

LAND SOUTH OF MADDOXFORD ROAD,
BOORLEY GREEN,
HAMPSHIRE

HERITAGE AND ARCHAEOLOGICAL IMPACT ASSESSMENT

ON BEHALF OF
BLOOR HOMES LTD



**Land South of Maddoxford Road,
Boorley Green,
Hampshire**

NGR: SU 5147 1424

**Report No. 1732
February 2026**



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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

HER

Historic Environment Record.

HVIA

Heritage and Visual Impact Assessment.

ICOMOS

International Council on Monuments and Sites.

LVIA

Landscape and Visual Impact Assessment.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43).

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon or Early Medieval

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

SUMMARY

This Heritage and Archaeological Impact Assessment has been prepared by Foundations Heritage to accompany a Planning Application in relation to the proposed construction of a new residential scheme on land to the south of Maddoxford Lane, Boorley Green, Hampshire.

The potential of the site to contain significant archaeological features is considered **low-moderate** for the Prehistoric period, based predominantly on WCC Palaeolithic models and the increased likelihood of activity close to a watercourse. The potential for Roman and Saxon period activity is assessed as **negligible-low** and **low-moderate** for Medieval agricultural activity in the vicinity of the farmyard along with wider agricultural activity. Non-agricultural features of these periods are not anticipated but would be likely to be of **medium** significance. Stray finds are likely to be of **low** significance, although Palaeolithic finds may have a **medium** significance. Localised features dating to the Post-medieval periods are considered to be of **moderate-high** potential with **negligible-low** significance. Later agricultural usage of the Site area is unlikely to have resulted in any significant disturbance to underlying archaeological deposits that might be present. A potential **negligible** adverse effect on historic hedgerows of **low** significance has also been identified.

The proposals are considered to have a potential **negligible** adverse effect on the significance of a non-designated asset, Maddoxford Farmhouse, through an impact to its setting. The level of harm identified is considered to fall within the lowest range of **less than substantial harm** and should consequently be weighed against the clear public benefits arising from the scheme in accordance with relevant parts of the Local Plan and relevant paragraphs of the NPPF.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This Heritage and Archaeological Impact Assessment has been prepared by Foundations Heritage to accompany a Planning Application in relation to proposed development on land south of Maddoxford Lane, Boorley Green, Hampshire at c. NGR: SU 5147 1424 (Figures 1 and 7). The description of development is as follows: to *"Outline planning application with all matters reserved (except the main points of access) for the demolition of a residential dwelling (Use Class C3), removal of a mobile home, and demolition of existing buildings associated with a motor vehicle storage and motor vehicle body parts and scrap material business and the construction of up to 280 dwellings (Use Class C3), including affordable dwellings, and associated provision of informal and formal public open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure works."*
- 1.2 Assessment text was prepared by Roy King (BA, MCIfA) who has over 35 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment. The walkover survey was undertaken by Andrew Hood BSc, MCIfA), aerial photographic and LiDAR assessment by Tracy Michaels (BSc, MCIfA), and illustrations and editing by Diana King (BA, MCIfA).
- 1.3 This report presents an assessment of the predicted effects on the significance of below-ground heritage assets (archaeological) and extant heritage assets which could be caused by a new development on the said land (hereafter referred to as the 'site'). The project was commissioned by Bloor Homes Ltd.
- 1.4 This report has been prepared in accordance with the requirements of the National Planning Policy Framework 2024, policies in the Eastleigh Borough Council Local Development Plan and relevant standards and guidance.
- 1.5 A heritage asset is defined in the National Planning Policy Framework (Annex 2) as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'*.
- 1.6 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include many sites recorded on the Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains, and above ground assets such as buildings of local significance (locally listed).

Site Description

- 1.7 The subject of this study, 'the site', comprises an irregular plot of land measuring approximately 14.31ha which lies on the south side of Maddoxford Lane. A full site description is presented in Section 5.

- 1.8 The site lies does not lie within a Conservation Area.

Limitations

- 1.9 The report assumes that third party data sources, particularly the Hampshire and Winchester HERs are correct¹. It relates only to archaeological and heritage issues and does not address other factors that may be relevant to the proposals; in particular it does not consider landscape issues that fall within the remit of the LVIA. The report contains a number of photographs; these are for illustrative purposes only and are not intended to comply with the Landscape Institute Technical Guidance 06/19.

2 LEGISLATION, POLICY AND GUIDANCE

Introduction

- 2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.
- 2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any *"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*. Section 72(1) gives local authorities a general duty to pay special attention *"to the desirability of preserving or enhancing the character or appearance of that area"* but, unlike Section 66(1), makes no mention of 'setting'.

Ancient Monuments and Archaeological Areas Act 1979

- 2.5 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason

¹ The Site lies close to the boundary between Eastleigh Borough Council and Winchester City Council who have separate HERs. Both HERs were consulted to allow an appropriate understanding of archaeological context.

of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

Hedgerows Regulations 1997 (as Amended 2002)

- 2.6 Hedgerows that fulfil criteria set out in Schedule 1: Archaeology and History are protected by the Act.

National Planning Policy Framework

- 2.7 The National Planning Policy Framework (December 2024) was updated in February 2025 as part of the Government's streamlining of the planning process.

General

- 2.7.1 NPPF paragraph 11 states that *"Plans and Decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; ⁷

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

- 2.7.2 Footnote 7 states *"the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 75...."*. Footnote 75 states *"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets"*.

- 2.7.3 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (MHCLG 2024). Paragraphs 202-221 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the specific paragraphs which are relevant to this assessment are summarised below.

- 2.7.4 Paragraph 202 states that *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which*

are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹".

2.7.5 Paragraph 203 states that: *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place".

2.7.6 Paragraph 204 states that: *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".*

2.7.7 Paragraph 205 states that: *"Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future".

2.7.8 Paragraph 206 states that: *"Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible".*

2.7.9 Paragraphs 207-211 relate to proposals affecting heritage assets.

2.7.10 Paragraph 207 addresses planning applications stating that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should*

require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 2.7.11 Paragraph 208 states that *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*
- 2.7.12 Paragraph 209 states: *"Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision"*.
- 2.7.13 Paragraph 210 states that: *"In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness"*.
- 2.7.14 Paragraph 211 states that: *"In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal"*.
- 2.7.15 Paragraphs 212-221 consider potential impacts.
- 2.7.16 Paragraph 212 states that: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 2.7.17 Paragraph 213 states that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷²".*

- 2.7.18 Paragraph 214 states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use."*
- 2.7.19 Paragraph 215 states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- 2.7.20 Paragraph 216 states that: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.
- 2.7.21 Paragraph 217 states that: *"Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred"*.
- 2.7.22 Paragraph 218 states that: *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted"*.
- 2.7.23 Paragraph 219 states that: *"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably"*.
- 2.7.24 Paragraph 220 states that: *"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 215 or less than substantial harm under paragraph 216, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole"*.

- 2.7.25 Paragraph 221 states that: *“Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.*
- 2.7.26 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.
- 2.7.27 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”* (MHCLG 2019).

