

SCHEDULED MONUMENT MANAGEMENT PLAN: HICKLEY WOOD HILLFORT

**Land adjacent to the Ageas Bowl, Hampshire Cricket Club,
Southampton**

JAC26573

**Land adjacent to the Ageas
Bowl, Hampshire Cricket
Club, Southampton
Version 2 Final
December 2023**

SCHEDULED MONUMENT MANAGEMENT PLAN

Quality Management

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Contents

1	INTRODUCTION	1
2	PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
	National Legislation	2
	National Planning Policy & Guidance.....	2
	National Planning Policy.....	2
	Local Planning Policy	3
	Relevant Guidance	5
3	AIMS AND OBJECTIVES	7
4	METHODOLOGY	8
	Scope and Sources Consulted	8
	Assumptions and Limitations.....	8
5	SITE CONDITIONS & PROPOSED DEVELOPMENT	9
	Site Conditions	9
	Proposed Development	10
6	ARCHAEOLOGICAL AND HISTORICAL BASELINE.....	11
	Introduction	11
	Designated Archaeological Heritage Assets	11
	Non-Designated Archaeological Assets	11
7	SCHEDULED MONUMENT DESCRIPTION	13
	Scheduled Monument	13
8	SCHEDULED MONUMENT MANAGEMENT AND ENHANCEMENT MEASURES	15
	Existing Scheduled Monument Conditions.....	15
	Proposed Development Opportunities	15
	Potential Constraints	17
	Funding.....	18
	Work Timescales	18
	Access and Monitoring	18
9	SUMMARY AND CONCLUSIONS	19

Figures

Figure 1: Site and Scheduled Monument Location

Figure 2a: Designated Heritage Assets Plot (Data from Historic England and Eastleigh Borough)

Figure 2b: Non-Designated Heritage Assets Plot (Data from Hampshire HER & Southampton HER)

Figure 3: LiDAR Plot

Figure 4: Site Layout as Existing

Figure 5: Site as Existing (Topography)

Figure 6: Indicative Development Plan

Figure 7: Proposed Landscaping Plan showing Heritage Measures

Plates

Plate 1: 2020 view of area of indicative development to the north east of the Ageas Bowl, facing north

Plate 2: 2020 view of area of indicative development to the north east of the Ageas Bowl, showing existing access roads and car parking

Plate 3: 2020 view facing north of additional cricket pitch to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium

Plate 4: 2020 view facing north west of additional cricket pitch to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium

Plate 5: 2020 view facing north of existing golf club buildings to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium

Plate 6: 2020 view of far western part of area of indicative development to the south of the Ageas Bowl, showing the eastern edge of Hickley Wood which obscures nearby Scheduled Monuments from view

Plate 7: 2020 view facing north east from far eastern edge of Hickley Wood, showing area of indicative development to the south of the Ageas Bowl

Plate 8: 2020 view facing north across area of indicative development to the west of the Ageas Bowl

Plate 9: 2020 view from Ageas Bowl access road, facing south west and showing area of indicative development to the west of the Ageas Bowl and Hickley Wood obscuring nearby Scheduled Monuments from view

Plate 10: General 2020 view across southern part of golf course

Appendices

Appendix 1: Gazetteer of Hampshire Historic Environment Record and Southampton HER Data

Appendix 2: Hickley Wood Hillfort (HE Desig. No. 1017888) Scheduled Monument National Heritage List Entry

Appendix 3: Hampshire County Cricket Club Previous Archaeological Work

Appendix 4: Historic England Correspondence

1 INTRODUCTION

- 1.1 This Scheduled Monument Management Plan has been prepared by James Archer, and approved by Matthew Smith of RPS Heritage, on behalf of Land & Development Advisory.
- 1.2 The subject of this report (“the site”) is land adjacent to the Ageas Bowl, Hampshire Cricket Club, Southampton. The site is approximately 77.51ha in extent and is centred at SU 47612 14037 (Fig. 1) within the administrative area of Eastleigh Borough Council. The site currently comprises land associated with the Ageas Bowl, Hampshire Cricket Club, including associated sports facilities, as well as the wider County Golf Club course (see Fig. 4 & Plates 1-10). The freehold for the site is owned by Queens College Oxford (QCO) and leased by the cricket club.
- 1.3 It is proposed to develop the site for residential housing, alongside associated hard landscaping and access roads, as well as soft landscaping and areas of open space (see Figure 6).
- 1.4 A previous Cultural Heritage Constraints Desk Based Assessment (DBA) (RPS 2023) has been completed to support the upcoming planning application. This DBA was issued to Historic England, in their role as statutory consultee, during pre-application consultation. The DBA identified the Hickley Wood Hillfort Scheduled Monument to the immediate west of the site (HE Desig. No. 1017888 and see Appendix 2). The monument is heavily wooded and is enveloped by land associated with the Ageas Bowl to the north and a golf course to the south.
- 1.5 Subsequent to initial consultation with Historic England (see Appendix 4), additional photomontages were added to the DBA to demonstrate potential visual impacts upon the monument as a result of the Proposed Development. A revised DBA was issued to Historic England, at which time it was agreed that a Scheduled Monument Management Plan would be issued along with a planning application. Accordingly, Land & Development Advisory has commissioned RPS Heritage to produce this management plan which outlines measures that will be utilised to protect, preserve and / or enhance the significance of the Scheduled Monument during the construction and completed stages of the development. The freehold of Telegraph Woods, within which the Scheduled Monument is located, is also held by Queens College Oxford. Initial positive discussions have been held with QCO regarding access to the woodland and monument.
- 1.6 This plan has been prepared in accordance with relevant planning policy and guidance as well as industry standards and guidance, in particular the (ClfA) Standard and Guidance for Stewardship for the Historic Environment (ClfA 2020), Historic England guidance on the Landscape Management of Monuments and Sites (Historic England 2021) and Natural England guidance (Natural England 2008a). Additional reference has been made to the Historic England good practice advice documents (Historic England 2015a, 2015b, 2017) and the guidelines provided for managing world cultural heritage sites (Feilden and Jokilehto 1998).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been regularly updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF 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).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.13 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Eastleigh Borough

- 2.1 The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036.

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.

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 <https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp:-2015> 80 Adopted Eastleigh Borough Local Plan 2022 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.

Relevant Guidance

- 2.2 The Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) includes a number of principles which can be used in determining the significance of a heritage asset.
- 2.3 Historic England's Conservation Principles document (HE 2008) states that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so;
 - how those values relate to its fabric;
 - their relative importance;
 - whether associated objects contribute to them;
 - the contribution made by the setting and context of the place;
 - how the place compares with others sharing similar values.
- 2.4 The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with four main 'heritage values' being Evidential, Historical, Aesthetic and Communal. Archaeological remains below ground have evidential archaeological value only.
- 2.5 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the effect of developments upon the settings of heritage assets (Historic England 2017).
- 2.6 The document defines setting 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.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.
- 2.7 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may be have positive or neutral effects.
- 2.8 The guidance sets out a five staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting

to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.

2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused;
5. Making and documenting the decision and monitoring outcomes. Decisions are made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.

2.9 Scheduled monuments are nationally important archaeological assets and are protected under the Ancient Monuments and Archaeological Areas Act 1979. This protection is separate from the local planning system. Historic England's advice on managing scheduled monuments is that:

"the less disturbance of the ground the better. Monuments which consist of, or include, built structures can be particularly vulnerable to decay, especially if the structure is already ruinous and may need more proactive maintenance of the structural parts.

Monuments that include earthworks often require nothing more than ordinary good land management, such as the control of vegetation growth, burrowing animals, prevention of erosion and ensuring that sites under pasture are not over-grazed" (Historic England 2014, 6).

2.10 This does not impose any legal obligation to undertake any additional management of the monument, but owners and occupiers are encouraged to maintain their site in good condition for future generations. However, groundworks affecting a scheduled monument require prior Scheduled Monument Consent from the Department of Digital Culture, Media and Sport (DCMS) and administered by Historic England. It is a criminal offence under the Ancient Monuments and Archaeological Areas Act 1979 to damage or undertake any unauthorised groundworks to a scheduled monument without the necessary consent.

3 AIMS AND OBJECTIVES

- 3.1 The preparation of a management plan for the Hickley Wood Hillfort Scheduled Monument was proposed during pre-application consultation with Historic England regarding possible adverse impacts and enhancement opportunities associated with the proposed development located adjacent to the monument. This will include proposals to limit the possible adverse impacts of construction-stage works, such as excessive levels of noise and dust, as well as proposals for the enhancement of the monument's significance and the ability of a bystander to understand, appreciate, and experience that significance as part of the monument's setting. This is intended to help promote the history and significance of the monument to the new and existing local community.
- 3.2 The key purpose of this management plan is to provide a framework for the approach that will be taken to the Scheduled Monument as part of construction works and the completed development. In order to achieve this, this document aims to determine as far as reasonably possible, from existing records and reporting, an understanding of the historic environment within the site and surrounding study area, in order to:
- Summarise the potential for archaeological remains to survive within the site in line with the previously completed Cultural Heritage DBA, and to summarise the potential significance of those remains that may be present;
 - Summarise the significance of the Scheduled Monument, as well as the contribution by its setting towards this significance, as already assessed within the Cultural Heritage DBA;
 - Provide a clear understanding of the Scheduled Monument and its legal status;
 - Indicate possible methods of managing (maintaining, protecting, enhancing, and preserving) the Scheduled Monument during construction-stage works and at the completed development stage;
 - The identification of responsible individuals or entities.
- 3.3 This management plan provides a broad framework for the management, conservation and enhancement of the Scheduled Monument, and will be used as a framework for ensuring the long-term future of the monument in relation to the proposed development and to provide an overall framework for Historic England to consider any scheduled monument consent should any works be required.

4 METHODOLOGY

Scope and Sources Consulted

- 4.1 The spatial scope of this management plan is limited to the area of the Hickley Wood Scheduled (see Figure 1) as defined by Historic England, as well as the proposed development site itself.
- 4.2 The Cultural Heritage DBA (RPS 2023) incorporated a study of the historic environment data available within a 500m buffer of the site boundary. This has been utilised to provide the baseline assessment of the archaeological potential of the site and of potential impacts to the Scheduled Monument as a result of the proposed development of the site. This assessment was informed by a site visit carried out in August 2020, and was later supplemented in 2023 by the provision of photography to further inform upon potential impacts to nearby Scheduled Monuments.
- 4.3 The following sources were consulting during production of this management plan:
- The National Heritage List for England (NHLE) for designated heritage assets;
 - The Hampshire Historic Environment Record (HER) and the Southampton HER for archaeological data from the immediate area as summarised in the DBA;
 - Historic mapping, geological, topographical, and Environment Agency LiDAR data as shown in the DBA.

Assumptions and Limitations

- 4.4 It is assumed that the data relied upon in this report is accurate, given that it has often been derived from secondary sources such as the HER database.
- 4.5 The available archaeological data is a record of currently known archaeological assets and therefore is not a definitive list of all possible archaeological or historical assets from the nearby area. This data can be used to model the site's archaeological potential; however, it does not preclude the discovery of further currently unknown heritage assets.

5 SITE CONDITIONS & PROPOSED DEVELOPMENT

Site Conditions

- 5.1 The site currently comprises land associated with the Ageas Bowl, Hampshire Cricket Club, including associated sports facilities, as well as the wider County Golf Club course.
- 5.2 The map regression exercise in the DBA has demonstrated that the site generally comprised open land and plantation during the Post Medieval and Modern periods, with a focus of occupation at Hickley Farm in the central northern part of the site. The site has been comprehensively redeveloped in the late 20th and early 21st century to create the existing golf course, cricket stadium and other sports facilities. Hickley Wood is shown adjacent to the site throughout the historic mapping.

Geology

- 5.3 The underlying geological sequence at the site is highly variable. The British Geological Survey (BGS Online 2023) records bedrock deposits of Earnley Sand Formation (Sand, Silt & Clay) across the central and northern areas of the site, which entirely surrounds an area of bedrock Marsh Farm Formation (Clay, Silt & Sand) recorded immediately to the west of the Ageas Bowl stadium. Further deposits of Marsh Formation are recorded along the northern boundary of the site adjacent to Botley Road.
- 5.4 The southern half of The County Golf Club is recorded as bedrock deposits of Wittering Formation (Sand, Silt & Clay). Deposits of Whitecliff Sand Member and London Clay Formation are recorded along the far southern boundary of the golf course.
- 5.5 Generally, no superficial drift deposits are recorded in the site. Where these are recorded, they comprise plateau gravel deposits along areas of higher ground at Telegraph Road and Moorhill Road along the site's north western and western boundaries.

