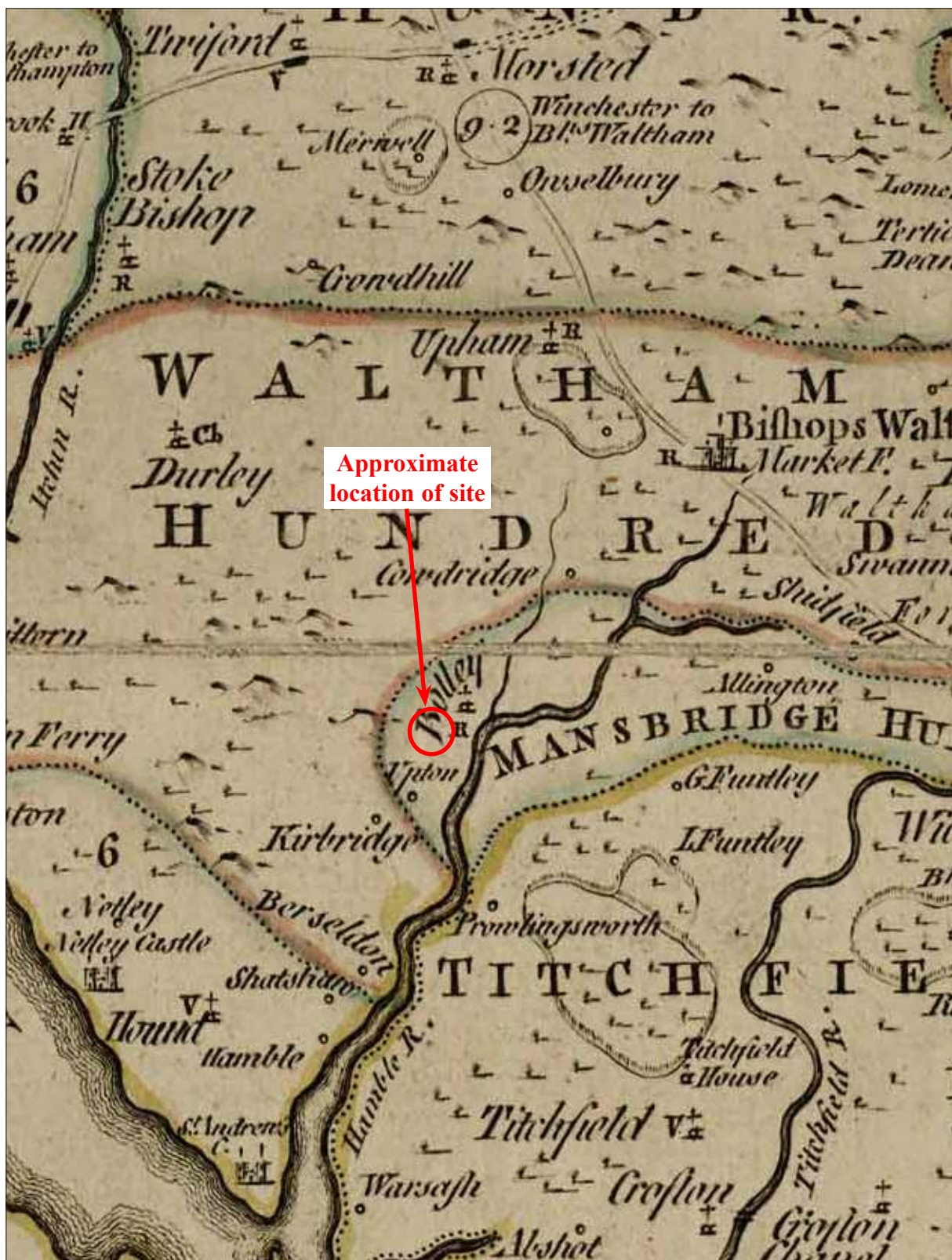
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Figure 3. Saxton's map of Hampshire, 1575.

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Figure 5. Kitchin's map of Hampshire, 1751.

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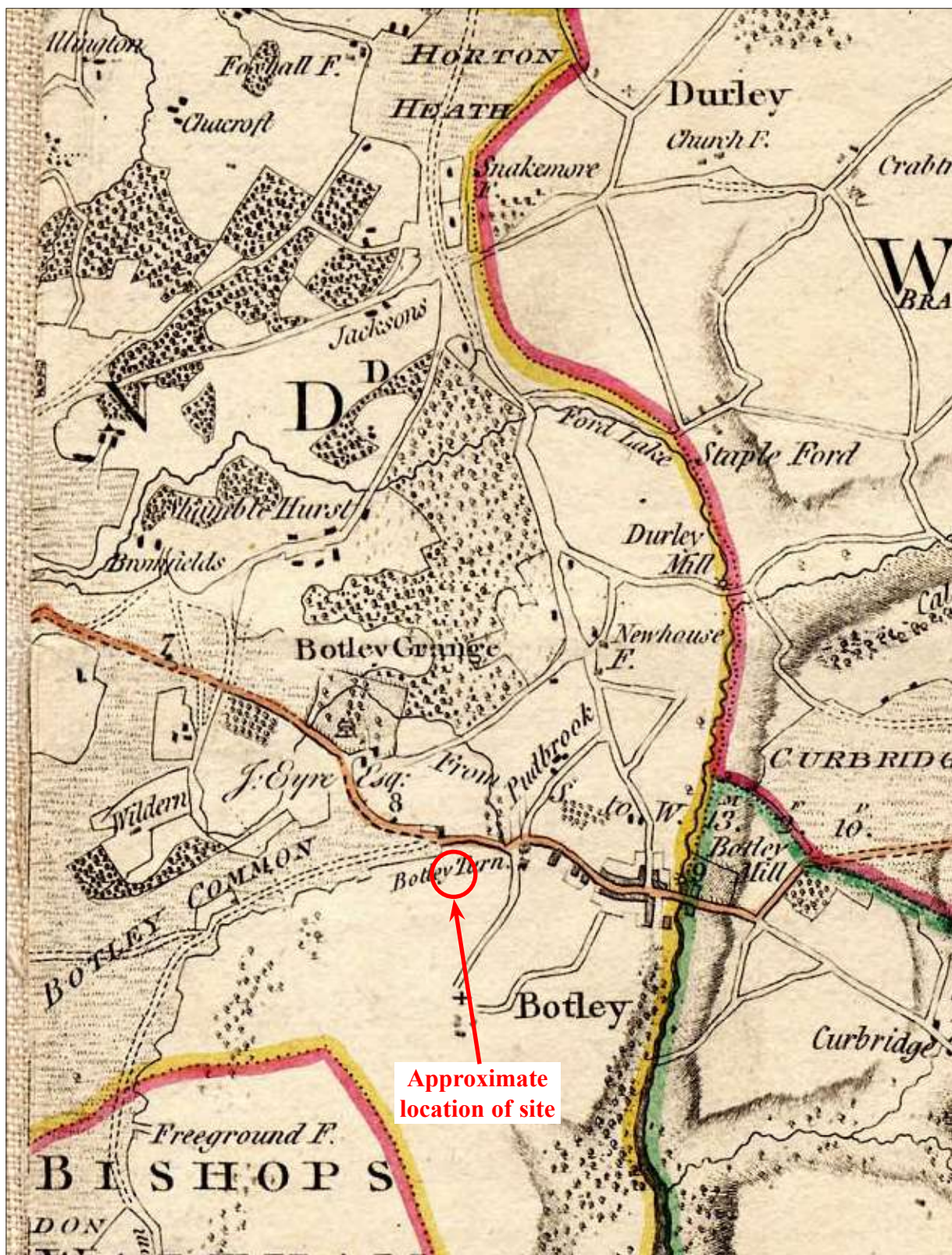