2.8 Local Planning Policy

- 2.8.1 The Local Authority for planning is Eastleigh Borough Council. The Local Plan 2016-2036 (adopted April 2022) contains two relevant policies. These state:

Strategic policy S1, Delivering sustainable development

1. *To be sustainable, new development in the Borough should:*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*

Strategic policy S8, Historic Environment

1. *The Borough Council will continue to conserve and/or enhance the boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*

- a. *identifying the assets by means of an on-going programme of survey and review;*
- b. *identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
- c. *restricting development likely to harm them or their settings through management of development proposals; and*
- d. *encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

- 2.8.2 Policy DM12 Heritage Assets states:

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains*

and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:

i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;

and

ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;

b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);

c. Where necessary, it secures the long-term future maintenance and management of the asset;

d. Where possible, it enables public enjoyment and interpretation of the asset; and

e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.

2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.

3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

2.8.3 The Site does not lie within a Conservation Area.

Guidance

- 2.9 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2020) and *Principles of Cultural Heritage Impact Assessment in the UK* issued by IEMA, IHBC and ClfA (2021).
- 2.10 Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2* (2015), *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (2016), *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* (2017), *Advice Note 2: Making Changes to Heritage Assets* (2018) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) was also consulted. The Heritage Statement also utilised guidance set out by the Highways Agency in *Sections LV106 and LV107 of Design Manual for Road and Bridges* (2020) and ICOMOS in *Guidance on Heritage Impact Assessments for Cultural World Heritage Sites* (2011) for the creation of tabulated data.

3 ASSESSMENT METHODOLOGY

Introduction

- 3.1 This reportt comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the in-house Written Scheme of Investigation (2025). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.
- 3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.
- 3.3 The assessments of potential and significance in regard to the buried archaeological resource are extrapolations from known data both within and around the study area.
- 3.4 In assessing the archaeological potential and significance of the site and heritage assets, the criteria specified in Tables 3.1-3.4 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore

subject to professional judgement. The tables are based upon DMRB (2020), which constitutes the most widely accepted form of tabulated data.

Table 3.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological features and finds are unlikely to be present.
Low	Archaeological features and finds may be present but are likely to be infrequent or rare.
Low-Moderate	Archaeological features and finds may be present but are likely to occur only infrequently and may have poor coherence.
Moderate	Archaeological features and finds are likely to be present and may include coherent groupings. .
Moderate-High	Archaeological features and finds are probable, with likely coherent groupings and possibly structures.
High	Archaeological features and finds are likely to be present, with features occurring frequently and having high coherence.
Very High	Archaeological features and finds are to be expected with finds predicted in quantity and with features that have very high coherence, highly likely. Structures are likely.

3.5 Where archaeological features are statutorily or non-statutorily designated, this can assist in the grading of their significance. For example, Scheduled Monuments are of a national importance, whilst locally designated archaeological sites are of local importance. However, not all archaeological features are designated. To assist in assessing the significance of these features, the relevant criteria, as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, provide useful guidance. These criteria include:

- Period
- Rarity
- Documentations/finds
- Group value
- Survival/condition
- Fragility/Vulnerability
- Diversity
- Survival/potential

Definition of significance

3.6 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance is defined in the NPPF (Annex 2) as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

Establishing significance

3.7 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF.

- 3.8 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:
- Identification of the importance of known and potential heritage features; and
 - Identification of the magnitude of the effect.
- 3.9 Historic England guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria are evidential, historical, aesthetic and communal.
- 3.10 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course. These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:
- Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 3.11 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets have been considered in conjunction with archaeological, architectural and artistic, and historic values to result in an overall heritage significance rating as demonstrated in Table 3.2 below:

Table 3.2 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites. Assets that are of acknowledged international importance.	Structures that are inscribed as World Heritage Sites. Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments. Undesignated assets of schedulable quality and importance.	Grade I and II* Listed Buildings	Registered historic landscapes. Registered battlefields. Registered Parks and Gardens
Medium	Local authority designated sites. Non-designated sites or other assets of regional importance.	Conservation Areas Grade II Listed Buildings Non-designated buildings that may be of listable quality.	Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.
Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

3.12 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following five-level scale of significance as a guidance. Effects can either be **beneficial** or **adverse**, see Table 3.3.

Table 3.3: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Major Beneficial	N/A.	The historic fabric of the building is substantially enhanced to restore original features or patterns of circulation.	The setting of any asset is substantially enhanced.
Moderate Beneficial	N/A.	The historic fabric of the building is meaningfully enhanced to restore original features or patterns of circulation.	The setting of any asset is meaningfully enhanced.
Slight Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Slight Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies, or where the level of impact would result in total destruction.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.

Table 3.4 Significance of Effects Matrix

Value/Significance	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/L arge	Large/ Very Large
	Medium	Neutral	Negligible/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Negligible	Negligible	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Negligible	Neutral/ Negligible	Negligible/Slight
		No Change	Negligible	Slight	Moderate	Major
Magnitude of Impact						

- 3.13 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can be no **major beneficial** effects of proposals to archaeological resources. For built heritage, the conservation and restoration of building can have **moderate** or **major beneficial** effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.
- 3.14 NPPF (2024) identifies only three classes of harm to the heritage value of assets, which are “substantial, “less than substantial” and “no harm”. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be **substantial**, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are ‘totally altered’. No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are identified throughout it seems prudent to judge harm to this asset class using the same criteria.

Effects on significance brought about by a change in setting

- 3.15 Setting is defined in the NPPF (Annex 2) 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.*’ Historic England guidance (2017) further notes that *all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not*. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.

- 3.16 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.17 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as *"a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset"*. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.
- 3.18 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and *"may have a setting"*.
- 3.19 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE 2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.
- 3.20 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*.
- 3.21 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.22 Furthermore, the guidance states that *'protection of the asset need not prevent change'* and changes to setting are accepted as being part of the evolution of landscapes and environments. A High Court decision in (The Queen) vs Sevenoaks DC [2014] EWHC 1895 (Admin) states that *'preserving'*; for both Listed Buildings and Conservation Areas means doing *'no harm'*; rather than *'no change'*.
- 3.23 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *“the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution”* and goes on to state that *“this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset’s intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *‘the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

4 SOURCES

- 4.1 The information available in the Hampshire County Council and Winchester City Council Historic Environment Records has been consulted within a 1km search radius of the site. Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields has been acquired from Historic England and also assessed for a 1km radius around the site for contextual purposes only.
- 4.2 Regional and national journals, where available as an online resource, have been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region, as appropriate. The Winchester and Southampton Record Offices have been consulted for documentary and cartographic sources. Aerial photographs were sourced through the aerial photography library of Historic England.
- 4.3 Appropriate on-line resources, such as, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 SITE WALKOVER SURVEY