Topography

- 5.6 The natural topography of the site is highly variable (see Figure 5) but generally comprises a series of east facing slopes which slope down from an area of higher ground at Telegraph Road/Moorhill Road immediately west of the site. A height of circa 75-80m Above Ordnance Datum (AOD) is generally recorded along the western boundary of the golf course along Moorhill Road and Telegraph Road. The Hickley Wood hillfort Scheduled Monument and associated woodland to the south west of the Ageas Bowl stadium comprise an area of higher ground outcropping into the site at a height of circa 70-80m AOD.
- 5.7 The eastern boundary of the golf course adjacent to the M27 is generally recorded at a height of circa 33-35m AOD.
- 5.8 The natural topography has been substantially reworked as a result of the construction and subsequent substantial groundworks and alterations to The County Golf Club and the Hampshire Cricket Club facilities.
- 5.9 The nearest major watercourse to the site comprises the River Itchen located circa 3km to the west. Two springs originate in the area of Sholing in an area circa 1.5-2km to the south west of the site, which feed into the River Itchen further to the west.

Proposed Development

- 5.10 The site is proposed for residential development on land associated with the Ageas Bowl sports stadium (see Figure 6). This would include associated areas of hardstanding, access, soft landscaping, and open space.

6 ARCHAEOLOGICAL AND HISTORICAL BASELINE

Introduction

- 6.1 This section provides a summary of the archaeological and historical baseline presented in the Cultural Heritage Constraints DBA (RPS 2023). This management plan should be read in conjunction with that report.

Designated Archaeological Heritage Assets

- 6.2 The Hickley Wood Hillfort Scheduled Monument (HE Desig. No. 1017888) is located immediately west of the site and is enveloped by ground associated with the Ageas Bowl to the north and the golf course to the south. The monument comprises a univallate hillfort on plateau gravels on an area of higher ground overlooking the site and area to the east. No entrances remain to the hillfort and the north and east sides have largely been destroyed by historic gravel extraction.
- 6.3 The Telegraph Woods Beacon Scheduled Monument (HE Desig. No. 1017893) is located c.200m west of the site at its closest point. A further Bowl Barrow Scheduled Monument (HE Desig. No. 1012710) is located c.500m to the north of the site. It was concluded in the DBA and agreed with Historic England that any potential impacts to these monuments as a result of the proposed development would be neutral and these monuments have therefore not been considered further.

Non-Designated Archaeological Assets

- 6.4 The site is not located within an Archaeological Alert Area as defined by Hampshire Historic Environment Record (HER).
- 6.5 In general, HER records within the nearby area comprise evidence for scattered prehistoric flintwork, a concentration of Bronze Age barrows, an Iron Age hillfort, a possible Medieval manorial site, and Modern country houses and grounds. A summary of all HER records is shown at Appendix 1.

Previous Archaeological Work

- 6.6 Previous archaeological work undertaken within the site has comprised an extensive programme of evaluation trial trenching and test pitting undertaken in advance of the development of the site for the existing cricket stadium and golf course in 1997 (Wessex 1997). This work comprised of 52 test pits and 36 evaluation trenches spread out across the full area of the now cricket stadium and golf course. Relevant plans associated with this work are shown in Appendix 3.
- 6.7 Limited archaeological remains were encountered across the site during this work, comprising evidence for modern land division as shown on historic mapping, as well as chance finds representing general landscape finds. One ditch and two pits were the only features which could not be identified on 19th century maps, and these remained undated.
- 6.8 Archaeological finds included small quantities of worked flint, which represented waste material with no tools present, and therefore could only be dated broadly to the prehistoric periods. Two sherds of Romano-British pottery were recovered, as well as a sherd of 12-13th century coarseware and 63 sherds of Post Medieval or Modern pottery. A piece of undated fired clay from a ceramic object, and an undated whetstone fragment were also recovered. These finds were generally unstratified and recovered from the topsoil.
- 6.9 The report concluded that there was only slight evidence for Later Prehistoric activity at the site, and that the lack of evidence for late Iron Age and Roman period activity suggested that the adjacent Iron Age hillfort may have been abandoned prior to the end of the Iron Age.

Modern Development Impacts

- 6.10 Extensive evidence for landforming associated with construction and reconfiguration of the golf course and the cricket facilities is shown on available Environment Agency LiDAR data. Features include drainage runs, bunkers, and extensive landforming. Modern landforming comprising extensive site strip as part of reconfigurations to the current golf course and sports facilities will have had a severe below ground impact, likely removing any pre-21st century archaeological remains had they been present and greatly reducing the archaeological potential across vast areas of the site. Localised development associated with the construction of the cricket stadium and other facilities will have had a localised severe below ground impact. It is likely that the site of the cricket stadium, and other sports pitches such as the additional cricket pitch to the immediate south of the stadium, was subject to levelling to create a level playing surface.

Summary

- 6.11 Overall, when the results of previous archaeological work at the site are combined with recent extensive construction and landforming across the site, the DBA concluded that the archaeological potential of the indicative development areas will have likely been reduced to nil.

7 SCHEDULED MONUMENT DESCRIPTION

Scheduled Monument

- 7.1 The Hickley Wood Hillfort Scheduled Monument (HE Desig. No. 1017888) is located immediately adjacent to the site and was first scheduled on 12th July 1979. The scheduling was most recently amended on 10th June 1998. The freehold of Telegraph Woods, within which the Scheduled Monument is located, is currently owned by Queens College Oxford, who also own the freehold for the site itself. The full National Heritage List entry is provided at Appendix 2. This can be summarised as follows.

The monument includes the remains of a slight univallate hillfort constructed on a gravel-capped spur which projects east from a gravel plateau. The hillfort, the western limit of which has not been precisely defined, was constructed approximately 250m from the end of the spur and is likely to have been roughly rectangular or oval in shape. It slopes steeply on the north and south sides but is easily approached along the spur from the east and west. The width of the hillfort across the spur is approximately 130m; the length is unknown but is likely to have been about 190m. Gravel extraction has caused disturbance to the monument and the interior of the hillfort survives only as an irregular strip of high ground immediately within the ramparts and as several remnant mounds of the original ground surface, now raised up to 4m above the quarried ground level. Surrounding the interior, the defensive circuit survives in various states of preservation. A section of the defences survives in good condition on the south and south east sides as a 2m-3m high rampart, an infilled ditch and 1m high counterscarp bank. A possible outer infilled ditch or trackway survives at the south east corner, and traces of a probable quarry ditch survive within the rampart on the south side. Discontinuous sections of truncated rampart or steepened scarp survive on heavily disturbed ground along the north and north west sides of the hillfort, while traces of an infilled ditch and an area of high ground and mature vegetation indicate the likely location of ramparts on the south west side. A probable entrance to the hillfort from the east is now buried beneath the gravel track which crosses the site. A staggered entrance with outworks is indicated by an apparent eastward projection of the rampart north of the track. Later banks and ditches, enclosing medieval woodland and areas of common and heath, skirt the hillfort to the north and south east and extend onto the ramparts at the eastern and western ends. A relationship between these woodlands and a medieval manor house known as 'God's House' at Hickley Farm has been suggested. A 5m-7m wide trackway approaches the hillfort from the east and skirts around the south east rampart. These bank and trackway features are included within the scheduling where they abut or run adjacent to the hillfort. A shallow dewpond is located within the interior of the hillfort. The surface of the gravel track that crosses the monument is excluded from the scheduling, although the ground beneath it is included.

- 7.2 The monument is located immediately adjacent to the proposed development site and is currently heavily enclosed by trees associated with Telegraph Woods. The National Heritage List Scheduled Monument entry notes that despite disturbance by subsequent gravel extraction, the extant defensive components and interior ground surfaces of the slight univallate hillfort at Hickley Wood indicate that archaeological remains and environmental evidence relating to the hillfort's original construction and later use will survive. It is important to note that the northern and eastern sides of the hillfort have largely been destroyed by gravel extraction, given that these are those areas of the hillfort which are closest to the proposed development area.
- 7.3 The immediate setting of the Scheduled Monument would have been associated with the siting of the defensive fort on an area of higher ground known as Telegraph Hill to ensure wide ranging views across the area to the east, south and north. The immediate setting would have comprised the internal hillfort arrangement, as well as defensive earthworks and the immediate area adjacent to the hillfort. The wider setting of the hillfort would have comprised defensive views over large areas of land in the surrounding area, in particular to the south, east and north. The fort would have been

deliberately sited to guarantee wide-ranging views and to ensure a commanding defensive position to control the surrounding landscape. The extant woodland would not have been present to such a great extent at the time that the hillfort was in use.

- 7.4 However, this original setting has been substantially altered by modern development, in particular residential development, cricket facilities, the golf course and M27 have entirely altered the landscape, and also plantation woodland which has been planted across Telegraph Hill and has entirely obscured the monument from view. As a result of these changes to the landscape, it is no longer possible to appreciate the wider setting of the monument and the contribution made to the significance of the monument by its setting is considered to be negligible.
- 7.5 The DBA therefore concluded that the intrinsic value of the Scheduled Monument is associated with the archaeological remains within the scheduled area, and the potential for further archaeological work and information that could be garnered from those remains in future.
- 7.6 Whilst the site would have likely been located within the historic wider setting of the hillfort, the site now represents a modern landscape comprising sports facilities, a golf course, and car parking. It is no longer possible to appreciate the monument's original historic setting, as a result of this extensive modern development and screening woodland, which has had a severing effect between the monument and the wider landscape. This has been demonstrated by the provision of photomontages (Johns Associates, Cadmando 2023) which show that any views from the monument facing outwards into the site are partial glimpses only which are heavily obscured by the surrounding woodland. Therefore, given that the development of the site represents development within an existing modern landscape, combined with the severing effect of Telegraph Wood, the site does not contribute to an understanding or appreciation of the monument. Overall, the DBA concluded that the proposed development would have a neutral effect on the significance of this heritage asset as a result of negligible setting impacts.
- 7.7 The photomontages demonstrate the extent of additional woodland screening that is being provided at the southern edge of the development nearest to the Scheduled hillfort monument (Johns Associates, Cadmando, 2023). In addition, a 20m buffer has been created between the proposed housing area and the Scheduled hillfort monument, in order to respond to previous Historic England comments. Where there are partial glimpses through the surrounding woodland into the site, the provision of this buffer and additional screening will soften the impact of development on those views. The resulting identified effect would remain neutral.
- 7.8 It was suggested that it may be possible to secure the ongoing conservation of the hillfort as part of development proposals. In particular, the monument is currently difficult to understand with no appreciation of its presence within the area of Telegraph Wood. There is an established informal through-route within the wood already, and it may be possible, subject to access, to formalise this in order to ensure that any walkers avoid archaeological earthworks. In addition, it may be possible to provide interpretation boards and low-level non-intrusive fencing to both draw attention to the monument's location and significance, and to conserve any surviving earthworks. This may provide potential heritage benefits as part of the scheme which can be included as part of an overall planning balance judgement.

8 SCHEDULED MONUMENT MANAGEMENT AND ENHANCEMENT MEASURES

Existing Scheduled Monument Conditions

- 8.1 The Hickley Wood Hillfort Scheduled Monument is currently located within heavily enclosing woodland associated with Telegraphs Woods. There are existing informal pathways through these woods between the Ageas Bowl and Telegraph Road to the west. None of these pathways comprise a public right of way (PRoW). The monument is heavily vegetated, and it is difficult for the bystander to understand the monument is present.
- 8.2 There are no known existing management strategies in place for the monument. The monument is located within woodland, which is owned by Queens College Oxford, who also own the freehold for the proposed development site.

Proposed Development Opportunities

- 8.3 A neutral effect upon the significance of the Scheduled Monument has been concluded in the DBA as a result of the proposed development. It is acknowledged that Historic England have concluded the potential for a mid to high level of less than substantial harm to the monument in NPPF terms (see Appendix 4). It is considered that Historic England's position, which assumes the future removal of Telegraph Wood and the extensive current woodland from within the monument, does not appropriately assess the current setting of the monument and the potential for change within that setting as a result of the proposed development. The current setting of the monument should be assessed on present conditions rather than a possible future scenario. In addition, it is considered that the Historic England position does not give sufficient weight to the site's current nature as a cricket stadium and associated areas of car parking and hardstanding open space. The site already comprises a built landscape and the proposed development includes appropriate buffering and landscape screening which is intended to soften the boundary between the monument and the proposed development area.
- 8.4 Overall, it is maintained that likely impacts to the Scheduled Monument as a result of the proposed development would be neutral, in particular once landscape screening measures have created sufficient growth. Nonetheless, regardless of the perceived level of harm, it is agreed that a management plan for Hickley Wood Scheduled Monument would be a positive step and could be considered a heritage benefit to be included within the planning balance.