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Hampshire
Archaeological Desk-based Assessment
Figure 6. Taylor's map of Hampshire, 1759.

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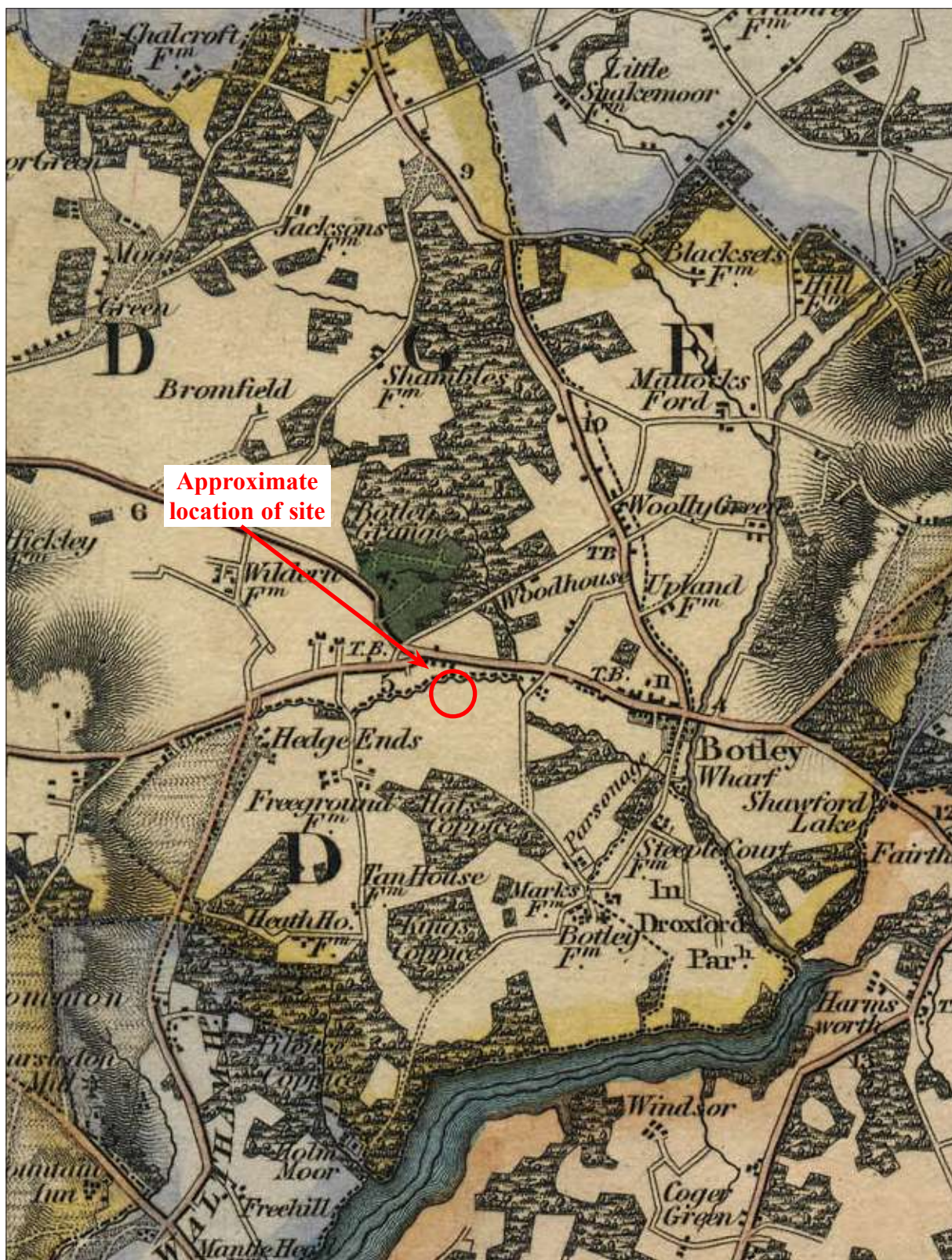


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Hampshire
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Figure 7. Milne's map of Hampshire, 1791.