- 5.1 A site walkover survey was undertaken on 6th May 2025 in good visibility conditions.
- 5.2 The Site is situated immediately south of Maddoxford Lane; it is bounded to the north by the lane, to the east by the confluence of Ford Lake stream and the River Hamble, to the south by agricultural fields and to the west by further agricultural land and new housing.
- 5.3 The Site comprises four agricultural fields, the modern Holly Tree Farm and associated breaker's yard, and an area of wood and meadowland adjacent to the river. Fields 1 & 2, which are located on the north side of a low hill, which descends from the south (26m aOD) towards the north and northeast at around 15m-20m aOD were given over to pasture, with perimeters consisting of a mixture of hedges, wire/post fencing and woodland (Photographs 3 and 4). The height levels within the fields were concordant with the surrounding topography and there was no evidence for substantial or extensive Modern truncation or disturbance within the fields.
- 5.4 Field 3 (Photograph 6) was given over to long grass, whilst Field 4 (Photograph 7) contained arable crop. Field perimeters consisted of a mixture of hedges, wire/post fencing and woodland. Holly Tree farm and the breakers yard are located east of Field 4 and contain a small number of Modern workshops and containers, areas of hardstanding/gravel and grass and numerous scrapped vehicles/parts (Photograph 8). An area of marshy woodland and meadow is located to the east of the breakers yard (Photograph 9). The height levels within the site were generally concordant with the surrounding topography and there was no evidence for substantial or extensive Modern truncation; although, there is a potential for some localised disturbance within the breakers yard. An overhead cable extended across the north parts of Fields 3 and 4. These areas are situated on the south and east sides of a low hill, which descends from the north (26m aOD) to the south (15m aOD) and the east (7m aOD).
- 5.5 The underlying geology within the majority of the study area consists of *Wittering Formation* – sand, silt and clay. Localised superficial deposits include *River Terrace Deposits* – sand and gravel, as well as *Alluvium* – clay, silt, sand and gravel (British Geological Survey Online Viewer).
- 5.6 No archaeological features or finds were visible.

6 ARCHAEOLOGICAL AND HISTORICAL BASELINE & MAP REGRESSION

- 6.1 The purpose of this section of the report is to provide background information to place the site in its broader archaeological and historical contexts. It is not intended to provide a comprehensive discussion of the historic resource within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described, as stipulated in the NPPF.
- 6.2 The Historic Environment Record data is tabulated in Appendix 1 and illustrated on Figure 2. Relevant entries are discussed in the text and approximate distances are given to the closest edge to the site, including where HER entries cover substantial blocks of land.

6.3 Evidence for Prehistoric activity

- 6.3.1 The WCC HER includes a predictive model for Palaeolithic activity, which includes extensive areas to the east of the Ford Lake stream and the River Hamble. HCC has no similar model but, as the east-west boundary between the authorities lies along the two watercourses, it is likely that the predicted areas of potential activity might otherwise be illustrated as extending to the west side of the stream. Evidence for Prehistoric activity from the HCC HER is known from around the site in the form of scatters of lithic material (HER 58170 – 78m west, 58169 – 125m west, 38905 – 295m, 38904 – 623m southwest, 31055 – 578m south-southeast and 31056 – 450m south-southeast) and a Palaeolithic handaxe (17821 – 438m east). Other than the Palaeolithic predictive models, the WCC HER includes a single monument (MWC1650) in the form of an Acheulian handaxe, located approximately 513m to the east-southeast.

6.4 Roman activity

- 6.4.1 Roman archaeology on the HCC HER is restricted to a single kiln site (17969) located approximately 667m north of the redline. No Roman activity is recorded within the study area on the WCC HER.

6.5 Evidence for Early Medieval (Saxon) activity

- 6.5.1 No Saxon activity is recorded on either the HCC or WCC HER for the study area.

6.6 Evidence for Medieval activity

- 6.6.1 The HCC and WCC HERs contain limited evidence for activity relating to the Medieval period. The HCC HER records Maddoxford Farm (38733), which is less than 20m to the north as *“first documented in AD 1228 as Mattukesford (Matta Ford) and possibly the site of a mill mentioned in Medieval documents”*. The current farmhouse at Maddoxford Farm is understood to contain some late Medieval fabric and may possibly have replaced a mill site at some point around the 15th century, although it remains possible that a farm and mill co-existed in close proximity.
- 6.6.2 The nature of the Medieval landholding across the Site is uncertain. It is, however, likely that it was in agricultural usage during this period and probably formed part of the common fields of Botley. Land boundaries and agricultural and drainage features and drainage features could be present within the Site, but buildings are not anticipated. The proximity of the land to the east side of the Site to the watercourse may mean that some of the area was permanent meadow or pasture rather than arable in the Medieval period. Medieval finds in the vicinity are restricted to scatters of material; a single sherd (58170) was recovered from approximately 75m west of the redline during a watching brief on a pipeline, whilst scatters of medieval pottery (31051) have been recovered approximately 534m to the south (31051) and approximately 552m to the southwest (31052). This material is, however, likely to represent material deposited during the manuring of fields rather than being indicative of significant activity.

6.7 Evidence for Post-medieval to Modern activity

- 6.7.1 Two Post-medieval quarries (59055 & 59056) are recorded within the Site. The earliest available map to show the area of the Site in any detail is the first 1” to 1 mile Map of

Hampshire by Isaac Taylor in 1759 (Figure 3.1), which shows the confluence of the Ford Lake stream and the River Hamble, although no buildings are shown.

- 6.7.2 The 1791 Map by Thomas Milne (Figure 3.2) shows greater detail with Newhouse Farm depicted, albeit on the site of Boorley Green Farm, rather than the present-day Newhouse Farm. A feature is also located across the Ford Lake stream on the north side of the lane. Interestingly, however, this is labelled as Durley Mill, rather than Maddoxford. No mill is illustrated at the actual site of the late 18th century Durley Mill approximately 1.2km to the northwest and it remains uncertain as to whether this is a conflation of the two mills, or the mislocation of Durley Mill. The mill building at Durley is dated to the late 18th century, but the site is believed to be one of the three mill sites recorded at Bishop's Waltham in the Domesday Book – although there is, of course, no guarantee that the presence of a mill was continuous from the 11th to late 18th centuries. The Milne map shows no other buildings in or immediately around the Site, but the accuracy is open to doubt.
- 6.7.3 The 1810 Ordnance Survey plan (Figure 3.3) does not show a mill at 'Mattocks Ford' but does illustrate a number of farm buildings to either side of the road, none of which correspond well with later depictions of the farm. To the north of the road, the map depicts two north-south aligned parallel, rectangular buildings with a smaller, squarer building to the north, whilst three buildings are shown south of the road in the form of two square structures and a north-south rectangular structure. Two buildings are shown at the site of High House, to the east of the Ford Lake stream. To the south, Newlands Farm is illustrated on the plan but is not named, whilst Boorley Green Farm is labelled as Woolly Green.
- 6.7.4 The 1814 plan by C & J Greenwood and N Kentish (Figure 3.4) shows some small changes to the general area. At 'Mattocks Ford', the farm remains illustrated but is now shown with only two buildings to the north of the lane; an 'L' shaped building is illustrated incorporating the site of the present-day farmhouse, with an east-west aligned rectangular building to the north. To the south of the road, the square building on the roadside has disappeared. As with the 1810 map, Newhouse Farm is unlabelled and Boorley Green is still referenced as Woolly Green.
- 6.7.5 The Botley tithe map of 1839 (Figure 3.5) shows the Site area in more detail than the earlier maps and includes individual field boundaries. The fields to the south of the lane are representative of a typical post-enclosure landscape and are all the property of two owners, the estate of the late Mr. P. Terry and Mrs Emery. Mr Terry had been the owner of Terry's Farm, recorded on earlier maps as Woolly Green and on later maps as Boorley Green Farm (plot 331); it is likely that he had died shortly before the tithe apportionment was compiled and that the estate was still in probate with no inheritor yet settled. The land immediately to the south of Maddoxford Lane was owned by Mrs Emery, who resided in the complex of farm-type buildings (plot 343 & 344) to the south of Maddoxford Farm. These buildings do not otherwise appear to be recorded as a farm, but the complex included a house and gardens, a barn, stables and a yard and is hereafter eponymously referenced in this document as 'Emery's Farm', based on the precedent of 'Boorley Green Farm' being named 'Terry's Farm' after the owner.
- 6.7.6 Other than a single meadow (plot 341) in the northeast corner of the Site, which was retained by Mrs Emery, the remainder of the area belonging to these two landowners was leased to Robert Gater of Maddoxford Farm; here called 'Maddox Ford' rather than 'Mattocks Ford' as on earlier cartographic sources. Newhouse Farm and Uplands

Farm were both owned by William Gater and were also leased to Robert, making him a major local farmer with land stretching from north of Maddoxford Farm to the outskirts of Botley. Field names within the Site are given below; of these only The Kiln Close is of potential archaeological interest and may refer to the former presence of kilns. Whilst such a field name might refer to pottery making, it more commonly relates to lime burning or baking bricks and it may be no coincidence that one of the quarries within the Site is located only c. 50m to the west of this field. Two substantial ponds are illustrated to the north of Newhouse Farm in Plot 310.