Construction Stage Works

- 8.5 It is possible that the construction of the proposed development will lead to the generation of additional noise, dust, and traffic within the nearby area of the monument, as well as the potential for slight visual intrusions comprising construction machinery glimpsed through the treeline.
- 8.6 The inclusion of monument protection measures will be required within the Construction Environmental Management Plan (CEMP). The CEMP is a document that will be followed by all construction workers on site and would usually contain a series of policies and measures designed to protect environmental assets during the construction process. This can include the historic environment when necessary. These measures can be summarised as follows:
- Limitations on the generation of dust within the immediate area of the Scheduled Monument.
 - Limitations on the generation of excessive levels of noise within the immediate area of the Scheduled Monument or outside core working hours.

- The Scheduled Monument is not located close to any major roadways and is instead located fairly centrally within Telegraph Wood. It is therefore not anticipated that any restrictions on site deliveries would be necessary.
- The monument must be fenced off from the construction area. Appropriate signage must be included on that fencing and within the CEMP to inform construction workers of the monument's location and legal status. No construction workers are to enter the monument. It is unlikely that any machinery would be required to enter the monument, however this would not be acceptable.
- No construction works or excavations of any kind are to take place within the monument unless formal Scheduled Monument Consent is obtained for such works.
- Site toolbox talks should be given to ensure construction workers are aware of relevant heritage information and their responsibilities. This information should also be given as part of site inductions.

8.7 Overall, there are likely to be temporary impacts within the area as a result of these construction works, however it is considered that suitable controls could be put in place that would suitably reduce the extent of adverse impacts. These measures would be outlined within the CEMP, which could be issued to Historic England and Eastleigh Borough Council for approval and to ensure that it appropriately includes heritage considerations. This could be secured by planning condition.

Completed Development Stage

8.8 As part of design proposals, a 20m buffer has been created between the proposed housing area and the Scheduled Monument, in order to respond to previous Historic England comments. Where there are partial glimpses through the surrounding woodland into the site, the provision of this buffer and additional screening will soften the impact of development on those views. The boundary between the monument and the proposed development is to be maintained to avoid any merger of development areas with the monument. This will include the maintenance of screening and boundary fencing measures.

8.9 In addition, the significance of the monument should be presented as part of the development proposals. This may include interpretation signage within those areas of the site adjacent to the Scheduled Monument, which would allow a bystander to read an interpretation board whilst looking up at the monument from lower ground. Interpretation signage may include information on the archaeological significance of the monument, as well as artistic representations of how it may have appeared during its heyday, thereby allowing the bystander to appreciate its significance and formerly dominant position within the landscape.

8.10 It may be possible to secure additional management works within the monument itself. Initial talks have been held with QCO about this. The cricket club have also confirmed that they would be able to provide a programme of routinely scheduled maintenance works by their own groundkeepers. This could include ongoing vegetation management and rubbish removal works to better reveal any extant earthworks associated with the monument and to prevent future overgrowth. Unless consent were obtained, this would not include below ground excavation or removal of existing trees or planting that would require Scheduled Monument Consent. It would otherwise comprise the cutting back of existing vegetation and removal of detritus from the woodland floor. There is an established informal through-route within the wood already, and it is proposed to formalise this between the site's far western boundary and Telegraph Road to the west. This is to the west of the Scheduled Monument. Further to this, there are existing informal routeways within the woodland, including the monument, that could be better defined to ensure that access into the remainder of the woodland is controlled. This could ensure that any walkers avoid archaeological earthworks thereby improving their potential future preservation and the security of the monument. In addition, it may be possible

to provide interpretation boards and low-level non-intrusive fencing to both draw attention to the monument's location and significance, to conserve any surviving earthworks, and to keep walkers to the defined pathway.

8.11 Overall, works at the Completed Development stage can be divided into two categories, those within the site development boundary and those within the Scheduled Monument and / or Telegraph Wood outside the site development boundary. Those potential measures within the site development boundary can be summarised as follows:

- The ongoing maintenance of the fencing and screening between the proposed development and the Scheduled Monument. To be undertaken by the cricket club on a routinely scheduled basis.
- The inclusion of interpretation signage within those areas of the development proposal which are located closest to the Scheduled Monument. To be effective, any signage would need to be located in a position that allows a bystander to look up at the hillfort's location and to appreciate its scale adjacent to the proposed development.

8.12 In addition, potential measures within the Scheduled Monument and / or Telegraph Wood which are outside the site development boundary can be summarised as follows:

- The clearance of existing vegetation overgrowth and any rubbish or detritus from within the Scheduled Monument. This could be routinely undertaken by the cricket club. This would not involve removal of trees, planting, or any other excavations, without Scheduled Monument Consent.
- Better definition of currently informal footpaths which direct walkers away from archaeological earthworks within the Scheduled Monument. The inclusion of heritage interpretation signage adjacent to the monument and these footpaths. The installation of low-level non-intrusive fencing to discourage access onto the earthworks whilst not creating a visual barrier.

8.13 If any works were possible within the Scheduled area, then these should be undertaken during dry months to avoid damage to monument earthworks during wet months. Any works within the Scheduled area would require Scheduled Monument Consent (SMC).

8.14 Overall, it is considered that the completed development will be partially glimpsed through the treeline from the Scheduled Monument, however that the existing partially glimpsed views comprise a hardstanding car parking area, an international cricket stadium, and further development to the north. It is concluded that any change to the setting of the monument would be negligible. The completed development stage heritage protection measures outlined above would provide a suite of public heritage benefit measures that could be considered by Eastleigh Borough Council as part of their planning balance assessment when considering a planning application. These are intended to better reveal, preserve, and enhance the significance of the Scheduled Monument on a permanent basis. The freehold owner (QCO) is open to granting access to the Scheduled Monument and Telegraph Wood and therefore the confidence rating in these works being completed should be seen as good.

Potential Constraints

8.15 The project ecologist has confirmed that all works to footpaths within Telegraph Wood need to be constrained to existing footpaths, which could be improved but not widened. There would be no new footpaths permitted. They have confirmed that information boards, signage and / or low-level fencing could be installed. Any new footpaths would result in loss of habitat within the woodland. Telegraph Wood comprises a Site of Importance for Nature Conservation (SINC) as defined by Hampshire County Council, which are known nationally as Local Wildlife Sites. Any potential impacts to ecological or arboricultural considerations would therefore need to be designed out.

- 8.16 In relation to vegetation clearance, management and restoration, this will comprise sensitive management of the vegetation within the Scheduled Monument in line with Eastleigh Borough Council's objectives for the Telegraph Wood SINC. A precautionary Ecological Method Statement for both the Scheduled Monument and any pathway works will be adopted in conjunction with Eastleigh Borough Council. Any currently informal footpaths that may be located within the Scheduled area and could be removed to protect monument earthworks would be subject to natural regeneration. No excavations to remove trees, planting or similar would be undertaken without Scheduled Monument Consent.

Funding

- 8.17 The applicant or their successors would be required to commit to the provision and therefore funding of any management and enhancement measures that would be agreed.
- 8.18 If any further parties become involved in the development, then they will be expected to agree to the measures agreed as part of this Management Plan.

Work Timescales

- 8.19 It is intended that this management plan be submitted in support of a planning application and that the measures included herein be secured by an appropriately worded planning condition if consent were granted.
- 8.20 On site heritage enhancement measures would be provided prior to occupation of the proposed development. The developer (or their successors) will be responsible for ensuring that this timescale is met.

Access and Monitoring

- 8.21 Historic England may wish to visit the site to monitor the construction works or the Scheduled Monument, and permission will always be sought first if access to private land is required. Access will be provided for all relevant parties, at reasonable times and at reasonable notice, to allow for appointed persons of the parties for inspection and plan monitoring purposes.

9 SUMMARY AND CONCLUSIONS

- 9.1 Land adjacent to the Ageas Bowl, Hampshire Cricket Club, Southampton is under consideration for residential development. The site is located adjacent to the Hickley Wood Hillfort Scheduled Monument, comprising a nationally designated heritage asset.
- 9.2 During pre-application consultation with Historic England, in their role as statutory consultee, it was agreed that a Scheduled Monument Management Plan would be issued along with a planning application. This plan outlines measures that will be utilised to protect the significance of the monument during the construction and completed stages of the development.
- 9.3 These measures would include the provision of onsite protective measures during construction groundworks, to protect the monument from excessive construction dust, noise or traffic, as well as visual intrusions. In addition, onsite heritage interpretation measures would be provided as part of finalised development proposals to ensure that the bystander can appreciate and understand the location of the Scheduled Monument, its position within the landscape, and its archaeological significance.
- 9.4 It is anticipated that these measures will be secured by an appropriately worded planning condition should consent be granted.

Sources Consulted

General

British Library
Hampshire Historic Environment Record
The National Archive

Internet

British Geological Survey – <https://geologyviewer.bgs.ac.uk/>
British History Online – <http://www.british-history.ac.uk/>
Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised September 2023) – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019) – <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

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Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft March 2022)
Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015a unpublished document
Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015b unpublished document
Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document
IEMA, IHBC, and ClfA, *Principles of Cultural Heritage Assessment in the UK*, July 2021
Johns Associates / Cadmando, *Ageas Bowl Viewpoint Location Plan, Photomontages and Wireframes*, 2023
RPS, *Cultural Heritage Constraints Desk Based Assessment, Land adjacent to the Ageas Bowl, Hampshire Cricket Club*, 2023
Wessex Archaeology *Hampshire Cricket Club New Grounds Archaeological Evaluation Trial Trenching and Test Pitting* 1997

Cartographic

1575 Saxton Map of Hampshire

1595 Norden Map of Hampshire
1605 Keer Map of Hampshire
1611 Speed Map of Hampshire
1645 Blaeu Map of Hampshire
1751 Kitchin Map of Hampshire
1791 Milne Map of Hampshire
1806 Ordnance Survey Drawing
1810s Ordnance Survey Old Series
1826 Greenwood Map of Hampshire
1844 South Stoneham Tithe Map
1869 Ordnance Survey (1:10560)
1896 Ordnance Survey (1:10560)
1940 Ordnance Survey (1:10560)
1957 Ordnance Survey (1:10560)
1959 Ordnance Survey (1:10560)
1987 Ordnance Survey (1:10000)
1999 Google Earth Image
2004 Google Earth Image
2005 Google Earth Image
2007 Google Earth Image
2012 Google Earth Image
2014 Google Earth Image
2015 Google Earth Image
2017 Google Earth Image
2018 Google Earth Image
2019 Google Earth Image
2020 Google Earth Image
2021 Google Earth Image
2022 Google Earth Image