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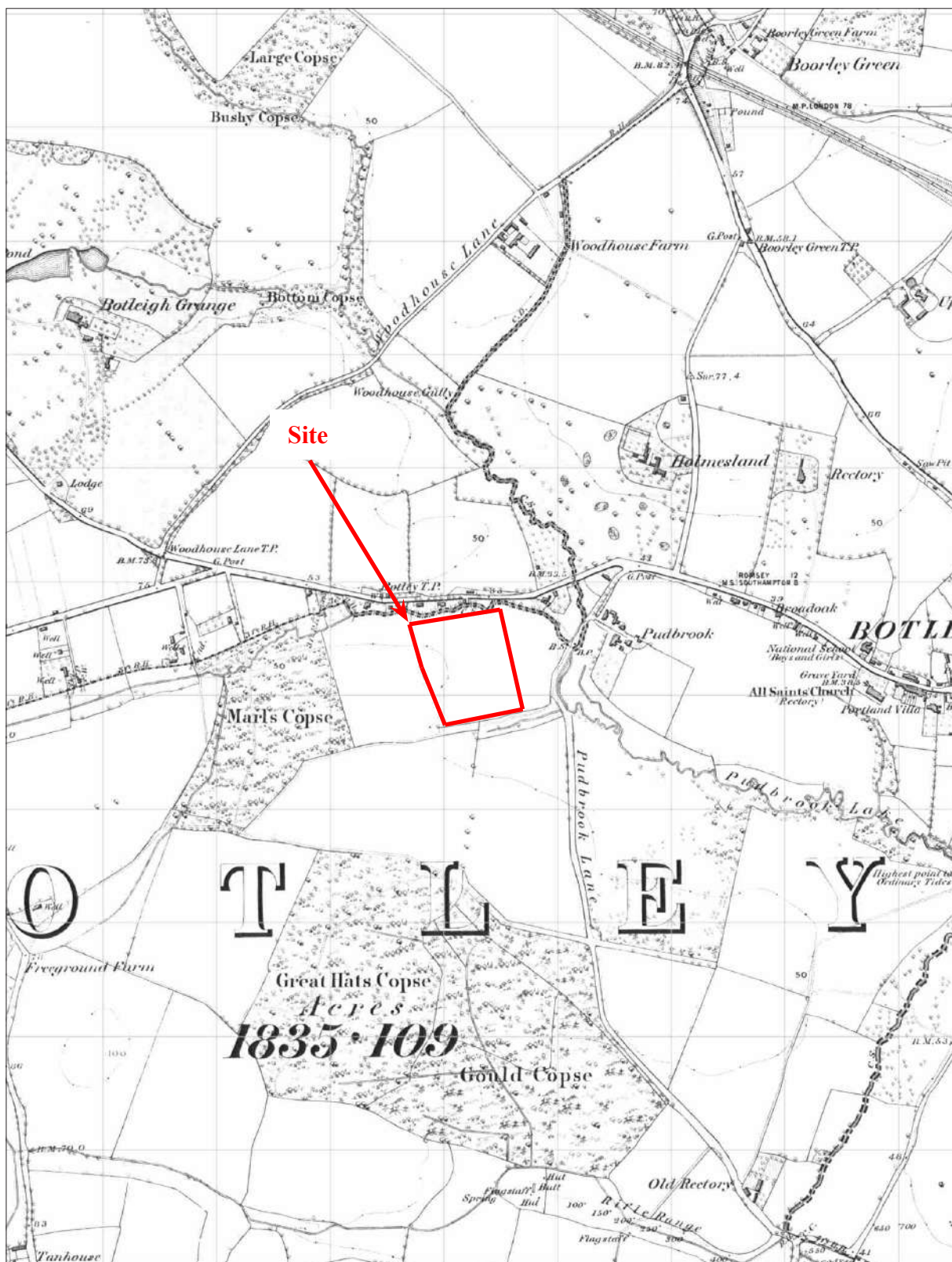


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Hampshire
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Figure 8. Greenwood's's map of Hampshire, 1826.

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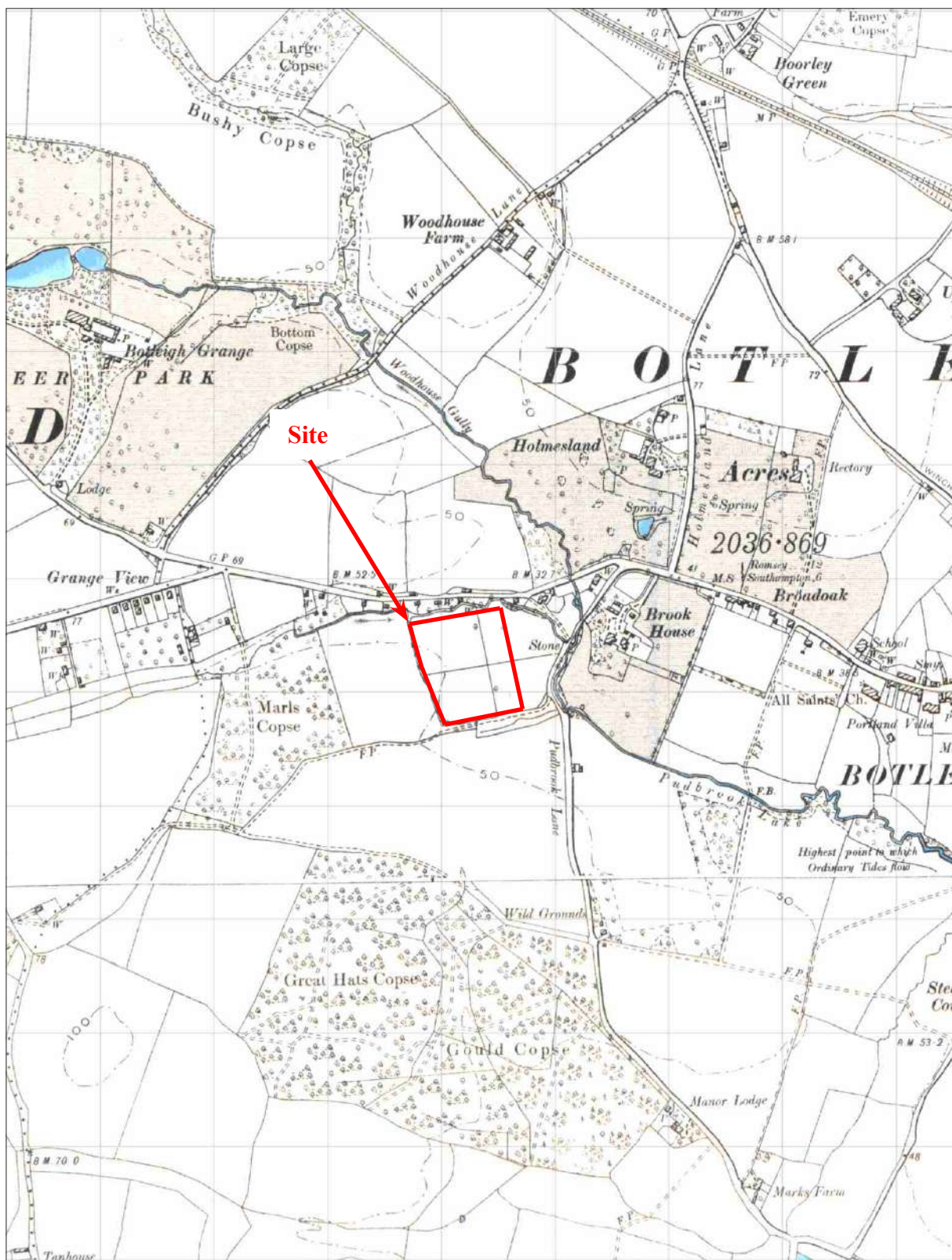