Table 6.1

Number	Name	Owner
334	The Coppice Paddock	The Late P. Terry
335	The Store Paddock	"
336	The Copse	"
337	The Six Acres	"
338	The Kiln Close (southern part)	"
339	The Little Copse	"
340	The Meadow	"
341	The Meadow	Mrs Emery
345	Barn Field	"
346	East Middle Field	"
347	West Middle Field	"

- 6.7.7 There are six grade II listed buildings within the 1km study area. These comprise High House, (NHLE 1350585) located approximately 65m north of the redline; Lower Wangfield Farmhouse, (NHLE 1095653) located approximately 305m east of the redline. Two listed barns and a granary (NHLE 1095653) located approximately 105-160m to the southeast of the redline at Newhouse Farm; Uplands Farm farmhouse (NHLE 1111960), barn (NHLE 1111961) and farm building (NHLE 1322710), located approximately 320m to the south of the redline; Old Gate House, a former tollhouse (NHLE 1336938), located approximately 370m southwest of the redline; and Netherhill listed house and granary (NHLE 1095655 & 1301917), located approximately 885m north-northeast of the redline.
- 6.7.8 Eastleigh Borough Council has a Local List document; two buildings on the list fall within the study area; these are Maddoxford Farmhouse itself, which lies immediately outwith the Site and the Peartree Inn, which is located approximately 720m to the west-northwest of the Site.
- 6.7.9 There are a number of Hampshire HER monument entries relating to this period, including Maddoxford Farmhouse (42357), a loose box 15m ENE of the farmhouse (42361) now converted into a modern house, a now-demolished cartshed 25m ESE of the farmhouse (42358), a demolished granary (42362), and a demolished barn (42365) to the north of the farmhouse; all of which are located to the north side of Maddoxford Lane.
- 6.7.10 A swathe of water meadow (HCC UID 179) is illustrated to the east side of the site. It is possible that this feature originated during the Medieval period, rather than the Post-medieval period. No evidence for a continuation of the physical remains associated with the water meadow, which in this case is probably simple channels, stops and leat, was noted within the Site during the walkover; although this is caveated by the high growth of grass and shrub at the time.

- 6.7.11 Outside the already mentioned records, the remaining Post-medieval finds and features include a hollow way (57417), a brick lined well (57415), plough marks (57414), the site of a toll house (59063) on/near the site of Old Gate House, six quarry sites (59047, 59049-52, 59054) and Nos 1 & 2 Newhouse Farm Cottages (42354, 42355).
- 6.7.12 There are a number of surviving hedgerows within the Site that can be traced to at least to the mid-19th century and relate to the enclosure landscape visible on the tithe map, although the great majority of boundaries shown on the map have been lost through amalgamation of the fields over the course of the 20th century. The hedgerows fall within the area defined in the HLC as 'small rectilinear fields with wavy boundaries' (UID 12554). Abraham and William Driver, writing in 1794 to advocate inclosure, specifically mention the parish as "*Botley, near Southampton, is 7000 or 8000 a. Now it produces little*". There was no Parliamentary Inclosure of the parish until an Act of 1859 led to the 1865 enclosure of 80ha of Botley Common, well away from the Site. The fields shown on the 1839 tithe map were, presumably, enclosed through private agreement which was never ratified in Parliament.
- 6.7.13 The Winchester City HER provides some partial overlap with the Hampshire HER and includes the water meadow MWC 7733 (equivalent to HCC 179), partially adjacent to the eastern edge of the site and extending south towards Botley. The HER data also records nine former/disused quarries: MWC 7731 located approximately 123m and 455m northeast (equivalent areas identified on the HCC Aggregates Survey); MWC 7714 to the north; Frog Mill (MWC 1649); Frog Mill Lane (MWC 1650); and the Botley-Bishop's Waltham Line (MWC 430).
- 6.7.14 The post-medieval HER entries provide a useful record of the established landuse and settlement pattern during this period but, other than the buildings within the Maddoxford Farm complex, are of limited direct relevance to the site.
- 6.7.15 The 1:10560 Ordnance Survey map of 1868 (Figure 3.5) and the 1:2500 OS map of 1869 (Figure 3.7) show some changes have taken place to the fieldscape with the complete or partial removal of several field boundaries and the loss of a band of woodland at the west end of Store Paddock. 'Emery's Farm' as shown in 1839 appears largely unchanged. Only a single pond, now illustrated in association with a water channel and a sluice is now shown to the north of Newhouse Farm. Further sluices are shown on the River Hamble to the east of the Site.
- 6.7.16 The 1:2500 Ordnance Survey map of 1896 (Figure 3.8) shows significant loss of historic field boundaries through amalgamation into a number of larger fields, although a new boundary has been inserted to subdivide The Kiln Close. No apparent changes are shown to 'Emery's Farm', although there have been some small changes to that farm complex. No changes are shown to Newhouse Farm, although both ponds appear fully or partially infilled. No relevant changes are noted on the 1:2500 1897 plan.
- 6.7.17 The 1:2500 Ordnance Survey plan of 1909 (Figure 3.7) shows no appreciable changes to the Site or immediate vicinity with the exception of a small extension to the west side of the north elevation of the Maddoxford Farm farmhouse. There have also been changes at Boorley Farm, with the construction of the existing farmhouse. No relevant changes are noted on the 1:10,560 1910 plan.