FIGURES

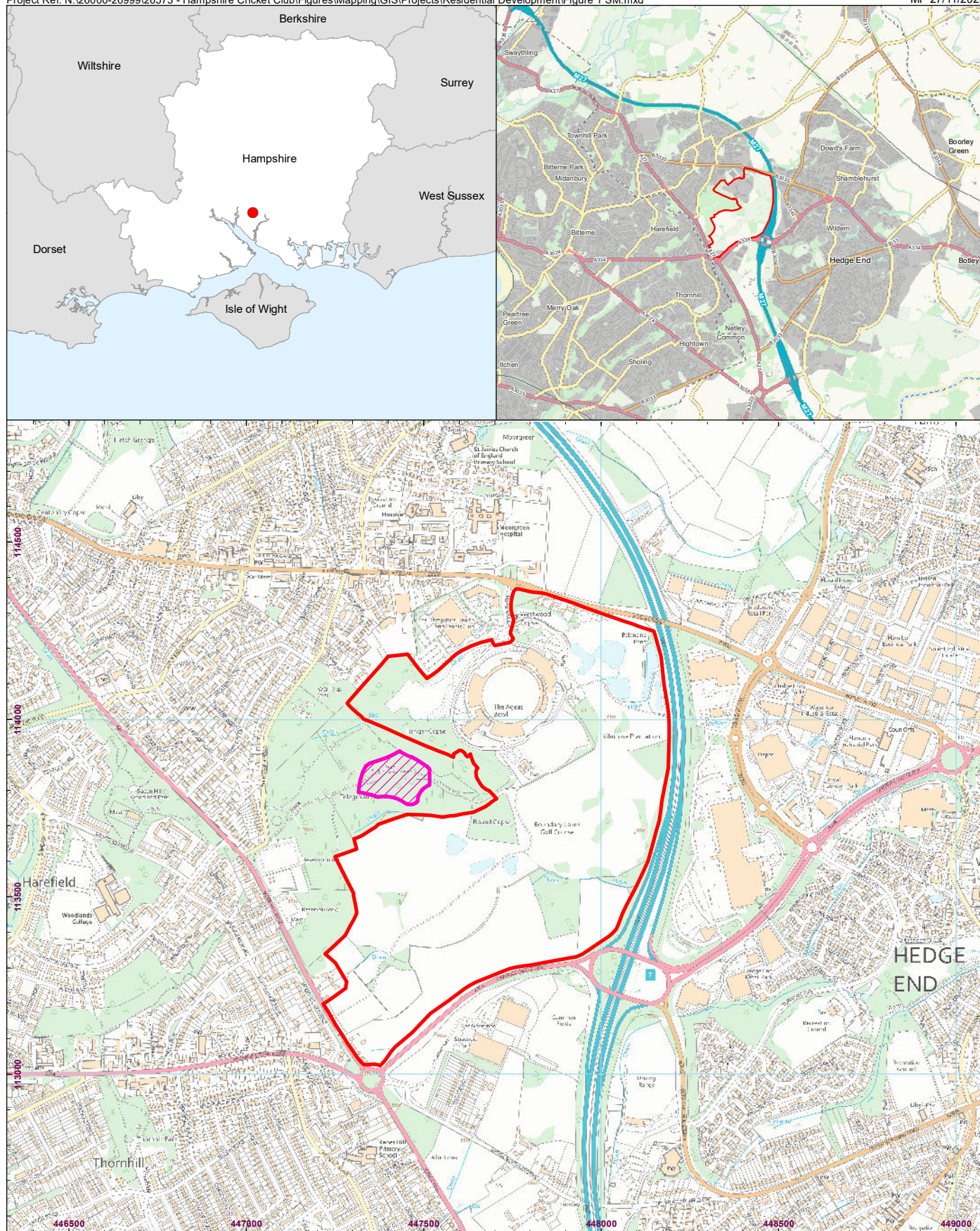
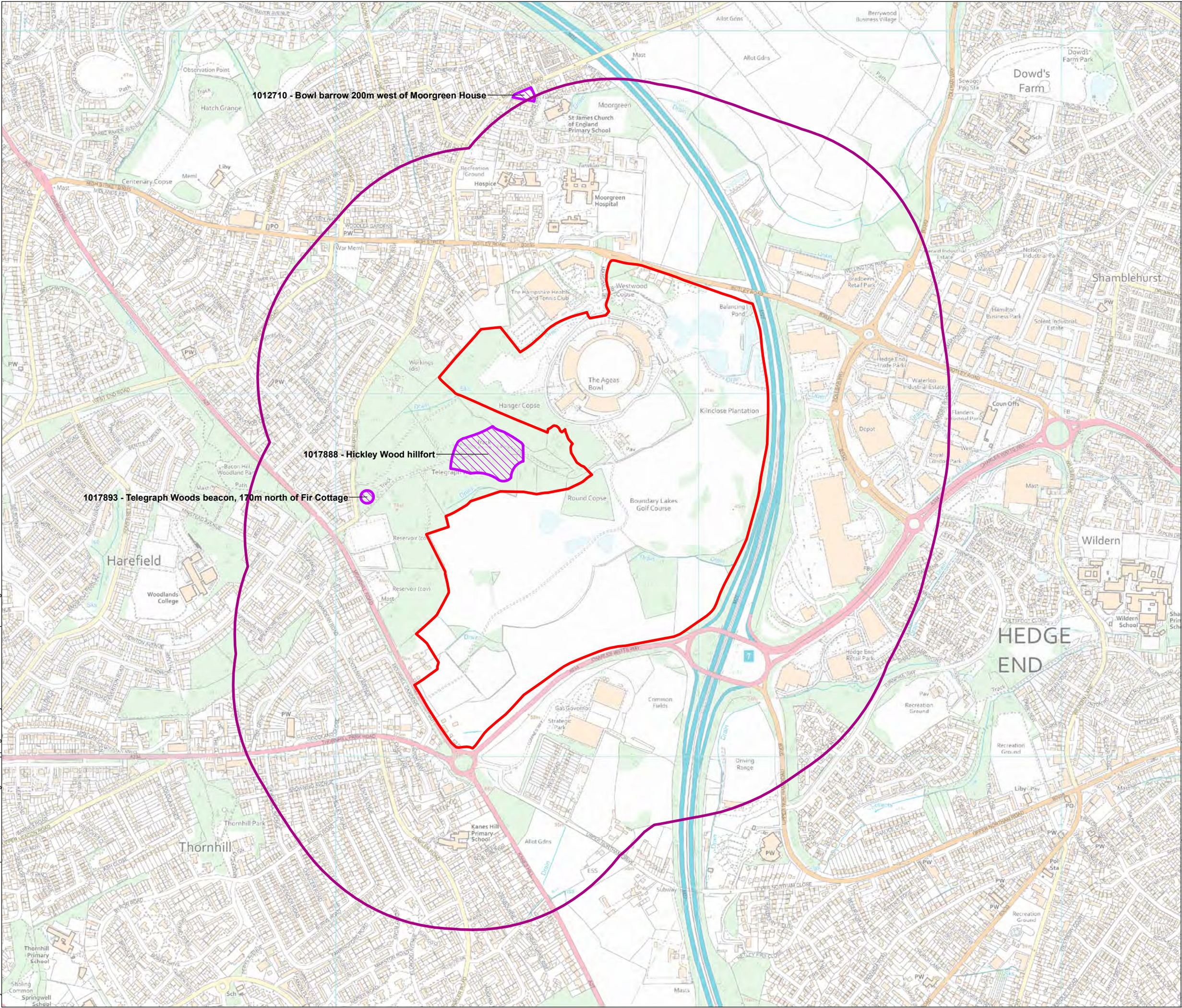


Figure 1

Site and Scheduled Monument
Location



Legend

- Site Boundary
- 500m Search Buffer

Designated Heritage Assets:

- Scheduled Monument

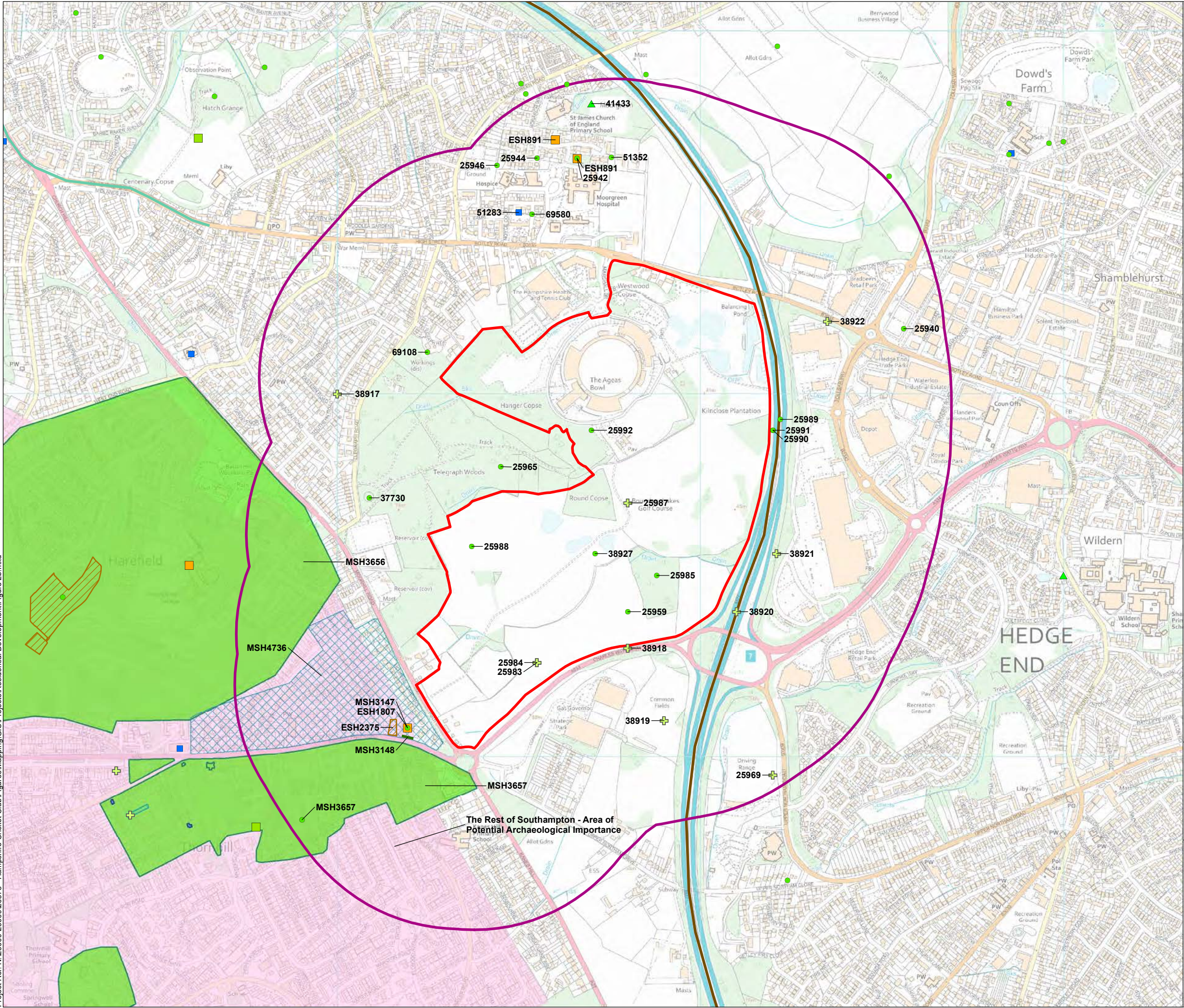


0 100 200m
Scale at A3: 1:10,000



Figure 2a

Designated Heritage Assets Plot
(Data from Historic England and
Eastleigh Borough)



Legend

Site Boundary

500m Search Buffer

Non-designated Heritage Assets:

Local Area of Archaeological Potential

The Rest of Southampton - Area of Potential Archaeological Importance

HER Record (Point)

- Findspot
- Monument
- Named Place
- Parks & Gardens
- Building

HER Record (Line)

- Monument
- Place

HER Record (Polygon)

- Find Spot
- Monument
- Building
- Place

Previous Archaeological Work:

- HER Event (Point)
- HER Event (Line)
- HER Event (Polygon)



0 100 200m
Scale at A3: 1:10,000



Figure 2b

Non-Designated Heritage Assets Plot (Data from Hampshire HER & Southampton HER)



Legend

Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
19.01.2020

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 100 200m
Scale at A3: 1:6,000