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Figure 10. First edition Ordnance Survey Map, 1868.

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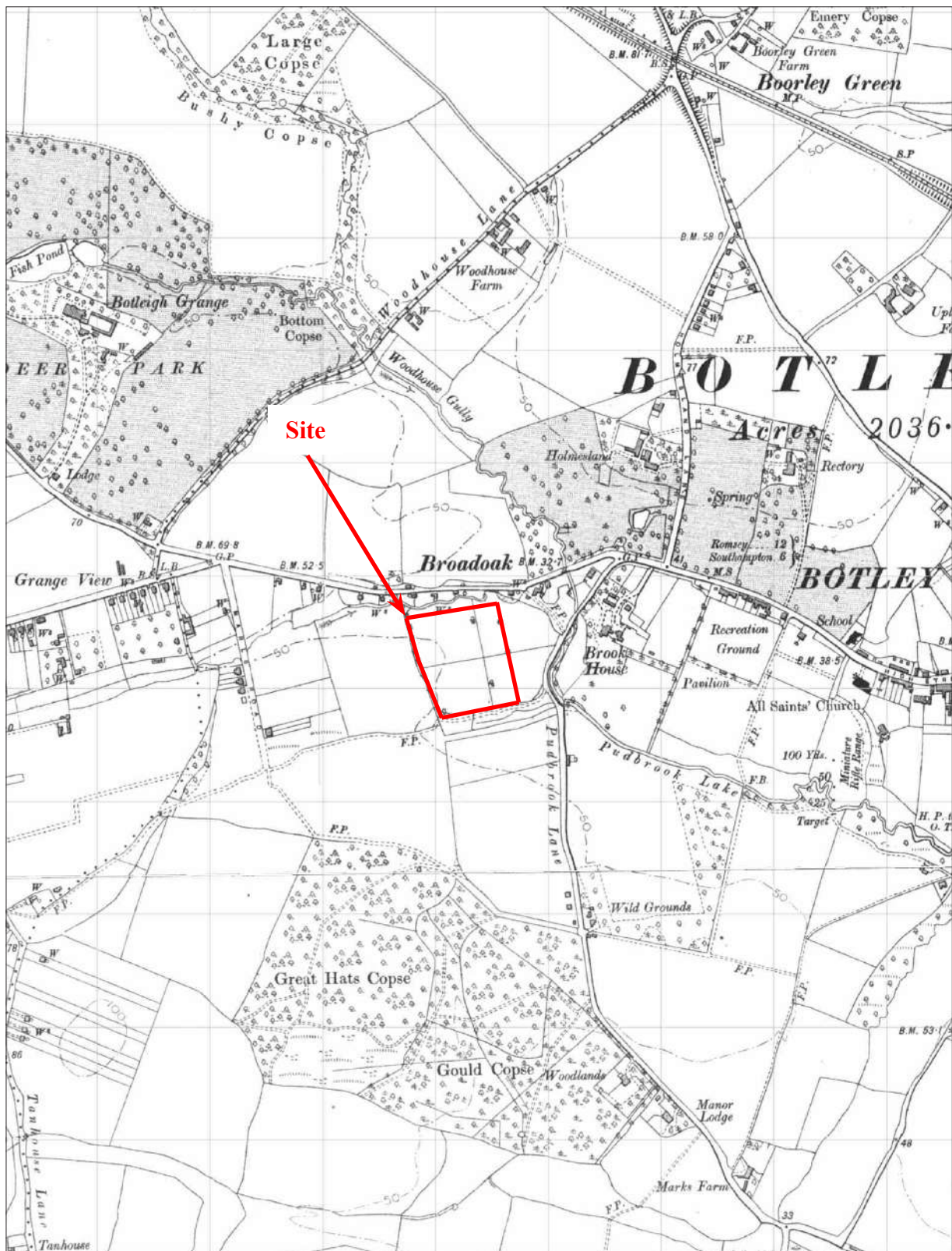


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Figure 11. Second edition Ordnance Survey Map, 1895-8.