- 6.7.18 The available 1:2500 Ordnance Survey plan of 1940 (Figure 3.12) covers only the western part of the Site and demonstrates the reinstitution of a number of former field boundaries; the pond at Newhouse now appears to have been infilled. The 1:10560 Ordnance Survey plan of 1957 (Figure 3.13) shows no relevant changes to the Site but illustrates changes to 'Emery's Farm', with a new house built to the northwest of the barn. The evidence base for the neighbourhood plan notes that Maddoxford Lane has a concrete base associated with the transport of vehicles for D-Day beneath the modern tarmac and that there are two associated lay-bys. This feature is not recorded on the HCC HER.
- 6.7.19 The 1:2500 Ordnance Survey plan of 1965 (Figure 3.14) shows no appreciable changes to the Site. At 'Emery's Farm', the 'new' house has been extended to the south and is now identified as Westfield House, with only the barn and a small outbuilding remaining of the original farm. There has been some probable extension to the Maddoxford farmhouse and further building in the farmyard, with a new building to the south of the barn and further agricultural buildings to the west and north of the barn. No relevant changes are noted on the 1:10,560 1968 plan.
- 6.7.20 The 1:10560 Ordnance Survey plan of 1987 (Figure 3.16) shows the removal of the majority of historic field boundaries within the Site resulting in the field pattern surviving today, and the installation of a gas valve compound in the western part. A new, large glass house is illustrated at Newhouse Farm and Westfield House has seen further extension. Two new farms have been created, with Holly Tree Farm to the east of Westfield House and Oak Ridge Farm against the eastern Site boundary, both including a farmhouse and several outbuildings/barns.
- 6.7.21 The 1:2500 Ordnance Survey plan of 1993 (Figure 3.12) shows no changes to the Site, with limited developments within the surrounding area, including some further changes at Maddoxford Farm. The single glasshouse illustrated at Newhouse Farm is now shown as four rectangular 'greenhouse'-type structures.
- 6.7.22 Available Ordnance Survey mapping after 1993 shows no relevant details; however, the Google Earth timeline illustrates that Holly Tree Farm appears to have lost an agricultural function by 2000, with the scrapyards extending in size through the following years. Oak Ridge Farm was removed between 2020 and 2023 to allow for the construction of a new residential estate.
- 6.7.23 The 1:10,000 Ordnance Survey plan of 2025 (Figure 3.20) shows little relevant detail of the Site but illustrates the modern residential development that has taken place to the west and southwest.
- 6.7.24 There is a single relevant entry on the Hampshire HER dating to the modern period, in the form of Michael House itself (42359), although the interest relates to its former use as a loose box (42361).
- 6.8 **Undated evidence**
- 6.8.1 There is a single entry of unknown date within the study area in the form of a surface scatter (38904) located approximately 720m to the south-southwest of the redline.

6.9 Events

- 6.9.1 Archaeological events within the study area include geophysical survey (68910) at the residential development to the northwest around Tunberry Close, geophysical survey (67656) at the Boorley Green sports pitches to the northwest of the Site, geophysical survey (69726) at Uplands Farm to the south-southwest, a programme of archaeological evaluation (70225) at the Uplands Fram Estate, and Excavation Area A (72493) on the Botley Bypass. Winchester HER adds four further events to the north and east of the site, all of which are surveys. Relevant results are included within the period specific sections above.

7 AERIAL PHOTOGRAPHS

- 7.1 All available vertical aerial photographs listed on cover search number AP/149075 were examined at the Historic England (HE) Archive on 13th May 2025, no oblique photographs were within the search area. The available photos were taken between 1946 and 2004. Vertical photographs were examined using a magnifying mirror stereoscope. The online Cambridge collection of aerial photographs (CUCAP) was also examined, along with the 'Britain from Above' website. Images taken between 1985 and 2024 were examined at www.earth.google.com. The HE Aerial Photo Explorer <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> and Aerial Mapping Explorer sites <https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/> were also examined.
- 7.2 Within the redline site two northeast-southwest aligned dark lines are visible with a further line present on the adjoining field to the west. All three lines appear similar and are themselves arranged an east-west alignment. The linear cropmarks were roughly parallel and were possibly traces of an earlier field system, however, they did not match the field alignments on any of the available early maps. The cropmarks were visible on photograph RAF/CPE/UK/1749 Frame 4107 dated 21/9/46.
- 7.2.1 In the southeasternmost field of the redline area a roughly sub-circular feature is visible on photograph OS/70091 dated 8/5/70 which looks to be a former quarry.
- 7.3 To the east/southeast of the redline site, water meadow earthworks were visible on both sides of the River Hamble and correlate to the water meadow features identified in the HER and NMP data. The earthwork features were visible on a number of photographs, with the clearest examples being RAF/CPE/UK/1992 Frames 4217-9 dated 13/4/47, RAF/58/2860 Frames 025-7 dated 14/5/59 and OS/70091 Frame 40 dated 8/5/70.
- 7.3.1 To the north of the redline area, a possible raised bank was visible on photo OS/66187 Frames 107, 108 and 175 dated 22/7/66. This was located on the eastern bank of the River Hamble adjacent to Hill Farm and within an area known as Ford Lake. The possible bank appeared to meet the edge of the river then headed north for a short distance before possibly turning east. In the same field there are a few possible north northeast-south southwest aligned linear features which may be traces of a former water meadow at this location.
- 7.3.2 There is evidence of quarrying on many of the photographs which correlate with the features mapped by the HER.

- 7.3.3 No obvious ridge and furrow could be identified across the study area.
- 7.6.4 No photographs of the study area were available to view online from the Britain from Above website, or the CUCAP site.
- 7.6.5 The timelines available on Google Earth (GE) spanned 1985 to 2024, unfortunately the 1985 timelines had very poor visibility, but the rest of the timelines were mostly clear, with 1999 being the earliest example.
- 7.5.1 Traces of the water meadow features mentioned in 6.3 were visible on most of the timelines, however the features discussed in 6.2 and 6.3.1 could not be identified.
- 7.5.2 With the exception of traces from the earlier quarrying activities, no further crop or earthwork features were present on any of the available timelines.
- 7.6 Historic England's Photo Explorer had only two photographs available, both showed the southern study area, but neither of these covered the redline site. Photo RAF/CPE/UK/1992 Frame 3334 dated 13/4/47 from the Photo Explorer was not available to view at HE Archive, but other photos from this run were. The Aerial Mapping Explorer shows the same details for the previously mentioned water meadow and quarrying which was contained within the HER data.
- 7.7 LiDAR data (at 1m DTM) from the Environment Agency website was also examined for this study. <https://environment.data.gov.uk/DefraDataDownload/>.
- 7.7.1 With the exception of earlier field divisions, which are shown on the 1st and 2nd Edition OS maps, no clear earthworks were visible within the redline area at the time of the survey. The central large field of the study area does appear to be slightly disturbed and has a rough texture, however, the reason for this is unclear.
- 7.7.2 To the north of the study area there were possible traces of further water meadow features along the eastern bank of the river.
- 7.7.3 To the southeast of the water meadow features mapped by the NMP and HER there is a sub-rectangular area within Wangfield Copse which lies directly east of the dismantled railway. This area is shown on the available OS maps. Within this area, the LiDAR data shows three roughly east-west aligned; although not parallel ditches, which divide the area into four separate sections.
- 7.7.4 To the northeast of the redline area and directly southwest of Netherhill Farm, a raised northeast-southwest aligned linear; with a slight linear depression along each side, is visible cutting across the corner of the field. This feature is very straight, which could possibly suggest a modern origin, such as a utility line.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 8.1 This section of the report will offer an assessment of likely potential for archaeological remains to be present within the site for each of the archaeological periods. The assessment of potential is based upon the known archaeological resource of an area, coupled with any known landuse which may have affected the archaeological resource.

A lack of archaeological assets in an area may, of course, be due to a lack of previous suitable investigation in the area, rather than a true absence.