Figure 3

LiDAR Plot



 Site Boundary

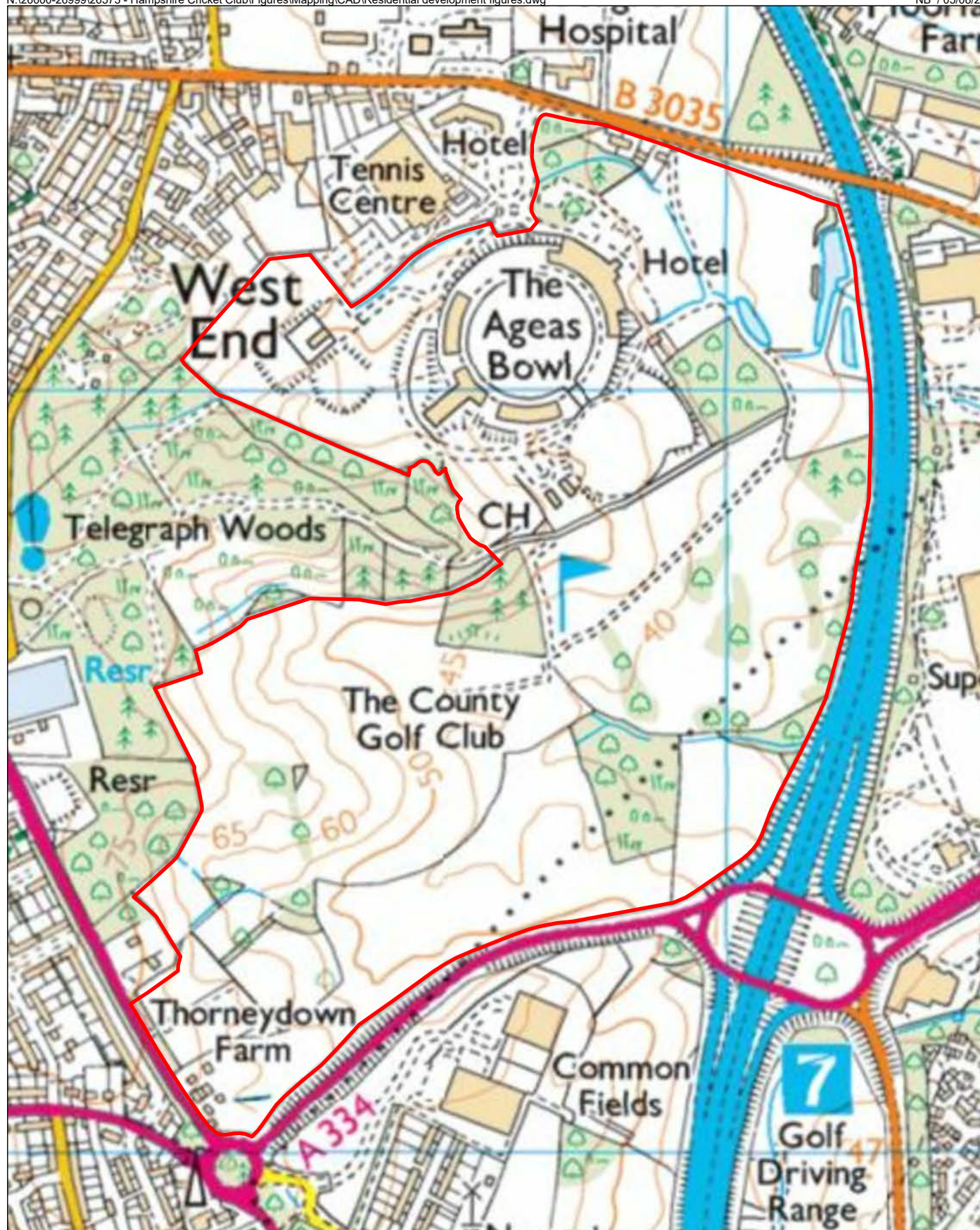


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Scale at A4: 1:8,000



Figure 4

Site Layout as Existing



 Site Boundary

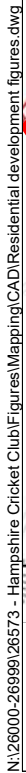


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Scale at A4: 1:7,000

rps MAKING
COMPLEX
EASY

Figure 5

Site As Existing (Topography)



 Site Boundary

 Indicative Development Areas

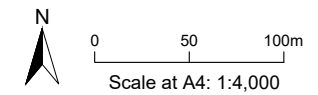


Figure 6

Indicative Development Plan

C:\Users\Dan.Messenger\Documents\Ageas Bowl\Ageas Bowl.dwg

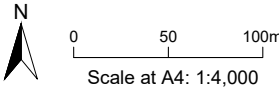
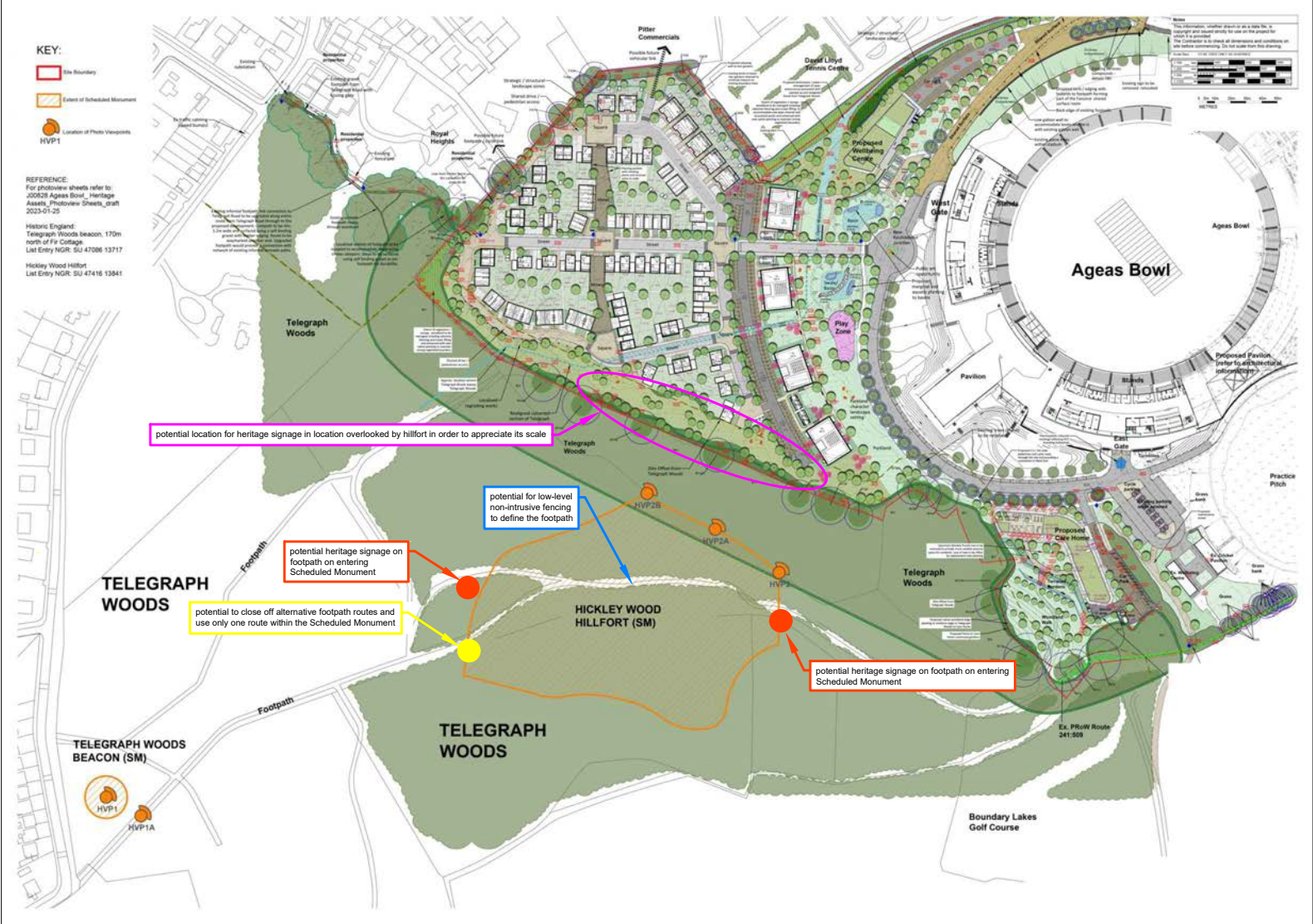


Figure 7
Proposed Landscaping Plan showing Heritage Measures

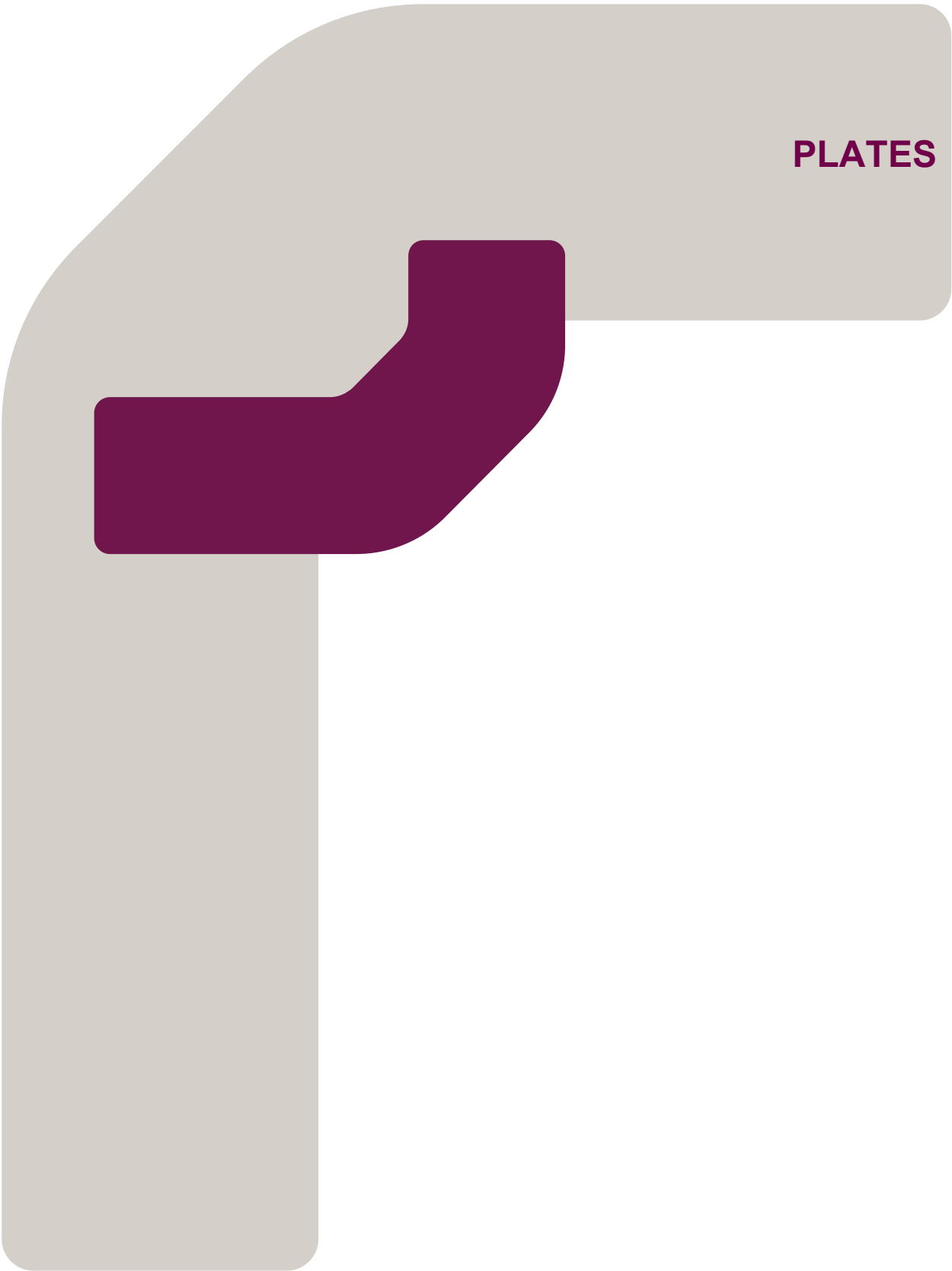




Plate 1: 2020 view of area of indicative development to the north east of the Ageas Bowl, facing north



Plate 2: 2020 view of area of indicative development to the north east of the Ageas Bowl, showing existing access roads and car parking



Plate 3: 2020 view facing north of additional cricket pitch to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium



Plate 4: 2020 view facing north west of additional cricket pitch to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium



Plate 5: 2020 view facing north of existing golf club buildings to the south of the Ageas Bowl and within the area of indicative development to the south of the stadium



Plate 6: 2020 view of far western part of area of indicative development to the south of the Ageas Bowl, showing the eastern edge of Hickley Wood which obscures nearby Scheduled Monuments from view



Plate 7: 2020 view facing north east from far eastern edge of Hickley Wood, showing area of indicative development to the south of the Ageas Bowl



Plate 8: 2020 view facing north across area of indicative development to the west of the Ageas Bowl



Plate 9: 2020 view from Ageas Bowl access road, facing south west and showing area of indicative development to the west of the Ageas Bowl and Hickley Wood obscuring nearby Scheduled Monuments from view



Plate 10: General 2020 view across southern part of golf course



APPENDICES

Appendix 1

Gazetteer of Hampshire Historic Environment Record and Southampton HER Data

HER Records

MonumentID	SiteRecord	SiteName
37730	Monument	Telegraph Woods Beacon, 170M North Of Fir Cottage
41428	NamedPlace	Berrywood Farm
41430	Monument	Quob Farm
41433	NamedPlace	Moorgreen House
41432	Monument	Site Of Hatch Green
25945	Monument	Bowl Barrow
25957	Findspot	5,Douglas Crescent
25986	Monument	Barrow
25992	Monument	Hickley Farm
33813	Monument	Site Of Brickworks
38917	Findspot	Bronze figurine
38919	Findspot	Yew Tree Bottom
38922	Findspot	Pewitt Hill
25965	Monument	Hickley Wood Hillfort
25969	Findspot	Worked And Burnt Flint Scatter
25984	Findspot	Scatter Of Burnt Flints
25987	Findspot	Burnt Flint
25988	Monument	Trackway
25989	Monument	Kilnclose Plantation
25941	Monument	Bowl Barrow 200M W Of Moorgreen House
25944	Monument	Bowl Barrow
25946	Monument	Bowl Barrow
38918	Findspot	Wood Piece
38920	Findspot	Sorrel Field
38921	Findspot	Early Bronze Age Scraper
38927	Monument	Evaluation, Hampshire County Cricket Club
39323	NamedPlace	Wildern
25985	Monument	Three Parallel Ditches
25990	Monument	Kilnclose Plantation
25991	Monument	Possible Site Of Brickworks, Kilnclose Plantation
25983	Findspot	Flint Core
25940	Monument	Site Of Possible Tumuli
25942	Monument	Bowl Barrow N Of Moorgreen Hospital
25953	Monument	Circular Soil Mark
25959	Monument	Hedge End Drilling Site
37715	Monument	Anti Aircraft Battery
57720	Monument	Berrywood Farm, Tollbar Way Nr Netley
51352	Monument	Site Of Barrow W Of Moorgreen Dairy Farm
57469	Monument	Possible Occupation Site
57475	Findspot	Findspot - Roman Coin
52184	ParksAndGardens	Thornhill Park
57238	Monument	Evaluation At Land At Dowd'S Farm, Hedge End
52043	ParksAndGardens	Hatch Grange
52162	ParksAndGardens	Harefield House
60484	Monument	Watching Brief Near Dowds Farm
63029	Monument	Land Adjacent To Dowd'S Farm House
64073	Monument	Excavation Of Multi-Period Site At Dowd'S Farm, Hedge End