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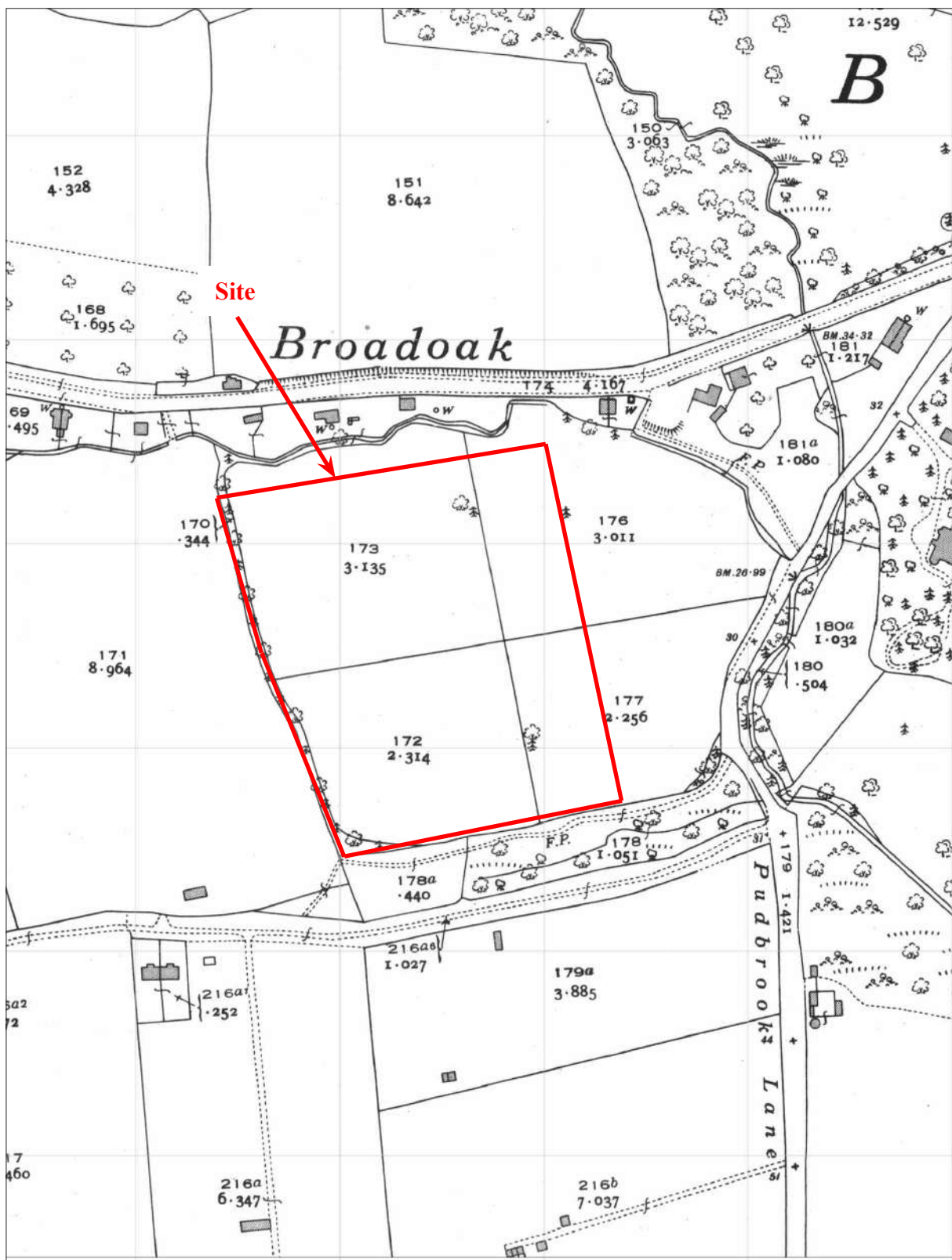


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Figure 12. Third edition Ordnance Survey Map, 1908-10.

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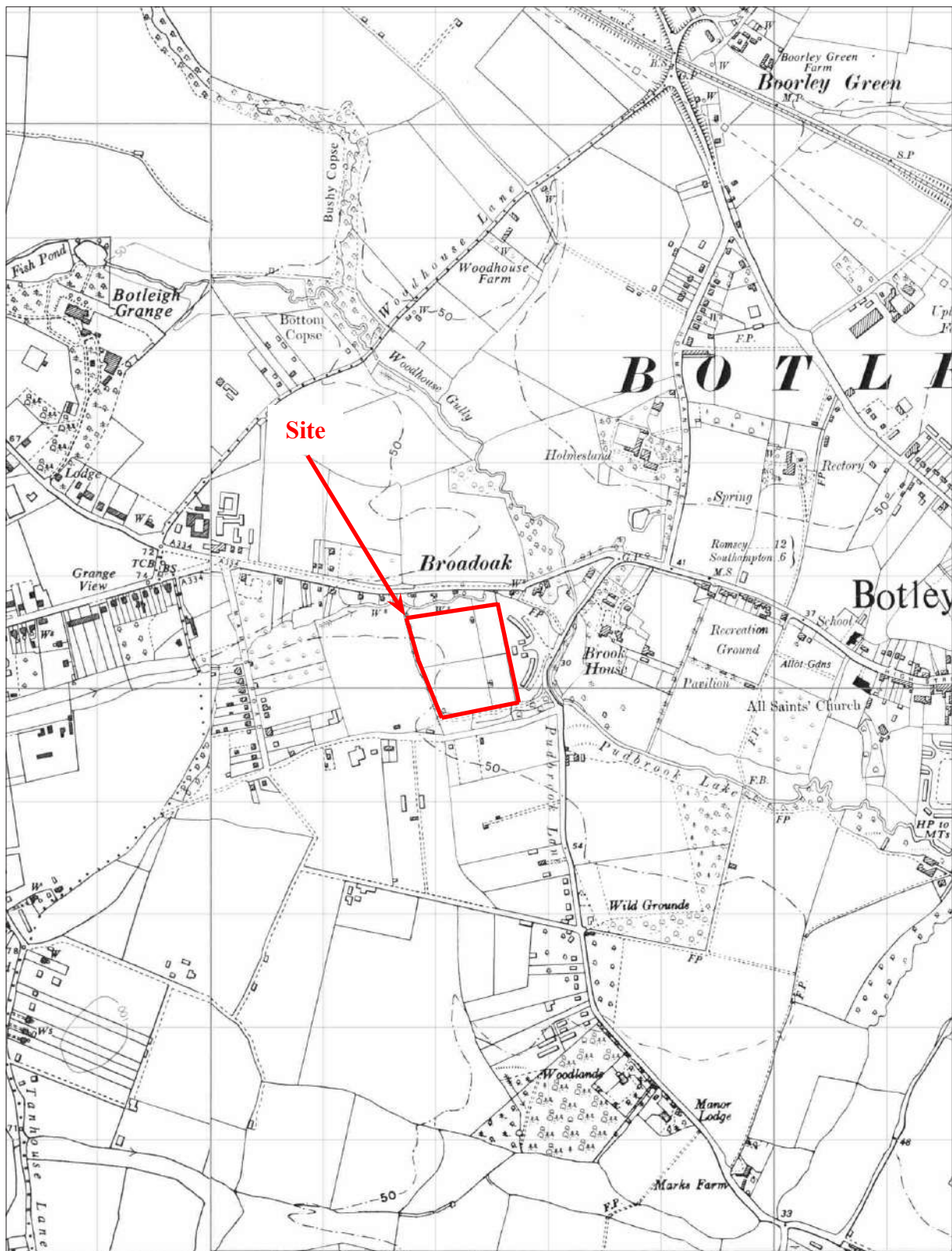