- 8.2 The known evidence, including the WCC Palaeolithic Predictive Model data, indicates there is potential for Prehistoric finds within the Site area, and this potential is further heightened by proximity to the watercourse to the east; it is widely acknowledged that archaeological sites are commonly located close to rivers and streams. The potential for finds and features of this period is assessed as **low-moderate** and of **medium** significance depending on quality and quantity. Palaeolithic evidence, in particular, has the potential to contribute to research themes set out in the Solent-Thames Research Framework.
- 8.3 Based upon the available evidence, the potential for finds and features of the Roman period within the Site is considered **negligible-low**, despite the generally heightened potential resulting from proximity to the watercourse and more particularly, the likely presence of a ford across it to the north of Maddoxford Lane. Any such features are likely to be of **medium** significance, particularly where they might contribute to research themes set out in the Solent-Thames Research Framework.
- 8.4 Prior to the nucleation of villages, the rural Saxon settlement pattern broadly consisted of small hamlets or family groups which can be difficult to identify through desk-based sources. Given the lack of entries on either HER and including the heightened potential for activity near a ford across a watercourse, the potential for finds and features of this period is considered **negligible-low** with a **medium** level of significance, particularly where they might contribute to research themes set out in the Solent-Thames Research Framework.
- 8.5 Medieval activity appears generally sparse. Maddoxford Farm is identified as possibly containing late Medieval fabric, suggested as 15th century in 1979 during a listing survey, but the evidence for this is uncertain. There is documentary evidence for a mill recorded at Maddoxford in the 13th century, but no physical evidence is currently known.
- 8.6 There are three separate finds of Medieval pottery within the study area, all of which are likely to have derived from manuring fields and are not consequently likely to be indicative of anything more than the fact that these areas were in agricultural usage. Finds and features may be present as pits, postholes, ditches and gullies, along with pottery scatters and other waste material from manuring rather than localised activity. There is no evidence on aerial photography or LiDAR for ridge-and-furrow or other earthworks within the Site and, although furrows may survive beneath the modern top/ploughsoil, the lack of any 'ridges' means that the value of any surviving features would be **negligible-low** and that they would have limited potential to contribute to the landscape and landuse research agenda (16.4) set out in the Solent-Thames Research Framework. The potential for Medieval activity is therefore assessed as having a **low-moderate** potential for agricultural finds and features of **negligible-low** significance, with some potentially heightened potential and significance closer to the stream.
- 8.7 The HER records two quarries within the Site in the Post-medieval period. The 1759 map illustrates no farms within the wider area, but the 1791 map shows Boorley Green Farm, (labelled as Newhouse Farm) immediately west of the site. A change of name for the farm is possible, but it seems more likely that all the farms were present by the 18th century but were not illustrated due to the level of detail on the maps. Pottery

scatters may also be present within the fields, predominantly as a result of manuring, rather than indicators of localised activity. The potential for finds and features of this date is consequently considered to be **moderate-high** but of **negligible-low** significance.

- 8.8 Hedgerows within and bordering the Site have the potential to meet the criteria for being considered important under the Hedgerow Regulations. The HLC defines the area as 'small rectilinear fields' which represent a post-enclosure landscape, although there is no record of such an enclosure for Botley until the inclosure of part of the common, well away from the Site, in 1865. The potential significance of the fields is predominantly vested in their former association with Boorley Green Farm and 'Emery's Farm'; associations which are now largely lost. From a heritage perspective, the significance of the hedgerows is considered **low** as they have no meaningful association with any heritage feature and cannot firmly be tied to any enclosure period boundary.
- 8.9 The potential for modern activity is **moderate** but, outside of the existing Holly Tree Farm buildings and yards, is restricted to agricultural activity. The significance of the farm and these potential features is assessed as **negligible**. The possible WWII concrete road is considered of **low** significance but should not be affected by the proposals.
- 8.10 Any unanticipated finds or features may be assumed to have a **medium** significance where they might contribute to regional research framework themes but stray finds and features are otherwise likely to be of **low** significance.

9 SETTINGS

- 9.1 The following section of the assessment considers the existing significance of designated and undesignated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm.
- 9.2 The NPPF states that *"the significance of heritage assets can be harmed through alteration caused by development, including development within their setting"*. Using the Historic England guidelines, where the proposed development is considered to result in harm in accordance with the relevant paragraphs of the NPPF, the level of harm is assessed in this report as being, either less than substantial (some harm) or substantial (very harmful).
- 9.3 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated and undesignated assets were appraised. This section of the report will detail the findings of this settings appraisal. A Zone of Theoretical Visibility (ZTV) plan was available in relation to the development and the screening effect provided by topography, vegetation and built environment has been assessed with the benefit of this tool. The setting assessment relates solely to heritage assets and does not repeat information dealt with by the Landscape and Visual Impact Appraisal by FPRC Environment and Design (2025).
- 9.4 Consideration was given to designated heritage assets within a 3km radius but in practice no intervisibility was identified over this wide area and detailed assessment is restricted to features within 1km.

- 9.5 In accordance with the significance ratings shown in Table 3.2 the significance of the Listed buildings and Scheduled Monuments can be classified as **high** as they represent heritage assets of national importance, while Conservation Area(s) may be considered of **medium** significance as they are normally of regional significance. For the purposes of this report locally listed buildings are considered of **low** significance.
- 9.6 The following settings assessments (Steps 1 and 2) are intended to be proportionate in relationship to the proposed development and are not intended to be exhaustive assessments of significance or setting.

Scheduled Monuments (Steps 1 and 2)

- 9.7 There is a single Scheduled Monuments within 3km of the Site in the form of a 'Roman site 400yds south of Fairburn' (NHLE 1001838), which lies 2.6km to the south-southeast and contains no significant surface remains. The monument is entirely screened from the Site by a strong vegetation border to the north which, combined with intervening distance, means that there is no potential intervisibility or other relationship. It has consequently been scoped out of further assessment.

Listed Buildings and the Conservation Area (Steps 1 and 2)

9.8 **Botley Conservation Area**

- 9.8.1 This report discusses in detail elements of the conservation area that might be affected by the proposed development, rather than specific features where no interrelationship is considered possible, although a holistic overview of the entire area is included.
- 9.8.2 The Conservation Area is located approximately 510m south of the Site, at its closest point. It incorporates the historic core of Botley village centred on the crossroads between High Street, Winchester Street, Mill Hill and Church Lane, as well as land to the northeast alongside the River Hamble and to the south, either side of Church Lane. The conservation area contains numerous designated grade II and grade II* listed and unlisted buildings; it was designated in May 1975 and extended to the north and south in October 1988. A Conservation Area Appraisal and Management Policy (CAAMP) was adopted in December 2025 and included the removal of ?? small areas that did not support the character of the conservation area.
- 9.8.3 Significance (Step 1). The CAAMP identifies eight character zones from which it is clear that the special interest of the conservation area derives from architectural, historic and environmental factors, specifically the built heritage, including those buildings designated as listed buildings, as well as identified key buildings, walls and trees. The No specific mention of the landscape quality of the surrounding countryside is made
- 9.8.4 Setting (Step 2). The setting of the conservation area is predominantly conveyed through the streetscene within the town, including its listed and unlisted character buildings and the important green spaces, in particular the northern block along the river incorporated in Character Areas 3 and 8, all of which contribute to the significance and character of the designated asset. No important views or vistas are towards the Site are identified within the CAAMP. Text relating to Area 8² specifically notes that this

² Character Area 8 lies within the boundary of Winchester City Council.

undeveloped area within the conservation area is “essential to protecting some of the most important elements of the village itself” and implies that this is also the case for Area 3. No relevant contribution to the special character of the conservation area from wider views is identified in the CAAMP.