63548	Monument	Negative Evaluation At Moorgreen Road, West End
69108	Monument	Dog Kennel Farm, West End
69340	Monument	Hatch Farm, West End, Eastleigh
69809	Monument	Mia Enclosure Hatch Farm
69580	Monument	Land At Moorgreen Hospital
70791	Monument	Land at Netley Firs
71037	Monument	Air raid shelter
876	HistoricBuilding	Gatehouse Cottage
5789	HistoricBuilding	Church Of St James
41643	HistoricBuilding	Quob Farmhouse
51283	HistoricBuilding	South Stoneham Union Workhouse
50700	HistoricBuilding	Farm Buildings At Berrywood Farm
52640	HistoricBuilding	Dowds Farmhouse
MSH2456	FS	Hinkler Green, Thornhill - Roman Coin Find
MSH410	FS	Muddy Bottom Allotment Gardens in Bursledon
MSH1827	MON	17, 19 and 21 Staith Close - Possible Roman Road
MSH2512	FS	702 Bitterne Road East - Flint Tool Find
MSH3145	MON	301-307 Bursledon Road - probable section through Roman Road
MSH3146	FS	301-307 Bursledon Road - possible prehistoric find
MSH3147	MON	131-133 Thornhill Park Road - possible prehistoric evidence
MSH3656	MON	Former Harefield House and grounds
MSH3657	MON	Former Thornhill Park (house and grounds)
MSH4828	BLD	1-15 Thornhill Park Road (The Broadway)
MSH4894	MON	Exford Drive - deposits
MSH1874	MON	Bursledon Road/Hinkler Road - Undated Gravel Layer
MSH3148	MON	131-133 Thornhill Park Road - post-medieval bank
MSH409	MON	Former Sholing Common (near the Elephant and Castle Public House) - Route of Roman Road
MSH4716	PLA	Former Sussex to Salisbury Road (section within Southampton city boundary)
MSH550	MON	Route of the Roman Road between Clausentum
MSH5710	MON	Former Netley Branch Railway
MSH1795	FS	41 Wellington Avenue - Prehistoric and Other Finds
MSH1872	MON	Elephant and Castle Public House - Below Ground Deposits
MSH1875	MON	17, 19 and 21 Staith Close - Below Ground Deposits
MSH1876	MON	238 - 240 Bursledon Road - Below-Ground Deposits
MSH2097	BLD	602 Bitterne Road (East)
MSH2227	MON	Corner of Bursledon Road and North East Road - Below-Ground Deposits
MSH2421	MON	4 Somerset Avenue - site of former Cold War Civil Defence Bunker
MSH3656	MON	Former Harefield House and grounds
MSH3657	MON	Former Thornhill Park (house and grounds)
MSH3870	MON	Former 291 (or 285) Upper Deacon Road

MSH3879	MON	Former St Theresa's Hostel, St Francis Avenue (corner of Edelvale Road)
MSH3880	BLD	St Theresa's House, Edelvale Road
MSH424	FS	5 Douglas Crescent - Flint Tool Find
MSH4401	BLD	Former Harefield Junior School, part of Harefield Primary School
MSH4402	BLD	Former Harefield Infant School, part of Harefield Primary School
MSH4417	FS	Former Antelope House site, Bursledon Road - post-medieval evidence
MSH4736	PLA	Thornhill Park Estate
MSH4749	BLD	52 Douglas Crescent (formerly "Altitude 250"), Thornhill
MSH4789	BLD	251 Upper Deacon Road
MSH4959	MON	The Bittern public house, 26-28 Thornhill Park Road
MSH5799	MON	Springwell School, Hinkler Road - site of quarry and/or WWII installation
MSH5823	MON	Corner of Bitterne Road East and Upper Deacon Road - former gravel pit

HER Events

EvUID	RecordType	Name
ESH885	EVT	Archaeological Investigations in a Sports Field south of the Elephant and Castle Inn, Bursledon
ESH891	EVT	Excavation of the Moorgreen Barrow at Moorgreen Hospital in 1961 (outside City Boundary)
ESH891	EVT	Excavation of the Moorgreen Barrow at Moorgreen Hospital in 1961 (outside City Boundary)
ESH1415	EVT	Watching Brief at Woodlands Community School, Minstead Avenue in 2002/?2003
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1807	EVT	Watching Brief (and partial excavation) on 131 to 133 Thornhill Park Road in 2007
ESH1891	EVS	Building recording of bunker at Somerset Avenue
ESH885	EVT	Archaeological Investigations in a Sports Field south of the Elephant and Castle Inn, Bursledon
ESH1442	EVT	Watching Brief on land adjacent to 238 North East Road in 2002
ESH1502	EVT	Watching Brief at Thornhill Primary School, Byron Road in 2003
ESH1502	EVT	Watching Brief at Thornhill Primary School, Byron Road in 2003
ESH1502	EVT	Watching Brief at Thornhill Primary School, Byron Road in 2003
ESH1502	EVT	Watching Brief at Thornhill Primary School, Byron Road in 2003
ESH1650	EVS	Defence of Britain recording of a former ARP Report Centre in Bitterne in ?2002
ESH1757	EVT	Watching Brief at Hinkler Green, Hinkler Road in
ESH1757	EVT	Watching Brief at Hinkler Green, Hinkler Road in

ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1769	EVT	Watching Brief at Antelope House, Bursledon
ESH1820	EVT	Evaluation Excavation at 301 - 307 Bursledon
ESH1820	EVT	Evaluation Excavation at 301 - 307 Bursledon
ESH1820	EVT	Evaluation Excavation at 301 - 307 Bursledon
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1824	EVT	Watching brief at the former Antelope House,
ESH1889	EVS	Descriptive Building Record of Eastern Sub-Control, Bitterne (4 & 6 Somerset Avenue/Bitterne
ESH2007	EVS	Archaeological building recording at the former Harefield Junior School, Yeovil Chase in 2010
ESH2132	EVT	Evaluation excavation at Exford Drive in 2012
ESH2151	EVT	Watching brief at 258 Kathleen Road in 2012
ESH2151	EVT	Watching brief at 258 Kathleen Road in 2012
ESH2375	EVT	Watching brief at 127 Thornhill Park Road in 2016
ESH2419	EVT	Watching brief on land at 214 Bursledon Road in
ESH488	EVT	Watching Brief at the Elephant and Castle Public House, Bursledon Road in 1992
ESH552	EVT	Watching Brief on land to the rear of 232, 238 and 240 Bursledon Road in 1993/1994
ESH552	EVT	Watching Brief on land to the rear of 232, 238 and 240 Bursledon Road in 1993/1994
ESH606	EVT	Watching brief at 238 - 240 Bursledon Road in
ESH660	EVT	Watching Brief at the Elephant and Castle Public House, Bursledon Road in 1994
ESH992	EVT	1999

Appendix 2

Hickley Wood Hillfort (HE Desig. No. 1017888) Scheduled Monument National Heritage List Entry

Hickley Wood hillfort

Overview

Heritage Category:

Scheduled Monument

List Entry Number:

1017888

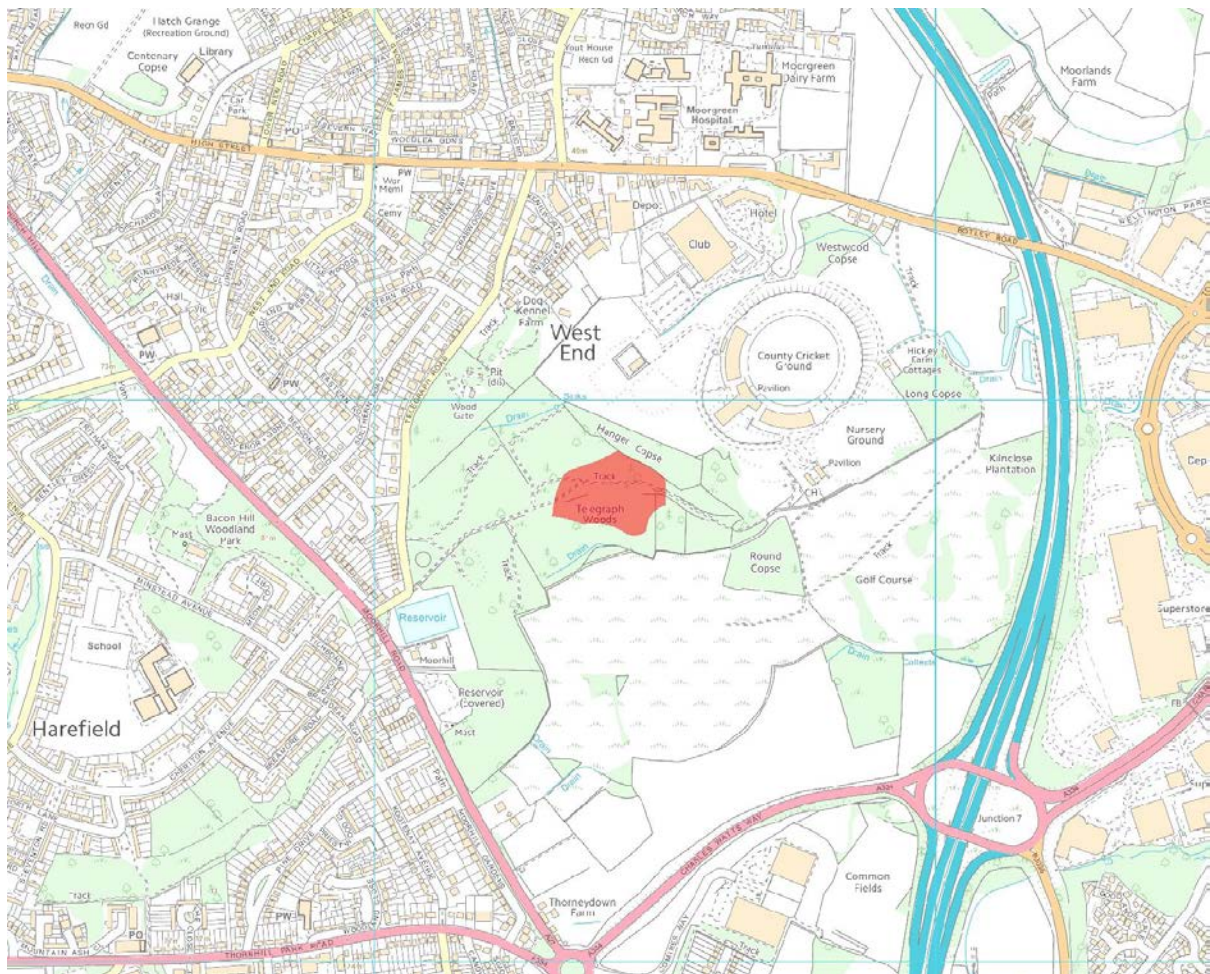
Date first listed:

12-Jul-1979

Date of most recent amendment:

10-Jun-1998

Map



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Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1017888.pdf \(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Jul-2020 at 11:00:52.

Location

The building or site itself may lie within the boundary of more than one authority.

County:

Hampshire

District:

Eastleigh (District Authority)

Parish:

West End

National Grid Reference:

SU 47416 13841

Reasons for Designation

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an inturned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stakeholes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150

examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. In other areas where the distribution is relatively dense, for example, Wessex, Sussex, the Cotswolds and the Chilterns, hillforts belonging to a number of different classes occur within the same region. Examples are also recorded in eastern England, the Welsh Marches, central and southern England. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

Despite disturbance by subsequent gravel extraction, the extant defensive components and interior ground surfaces of the slight univallate hillfort at Hickley Wood indicate that archaeological remains and environmental evidence relating to the hillfort's original construction and later use will survive. The linear bank and trackway features associated with the hillfort are indicators of the site's later use, probably as medieval woodlands. The hillfort's urban location within a public access conservation area, and in which an Armada beacon is also situated, gives it significance as a public amenity.