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Figure 13. Ordnance Survey Map, 1940.

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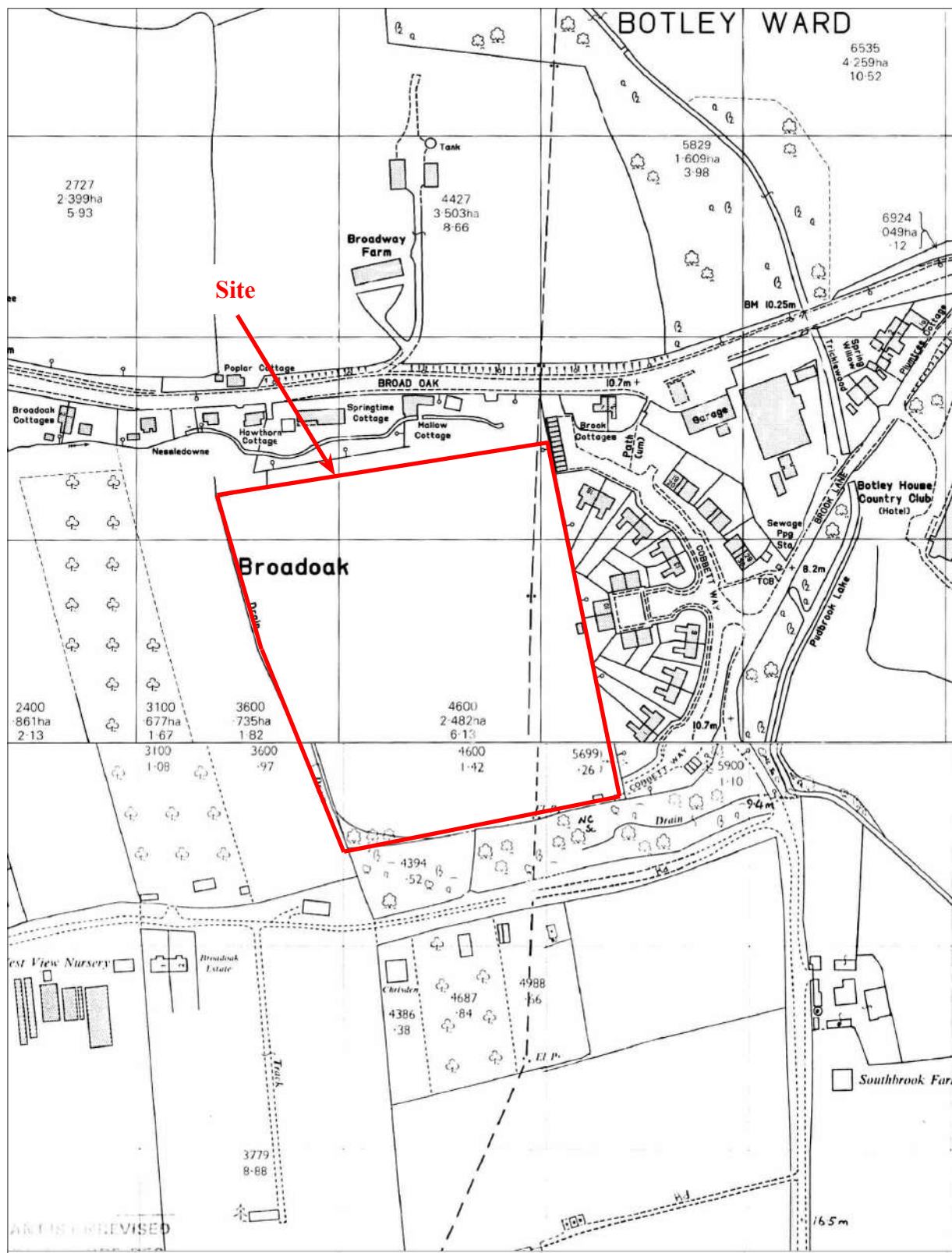


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Figure 14. Ordnance Survey Map, 1957.