- 9.8.4 The Site area is located beyond rising ground which, combined with strong vegetation boundaries, particularly to the north of Newhouse Farm, means that there is no intervisibility between the Site and the CA. The Site is consequently not considered to fall within the setting of the Conservation area, nor to have the potential to affect it. The Conservation Area and designated and non-designated buildings within it (including Botley Mill) are consequently scoped out of any further assessment.

9.9 Designated assets outwith the Conservation Area

- 9.9.1 Significance (Step 1). **Newhouse Farm** is located approximately 120m south-southeast of the Site and contains three grade II listed buildings in the form of a small early 19th century barn (NHLE 1203605), a granary (NHLE 1111962) and an 18th century barn (NHLE 1203600). The value of the designated buildings at the farm is conveyed predominantly through their architectural and historical significance, providing examples of local vernacular style and evidence for historic farming life. The buildings have group value and evidence the evolution of the farmstead over time, including context in which to experience the associated agricultural landscape. The significance of the assets is considered to be **medium**.

- 9.9.2 Setting (Step 2) The setting of farms and farmhouses is well-understood and is predominantly conveyed by the farmstead and associated landholding. The primary contribution to setting is made by the inter-relationship of the buildings within the historic farmstead. The agricultural landholding around the farm is only really appreciable to the south and west, where the fields formed the estate from at least the 1840s. Only a single field, southeast of the Site, was present to the north of the strong hedgerow and this cannot be visually appreciated on the ground. The agricultural fields make a secondary, although still positive, contribution to significance as conveyed by setting.

- 9.9.3 Significance (Step 1). **High House** (NHLE 1350585) is the closest designated asset to the Site and is located approximately 65m north of the redline but approximately 180m northeast of the closest proposed new dwelling. The house is dated to the 17th century with substantial early 20th century Arts and Crafts extensions. The significance of the house is predominantly conveyed through its architectural values, although its historical importance is a contributing factor. As a designated grade II asset, it is considered to be of **medium** significance.

- 9.9.4 Setting (Step 2). The setting of the house is predominantly associated with its own grounds, and it is well concealed with strong tree and hedge boundaries. The proposed development shares no potential intervisibility or other relevant relationship with the heritage asset and is consequently scoped out of further assessment.

- 9.9.5 Significance (Step 1). **Netherhill Farm** is located approximately 850m to the north-northeast of the Site and contains two grade II listed buildings in the form of Netherhill House (NHLE 1095655) and a granary (NHLE 1301917), both dating to the 18th century. The value of the designated buildings at the farm is conveyed predominantly

through their architectural and historical significance, which is considered to be **medium**.

9.9.6 Setting (Step 2). The setting of farms and farmhouses is well-understood and is predominantly conveyed by the farmstead and associated landholding. The proposed development shares no intervisibility or other relevant relationship with these assets due partly to the presence of modern farm buildings between the designated assets and the Site and through strong vegetation screening along the Ford Lake stream; they are consequently scoped out of further assessment.

9.9.7 Significance (Step 1). **Lower Wangfield Farm** is located approximately 500m to the southeast of the redline and contains a single listed building in the form of the 17th century grade II listed farmhouse (NHLE 1095653). The value of the designated buildings at the farm is conveyed predominantly through their architectural and historical significance, which is considered to be **medium**.

9.9.8 Setting (Step 2). The setting of farms and farmhouses is well-understood and is predominantly conveyed by the farmstead and associated landholding. The proposed development shares no intervisibility or other relevant relationship with this designated asset due to screening provided by modern farm buildings, built environment on Wangfield Lane and strong vegetation screening along the River Hamble and the Ford Lake stream. The asset is not further considered.

9.10 **Non-designated assets**

9.10.1 Significance (Step 1). **Maddoxford Farm** is recorded as containing a number of non-designated assets on the HER in the form of the farmhouse, the cart shed, a granary and a loose box. The granary building and the cartshed have since been demolished and the conversion of the loose box to a residential house (Michael House), with subsequent alterations and extensions represents the only non-designated assets, bar the barn at Westfield House, within the study area whose settings have a potential to be impacted upon by the proposed development. Today Michael House presents entirely as a much larger residential dwelling with no overt evidence of the original farmyard structure. The significance of the granary, cartshed and loose box, which were predominantly conveyed by their architectural value and historic value through their contribution to the farmstead, would originally have been **low** but is now **neutral**. The historic farmstead as a whole is now considered to be of **negligible-low** significance.

9.10.2 The farmhouse is located north-northeast of the proposed development, approximately 16m from the redline. The house is recorded both on the Hampshire HER and on the Eastleigh BC List of Buildings of Special Architectural and Historic Interest (2024), which means its conservation is a material consideration in the planning process. Conversely a survey of the farmstead undertaken by the Southampton University Industrial Archaeology Group in 1991 concluded that *"the farm is used extensively as a caravan park, and the buildings remaining do not seem to warrant special attention"*. The significance of the farmhouse is predominantly conveyed through its architectural and historic values. In architectural terms, the house is recorded as *possibly* containing a 15th century timber frame, although there are uncertainties associated with the building's date; whilst extensive alteration and extensions have reduced its legibility as a typical farmhouse. The loss of much of the farmyard context, in particular through its functional association with the farmyard, wherein all of the historically important buildings have been demolished or altered beyond recognition, and the loss of its wider

farmland have acted to significantly detract from its historic association as a working farm. The significance of the farmhouse is consequently assessed as **low**.

- 9.10.3 Setting (Step 2). The demolished granary and cartshed no longer have any setting, whilst the converted loose box is no longer appreciable as anything other than a modern detached dwelling so that setting can no longer make an appreciable contribution to significance. The potential harm arising from a change to the setting of these former assets is consequently considered **neutral**. The immediate setting of the farmhouse is formed by the existing farmyard, its roadside location and the remaining farmland attached to it. Previous development of much of the former farmland has already acted to erode the wider setting to the farmhouse and this is exacerbated to the west by the use of the former paddocks as residential gardens and to the east by the conversion of the loose box to a residential dwelling that has no visible connection with a farmyard origin. The land remaining associated with the farm does not appear sufficient to support a commercial farming enterprise, although the remaining part of its agricultural landholding to the west does act to convey an appreciable reminder of the farms' agricultural history and enhances both its evidential and historic value.
- 9.10.4 The wider agricultural landscape reinforces these values, but the Site area does not appear to have ever formed part of the landholding of the farm. A slight historical association with the Site has been identified through the tithe apportionment, which recorded that, at that time, the owner of Maddoxford Farm was leasing the lands of the surrounding farms, although these remained in separate ownership. The contribution of the Site, as part of a rural landscape, to the setting of the farmstead is considered secondary to the contribution made by the farmyard and farmhouse. Given the above it is considered that setting now makes only a **slight** contribution to the significance of the asset.
- 9.10.5 Significance (Step 1). A **Barn** (Photograph 16) at Westfield House represents a survival of the 19th century farmstead (Emery's Farm). It is not recorded on the HER but has the potential to be considered a non-designated asset through its architectural and historic values, although the lack of historic context means that it is considered to be of **negligible** significance.
- 9.10.6 Setting (Step 2). The loss of all other built elements of the farmstead means that the barn now appears part of the curtilage to Westfield House (a building that has no heritage value) and cannot be appreciably related to the wider farmland. It is therefore considered that setting makes no meaningful contribution to the significance of this potential asset and it is consequently scoped out of any further assessment.
- 9.11 **Change to existing setting (Step 3)**
- 9.11.1 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed as part of Step 3. These comprise location and siting, form and appearance, wider effects, and permanence. A number of indicative viewpoints were taken from/to relevant heritage assets within the study area which show illustrative views to and from the site area to support the discussions of potential harm to significance (Figures 4-6).