Details

The monument includes the remains of a slight univallate hillfort constructed on a gravel-capped spur which projects east from a gravel plateau. The hillfort, the western limit of which has not been precisely defined, was constructed approximately 250m from the end of the spur and is likely to have been roughly rectangular or oval in shape. It slopes steeply on the north and south sides but is easily approached along the spur from the east and west. The width of the hillfort across the spur is approximately 130m; the length is unknown but is likely to have been about 190m. Gravel extraction has caused disturbance to the monument and the interior of the hillfort survives only as an irregular strip of high ground immediately within the ramparts and as several remnant mounds of the original ground surface, now raised up to 4m above the quarried ground level. Surrounding the interior, the defensive circuit survives in various states of preservation. A section of the defences survives in good condition on the south and south east sides as a 2m-3m high rampart, an infilled ditch and 1m high counterscarp bank. A possible outer infilled ditch or trackway survives at the south east corner, and traces of a probable quarry ditch survive within the rampart on the south side. Discontinuous sections of truncated rampart or steepened scarp survive on heavily disturbed ground along the north and north west sides of the hillfort, while traces of an infilled ditch and an area of high ground and mature vegetation indicate the likely location of ramparts on the south west side. A probable entrance to the hillfort from the east is now buried beneath the gravel track which crosses the site. A staggered entrance with outworks is indicated by an apparent eastward projection of the rampart north of the track. Later banks and ditches, enclosing medieval woodland and areas of common and heath, skirt the hillfort to the north and south east and extend onto the ramparts at the eastern and western ends. A relationship between these woodlands and a medieval manor house known as 'God's House' at Hickley Farm

has been suggested. A 5m-7m wide trackway approaches the hillfort from the east and skirts around the south east rampart. These bank and trackway features are included within the scheduling where they abut or run adjacent to the hillfort. A shallow dewpond is located within the interior of the hillfort. The surface of the gravel track that crosses the monument is excluded from the scheduling, although the ground beneath it is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

31152

Legacy System:

RSM

Sources

Books and journals

Farwell, D, Hampshire County Cricket Club New Grounds. Arch Field Evaluation, (1997)

Kaye, E, 'So'ton Rec. Series' in The Cartulary of God's House, Southampton, , Vol. XIX, (1976), 158-165

Other

SHARG, M27 Chilworth-Windhover, Archaeological Implications, 1975,

SHARG, M27 Chilworth-Windhover, Archaeological Implications, 1975,

Title: South Stoneham Tithe Awards and Map Source Date: 1844 Author: Publisher:

Surveyor:

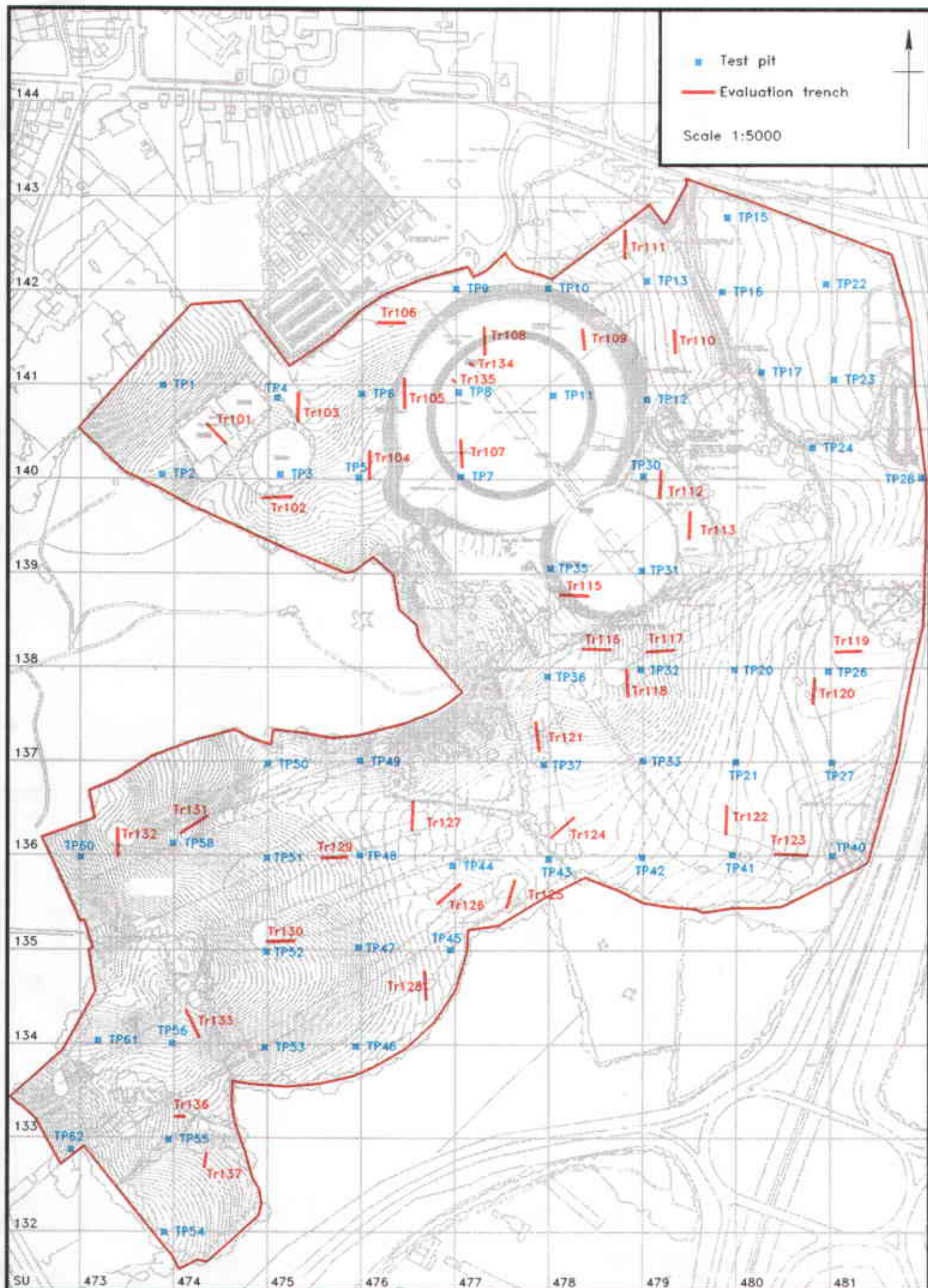
Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

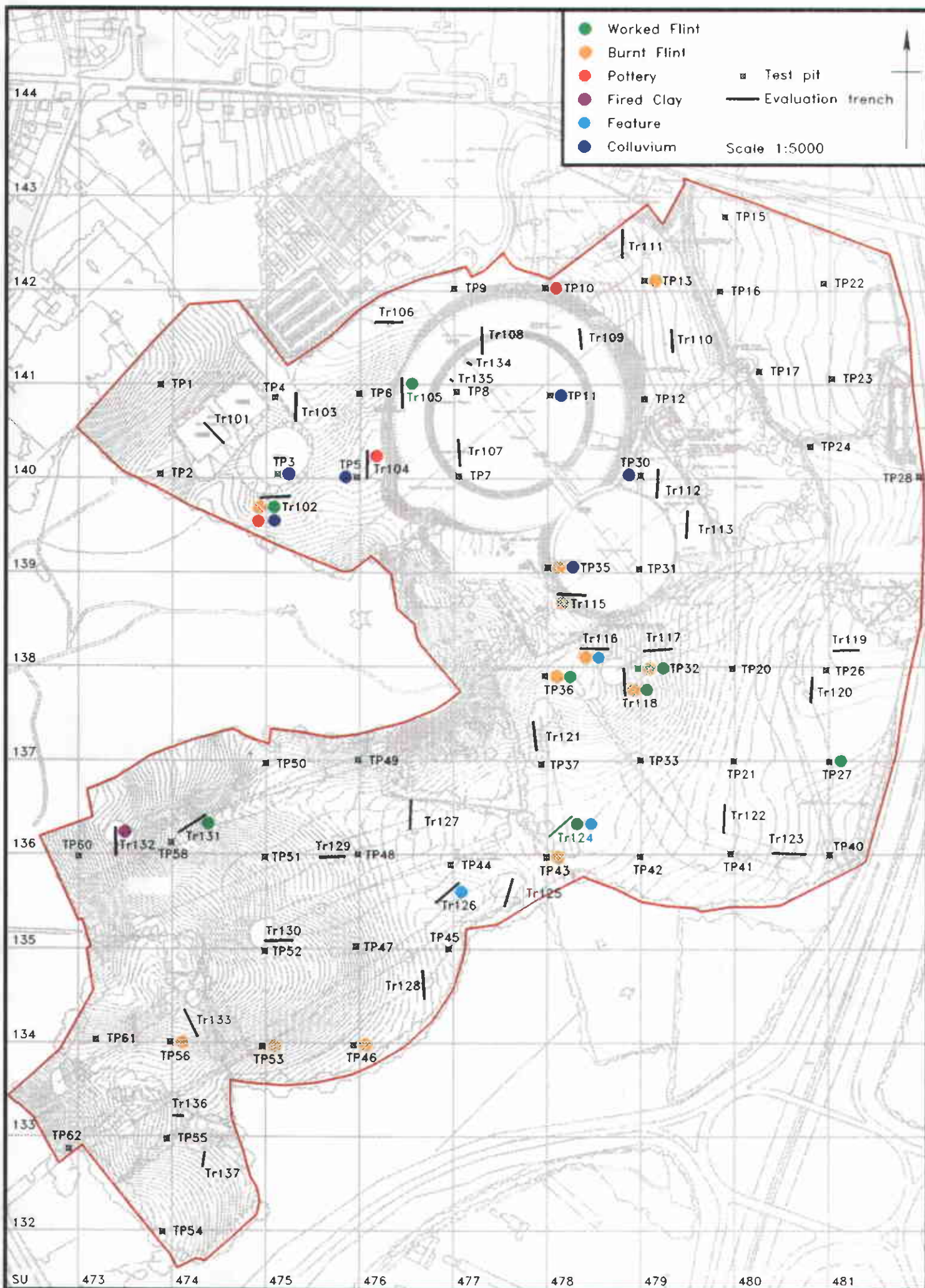
Appendix 3

Hampshire County Cricket Club Previous Archaeological Work



Wessex Archaeology, Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
 Location of archaeological evaluation test pits and trenching

Figure 1



Wessex Archaeology, Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB

Test pits and trenches with archaeological deposits and artefacts

Figure 2

Appendix 4

Historic England Correspondence



Historic England

Ms Liz Harrison
Eastleigh Borough Council - Planning
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Direct Dial: 020 7973 3739

Our ref: P01545782

12 October 2022

Dear Ms Harrison

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON
Application No. F/22/93194**

Thank you for your letter of 13 September 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Hickley Wood Hillfort and the Telegraph Woods beacon are two nationally important monuments that contribute to our understanding of two different periods of this country's history. The development proposals involve the construction of housing immediately adjacent to these designated heritage assets, which will potentially erode their setting context and, consequently, harm their significance. Not enough information has been provided in line with the requirements of the NPPF, to meaningfully assess the level of harm that would be caused. In addition to this, we are not assured that enough work has been undertaken to minimise or avoid potential harm to the scheduled sites and note that no heritage benefits have been proposed that can be considered as part of the balancing process.

Historic England Advice

A number of designated heritage assets are situated near to the proposed development sites. However, it is our view that only two of these have the potential to be adversely affected by the proposals and, consequently, these will form the focus of this consultation response.

The significance of the affected heritage assets



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The proposed development is located north/north-east of two Scheduled Monuments, namely Hickley Wood Hillfort (NHLE: 1017888) and Telegraph Woods beacon, 170m north of Fir Cottage (NHLE: 1017893).

Hickley Wood Hillfort

The earthworks in Hickley Wood comprise the remains of a slight univallate hillfort, dating to sometime between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC). They were formed on a gravel-capped spur which projects east from a gravel plateau. The hillfort, the western limit of which has not been precisely defined, was constructed approximately 250m from the end of the spur and is likely to have been roughly rectangular or oval in shape. It slopes steeply on the north and south sides but is easily approached along the spur from the east and west. Surrounding the interior, the defensive circuit survives in various states of preservation.

Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

Much of their significance is also derived from their setting. Defence was often an important consideration for hillforts and their locations were carefully selected. They were often sited prominently. As such, views of the surrounding landscape stand as an integral feature of these types of site.

Telegraph Woods beacon

The monument includes an Armada beacon dating from at least 1595, situated on flat land at the highest point of a gravel plateau known as Moorhill or Telegraph Hill, overlooking lower lying land to the west, north and east. It comprises a low mound, approximately 0.1m high and 6m in diameter, lying at the centre of a flat area surrounded by a shallow circular ditch and low inner bank, approximately 31m in diameter.

Beacons were fires deliberately lit to give a warning, by means of smoke by day and flame by night, of the approach of hostile forces. They were always sited in prominent positions, usually as part of a group, chain or line which together made up a comprehensive early warning system covering most of the country. To that end their setting and, in particular, views out of the landscape towards the remainder of the chain, are an extremely important element of their significance.

Impact of the proposals



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The scheme proposals comprise of new mixed-use development on land surrounding the existing stadium. They include; 185 new homes, a 71-bedroom care home, a 142-bedroom hotel, a well-being health centre and a new pavilion building. These are to be provide alongside improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and a processional ramp, together with tree planting, landscaping, SuDs and biodiversity enhancements.

Archaeology

The nature of the groundworks required for the construction of new housing, alongside associated utility services and landscaping would impact any surviving archaeological remains. As the development is not located within any scheduled area, there will be no requirement for Scheduled Monument Consent (SMC).

Setting

The potential impact of the proposals on the two Scheduled Monuments, relate to a potential incursion on their setting, specifically by the new housing proposed in Character Area 5. This could, in turn, depreciate elements of their significance (as outlined above) and therefore be harmful.

With specific respect to Hickley Wood Hillfort, the woodland that surrounds the hillfort provides some screening, however this would not have been present so extensively when the site was in use during the Late Bronze/Early Iron Age. It is also not to be taken for granted that tree coverage here is a permanent element, and in wintertime its screening potential would be greatly reduced, and the new housing would be a noticeable encroachment. This would erode appreciation and understanding of the wider context of the fort to the north of the site, to an even greater extent than currently stands.

In relation to the Telegraph Wood Beacon - any development that creates a permanent barrier (present tree coverage notwithstanding) between this and views to and from the location of the next beacon in the chain, would impact the significance of the monument.

Policy considerations

National Policy on Scheduled Monuments

The DCMS document Scheduled Monuments and nationally important but non-scheduled monuments (October 2013) sets out Government policy on the identification, protection, conservation and investigation of nationally important sites and buildings for the benefit of current and future generations. It notes that in addition



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to their intrinsic value, scheduled monuments can contribute to our perceptions of cultural identity and provide unique opportunities for research, education, leisure and tourism, delivering social benefits and contributing to economic growth.

National Planning Policy Framework

The following elements of the NPPF are relevant to this application:

- Heritage assets are an irreplaceable resource and should be conserved appropriately to preserve their significance and to allow the continued enjoyment of existing and future generations (Paragraph 189);
- A decision-maker should identify and assess the particular significance of the heritage assets that are affected by a proposal. They should take account of this assessment to avoid or minimise conflict between the heritage assets' conservation and any aspect of the proposal (Paragraph 195);
- Great weight should be given to the conservation of designated heritage assets. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Paragraphs 199 and 200);
- Sustaining and enhancing the significance of heritage assets is also a key requirement (Paragraphs 197 and 206) that may form part of the balancing process;
- 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 heritage benefits (Paragraph 202).

Local Policies

The site is located within the administrative area of the Borough of Eastleigh, which adopted the Eastleigh Borough Local Plan review 2001-2011 on 25th May 2006. Relevant Saved policy of the Local Plan Review, dating from May 2009, relating to the historic environment at the site includes:

- 166.LB Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.

The forthcoming Eastleigh Local Plan 2016-2036 was submitted for government approval in October 2018, with a public examination due in early 2019. At present, the following draft policy relating to archaeology and heritage is included within the draft document:



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· Policy DM12 Heritage assets:

- o The Borough Council will conserve and enhance the Borough's heritage assets through:
 - III. Restricting development likely to harm them or their settings through management of development proposals; and
 - IV. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.
- o Development of a heritage asset or within their setting will be permitted provided:
 - I. 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.
 - II. it achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - III. where necessary, it secures the long-term future maintenance and management of the asset;
 - IV. where possible, it enables public enjoyment and interpretation of the asset.

Historic England's position

The proposals have the potential to cause harm to the significance of two Scheduled Monuments, by impacting their respective settings. The specific element of the proposals that could cause harm, relate to the new housing development in Character Area 5. The precise nature and degree of harm that this would cause cannot yet to be fully established with the evidence provided by the applicant.

Setting of Hickley Wood Hillfort

Although the application is supported by a 'Cultural Heritage Constraints Desk Based Assessment', certain information is lacking, and therefore its conclusions cannot be taken as sound.

Specifically, in relation to Hickley Wood Hillfort, the report lazily concludes that the setting of the asset no longer contributes to its significance, a conclusion that does not bear scrutiny. It suggests that the original setting has been substantially altered by modern development - but in actual fact modern development only exists to the north

of the hillfort. The denser housing to the north-west is c.300m+ meters away from the Scheduled Monument. The proposed development of housing (with a similar density) would be 44m and hard up against the boundary of the woodland within which the monument is located. The more substantial Ageas Bowl is 145m away at the nearest point. As it currently stands some buffer exists between the fort and development that surrounds it to the north, but the new proposals would erode that buffer significantly. The matter of tree screening is noted above when discussing impacts to the setting.

Photographs have been provided of the view from the monument towards the location of the proposed housing in Character Area 5 (presently a car park). No visualisations have been provided that would show the impact on this view from the hillfort. In order to meaningfully assess the level of harm the housing development would cause here (Paragraph 195), fully rendered photomontages (not wireline) should be provided - including wintertime views.

Setting Telegraph Wood Beacon

As the DBA report notes, the setting of the beacon site is somewhat intrinsic to its significance, but this is more specifically related to views towards neighbouring beacons than the context and nature of its immediate surroundings.

The report makes no attempt to establish and understand how this beacon related to other beacons in the historic chain that it once formed part of. Consequently, it is not possible to understand whether the placement of this development would or would not sever the historic view which contributes greatly to its significance.

As no views have been submitted from the site of the beacon towards the development, it is not possible to meaningfully assess the level of harm (if any) that would be caused by the proposals. To this end we would request that further research is undertaken to understand the landscape within which the beacon was historically located - specifically in relation to neighbouring beacon sites, in order to understand the key views of this particular monument. Once this has been established it may be necessary for fully rendered photomontages (including wintertime views) to be provided so that an assessment of the impact of any key views is understood.

Archaeology

We accept that the potential for prehistoric remains associated with the Scheduled Monuments may be low (given current knowledge). However, any such features, if they were to occur, may, dependant on their nature, be considered nationally important in equivalence to the scheduled sites. In such an instance, these remains would be subject to the same policies as designated heritage assets (Paragraph 200 fn 68).



We would defer to the Hampshire County Council Archaeological Advisors on the matter of any undesignated archaeological potential for the site.

Minimising or avoiding harm

Until the potential impact is more fully understood, it is not clear to what extent efforts to minimise or avoid any potential harm have been made, and whether it goes far enough. If harm is proven to be caused by the proposals, then it will be necessary to take further steps within this regard (Paragraph 199 & 200).

One potential proposal would be to create more of a buffer between the proposed housing in Character Area 5 and Hickley Wood. This could be achieved by moving the housing back towards the north and creating a green space/recreational ground.

Heritage Benefits

No heritage benefits have been provided as part of the proposals. Given the proximity of at least two nationally important Scheduled Monuments, and the likely harmful impact the proposals would have on their significance, this is somewhat surprising (Paragraph 202).

We would be happy to explore potential heritage benefits with yourselves and the applicant, which could involve improved maintenance, public access and interpretation of the monument (Paragraph 189, 197 & 206), potentially linked to the development site (such as through the above suggested green space/recreational ground).

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Further information and work is required, specifically:

- Additional photomontages of the proposed housing from the two Scheduled Monuments, as detailed above;
- Further research and understanding of the significance of views from the beacon;
- Potential amendments to the design of the development to create a buffer between it and the designated heritage assets;
- The introduction of heritage benefits to form part of the balancing process.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189, 195, 197, 199, 200, 202 & 206 of the NPPF.





Historic England

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Iain Bright

Inspector of Ancient Monuments

E-mail: iain.bright@HistoricEngland.org.uk



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Historic England

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Eastleigh Borough Council - Planning
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Upper Market Street
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Hampshire
SO50 9YN

Direct Dial: 020 7973 3739

Our ref: P01545782

5 October 2023

Dear Ms Harrison

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON
Application No. F/22/93194**

Thank you for your letter of 15 September 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The significance of the adjacent heritage assets, impact of the proposals and relevant policy considerations were outlined in a previous letter dated 12 October 2022 (attached for your convenience). I have also attached our last advice letter, dated 16 August 2023, in response to an interim submission of addition information.

Since then, the applicant has submitted an amended Cultural Heritage Constrains Desk Based Assessment and some photomontages showing the proposed development from the two Scheduled Monuments located within Telegraph Woods.

Telegraph woods beacon

My previous advice letter requested a wireline drawing demonstrating the building heights from the location of the scheduled beacon. This was intended to demonstrate whether the development would impact the wider relationship of the beacon with the historic locations of any further beacons in the chain (not accounting for present tree coverage).

The applicant has provided a photomontage which indicates the low-lying level of the proposed development in relation to the elevated position of the monument. As such we are content that the development will not cause harm to the significance of the



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scheduled beacon, through an impact on its setting.

Hickley Wood hillfort

Our position in relation to the previous information provided was that the proximity of the new development would likely cause some harm to the significance of the monument through the incursion of new urban structures within its immediate setting. It was not possible to ascertain the extent or level of harm as no photomontages had been submitted.

The photomontages now provided by the applicant demonstrate the imposing and visible nature of the development through the trees, obscuring the horizon that is currently perceptible. This divorces the hillfort from its surrounding landscape setting, which would have been a key determining factor for its defensive siting during the late Bronze Age/early Iron Age.

As articulated in previous advice letters, the present tree coverage/screening cannot be taken for granted as tree's can be subject to removal due to forces of nature, disease or human action. The proposed screening does little to arrest the visual impact and presence of the buildings and the 20m buffer is, as previously noted, too modest to be of any real benefit.

To this end we would determine the level of harm caused to the monument by the development proposals to be a mid to high level of less than substantial harm.

Minimising or avoiding harm and heritage benefits

As noted in the NPPF, great weight should be given to the conservation of designated heritage assets. This is particularly true of nationally important assets, of which the Hickley Wood hillfort is one, as demonstrated by its designation as a Scheduled Monument. As these are irreplaceable assets, any harm or loss (including to their setting) should require clear and convincing justification (Paragraphs 199 and 200).

We suggest that further actions should be explored to reduce the harm. This could potentially include moving the development further away from the wood and in doing so create a large green recreational space. The heights of the buildings could also be reconsidered.

Sustaining and enhancing the significance of heritage assets is also a key requirement (Paragraphs 197 and 206) that may form part of the balancing process. 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 heritage benefits (Paragraph 202).



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The amended heritage statement references the “possibility” of securing the ongoing conservation of the hillfort and beacon as part of the development proposal. This should be explored in more detail so a concrete and positive proposal can be established that could be utilised as a heritage benefit as part of the balancing process. This would need to be set out clearly as part of the application so as to secure these benefits. The details should be provided as a separate monument management and benefits statement, the contents of which would then be subsequently secured by condition in any permission your authority would be minded to grant.

Such benefits could include, a programme of vegetation management works to the monuments to reveal and enhance them and make them more legible to members of the public. This could include the establishment of formal paths (off the monument) to discourage informal desire lines crossing the hillfort and causing damage. Interpretation panels containing information about the site(s) would also be beneficial. These works would need established in consultation with Historic England and respect ecological and environmental policies. This latter consideration should be resolved prior to determination to ensure the benefits are achievable.

It should be noted that any works within the Scheduled Monument would require Scheduled Monument Consent (SMC) which is a process administered by Historic England. Early consultation with us on any proposals is strongly advised.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Specifically, we would suggest that further amendments (as outlined above) are made to reduce the harm caused to Hickley Wood hillfort. We would also request that a considered and detailed monument management/heritage benefits plan is submitted to the application prior to determination. This would allow for any heritage benefits to be agreed and then subsequently secured by condition attached to any permission granted.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 197, 199, 200, 202 & 206 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.



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Yours sincerely

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