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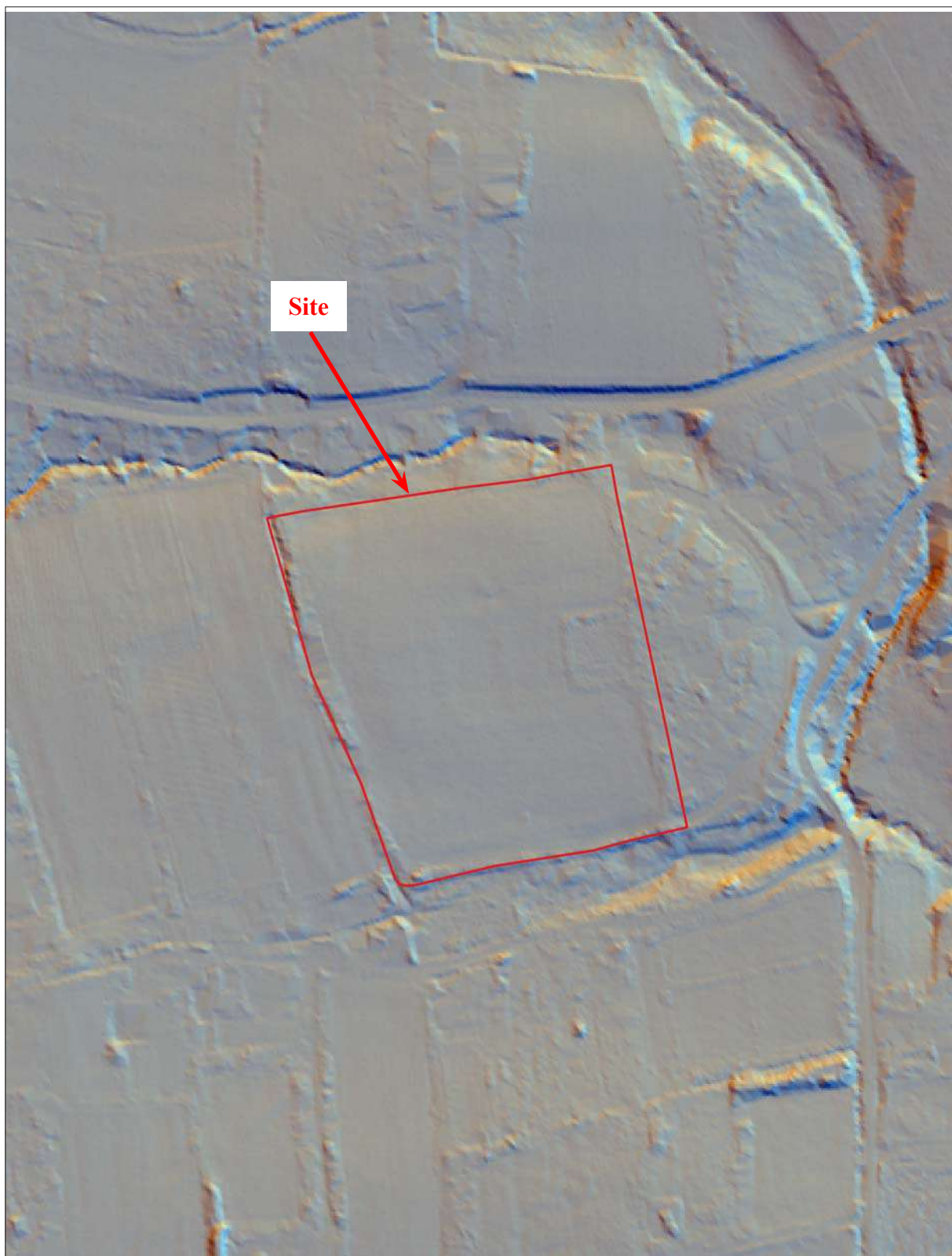


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Figure 16. Ordnance Survey Map, 1987.

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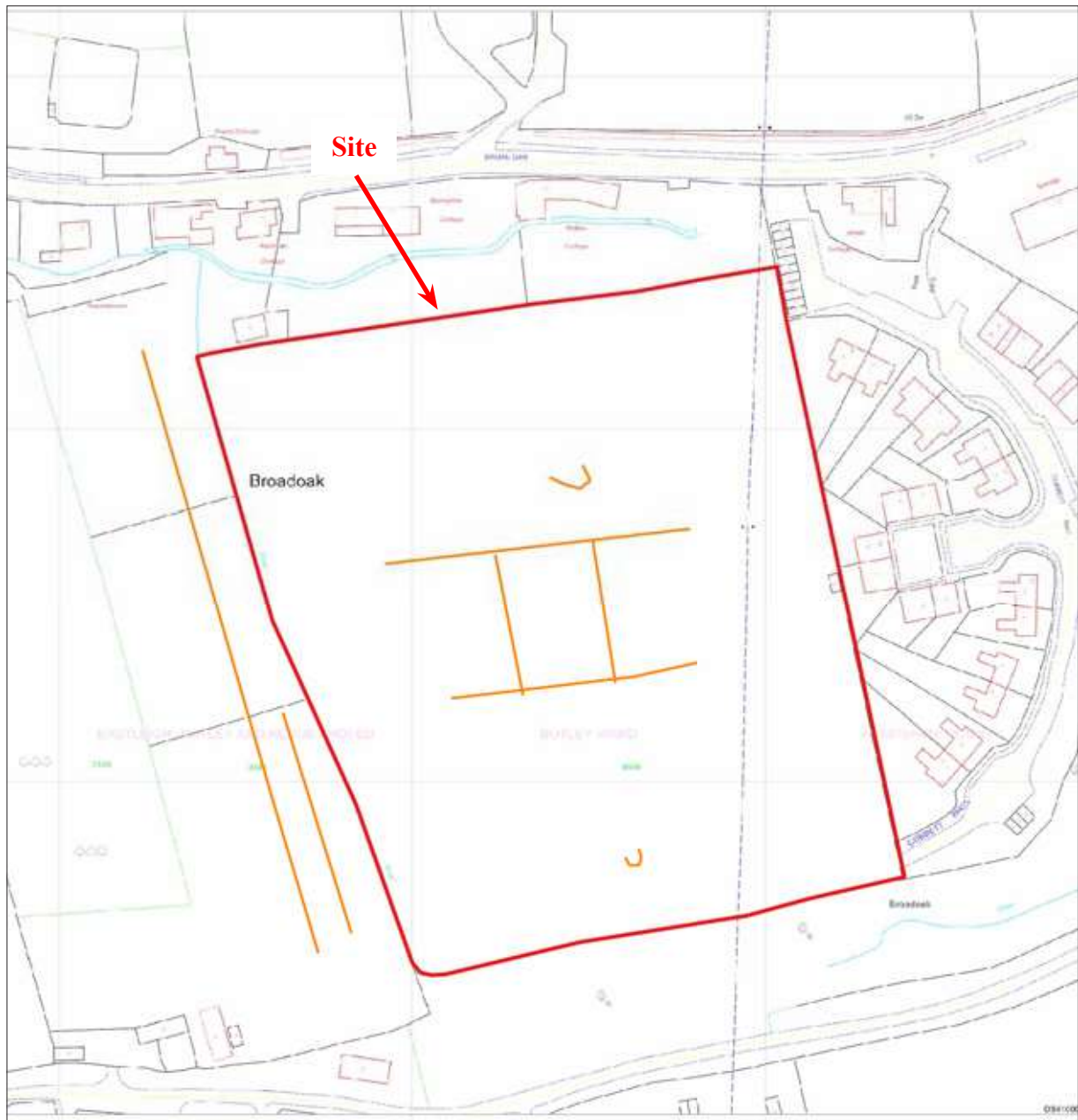


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Figure 17. Lidar DTM, multi-directional hillshade
visualisation.

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Figure 18. Lidar DTM feature interpretation.

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**Land off Cobbett Way, Botley,
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Figure 19. Proposed Development Plan.

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Plate 1. Proposal site, looking west.



Plate 2. Proposal site, looking northwest.



Plate 3. Proposal site, looking north.



Plate 4. Proposal site, looking east.



Plate 5. Proposal site, looking northeast.



Plate 6. Proposal site, looking south.

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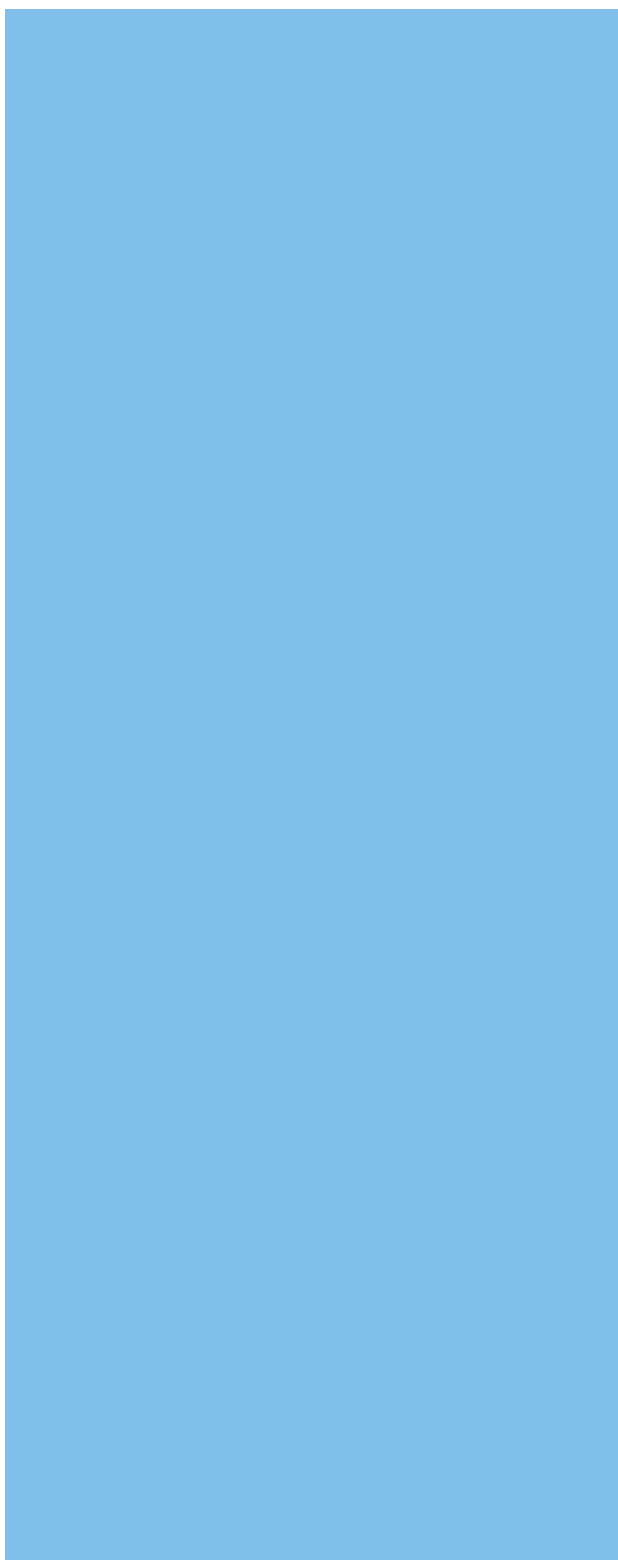
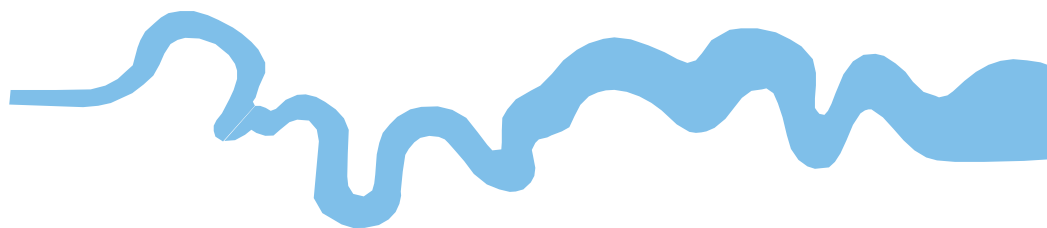
**Land off Cobbett Way, Botley,
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Archaeological Desk-based Assessment
Plates 1-6**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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