9.12 Location and siting

- 9.12.1 The proposed development lies to the east of existing residential development, with the historic farmsteads of Maddoxford Farm to the north and Newhouse Farm to the south. The eastern boundary is formed by a strong band of vegetation along the River Hamble.

9.13 Form and appearance

- 9.13.1 The proposed development would result in the introduction of a new residential estate on the edge of the currently built-up area of Boorley Green within land that is currently agricultural in character, although there are two dwellings and buildings associated with a motor car storage and associated scrap material business on the Site. The proposed new build will be high quality and of a design which will not be uncharacteristic of the existing built environment to the north in scale, mass or design, with a ridge height will be equivalent to other buildings in the vicinity. Removal of the existing scrapyard will improve the overall appearance of the area.

9.14 Wider effects

- 9.14.1 No significant relevant changes to non-visual elements (such as odours or other more intangible elements) are anticipated outside the construction phase and the potential long-term impact on heritage significance is therefore limited only to an effect that can only be appreciated or experienced through the visual medium. The topography, combined with the screening effects of existing built environment and trees/hedges, means that the changes which would result from the development proposals are assessed as having no appreciable, relevant, long-term wider effect on the significance of any heritage asset that does not lie adjacent to the Site.
- 9.14.2 The level of harm has been assessed using the criteria set out in Table 3.3 and is supported by a number of photographs adjusted to provide a reasonable equivalence to what the unaided eye would see. Table 3.4 allows the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data is therefore subject to review through professional expertise and judgement, which may alter the overall magnitude of effect accordingly.
- 9.14.3 In accordance with the NPPF harm has to be assessed as being either *less than substantial* or *substantial*. No such detail is noted in Paragraph 216 with regard to non-designated assets but the same division between substantial and less than substantial appears to be broadly implicit and in the absence of other national guidance – which states only that “*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” – the local planning authority should weigh any less than substantial harm against the public benefits of the proposal in accordance with Policy D9 of the Local Plan.
- 9.14.4 The following assessments comprise Step 3 of the Guidance (HE GPA 3 2017). In reading these assessments it is critical to note that change does not automatically

equate to harm and that for intervisibility to result in any harm there must be a clearly identifiable adverse effect on the significance of the asset.

Scheduled Monuments (Step 3)

- 9.15 No effects are anticipated as occurring to any Scheduled Monument

Listed Buildings and Buildings of Local Interest (Step 3)

- 9.16 No adverse settings effect has been identified in regard to the listed buildings at Newhouse Farm, which share no intervisibility with the Site as demonstrated by the ZTV reproduced in the LVIA (FPRC 2025) and ground-truthed during the site walkover. A slight possibility exists for some very limited intervisibility during winter months, but this is not anticipated. Given the relatively limited lack of contribution to significance attributable to views that might incorporate the Site, the potential impact would predominantly result in an amenity effect, rather than an effect on significance as conveyed by setting. Consequently, it is considered that the proposals would result in a **neutral** effect to the significance of the listed buildings at the farm.
- 9.17 No other appreciable adverse settings effects are anticipated as occurring to any Listed Building or key building of interest beyond a temporary noise effect to High House, Newhouse Farm and Maddoxford Farm during the construction phase. The limited harm resulting from construction noise is not considered to result in a significant effect.

9.18 Non-designated Assets (Step 3)

- 9.18.1 The potential effect on non-designated is restricted to Maddoxford Farmhouse; holistically, the remaining farmyard, comprised mostly of 20th century agricultural buildings, has very limited value. No other buildings within the farmyard are considered to be of sufficient interest to be considered as heritage assets; the three other buildings within the farmyard which are recorded on the HER have been demolished (the granary and the cartshed) or converted to such an extent that they are no longer appreciable as a heritage asset (the loose box). No physical harm will occur in regard to the farmhouse and any effect will be limited to the setting of this asset. Harm to the setting of the farmhouse will result through the loss of some rural, agricultural character, within fields that were not part of the farm's landholding but have a slight historic connection through having been leased by the owner of Maddoxford Farm in the mid-19th century. Set against this, however, is the existing loss of the majority of the original farmland and the loss of the important farmyard buildings, which has acted to drain away a notable part of the original setting, meaning that the contribution made by setting to the significance of the assets is considered **low**. The surviving setting will appear largely unchanged from the main available viewpoints immediately opposite the farm entrance and where the footpath from the south debouches onto the road and on the approach from the east along Maddoxford Lane. The existing high hedge to the north side of the lane screens many views on the approach from the west, so that there will be limited scope to experience the asset and the proposed development in the same views, and any such views will be transitory. Views across the surviving farmhouse towards the Site will occur from within the farmyard but are already compromised by the loss of character buildings. It is considered that the limited historic association of the Site area with Maddoxford Farm means that the Site makes a **negligible** contribution to significance as conveyed through setting.

9.19 **Permanence**

- 9.19.1 The proposed new development is anticipated to remain in place for the foreseeable future; as such it should be considered permanent and non-reversible.

9.20 **Mitigation (Step 4)**

- 9.20.1 Mitigation measures are included within the scheme through the location and design of the proposed development, particularly through minimising harm to historic hedgerows and the provision of open space along the river. No further mitigation requirements have been identified.

10 **IMPACT ASSESSMENT**

- 10.1 This section assesses the potential physical and non-physical impacts of the proposed development.

10.2 **Above Ground Archaeological Remains**

- 10.2.1 There are no applicable above-ground archaeological (rather than 'heritage') features that might suffer a direct physical effect from the proposals. Some minor impact to historic hedgerows will be caused by the proposed access road(s) and associated visibility splay. The hedgerows are considered of **low** heritage significance as the pattern of land use they original helped define is no longer readily apparent, resulting in a **negligible** effect.

10.3 **Significant Buried Archaeological Remains**

- 10.3.1 Any archaeological features present within the Site have the potential to suffer a significant impact from groundworks that might impact upon them.
- 10.3.2 On the basis of current knowledge, the potential of the site to contain significant archaeological features is considered **low-moderate** for the Prehistoric period, based predominantly on WCC Palaeolithic models and the increased likelihood of activity close to a watercourse. The potential for Roman and Saxon period activity is assessed as **negligible-low** and **low-moderate** for Medieval agricultural activity in the vicinity of the farmyard along with wider agricultural activity. Non-agricultural features of these periods are not anticipated but would be likely to be of **medium** significance. Stray finds are likely to be of **low** significance, although Palaeolithic finds may have a **medium** significance. Localised features dating to the Post-medieval periods are considered to be of **moderate-high** potential with **negligible-low** significance. Later agricultural usage of the Site area is unlikely to have resulted in any significant disturbance to underlying archaeological deposits that might be present. A WWII surface is noted beneath the tarmac of the modern Maddoxford Lane with two associated lay-bys. The buried surface is considered to be of **negligible-low** significance.
- 10.3.3 There is a general potential for groundworks of this type to cause between a **slight** or **moderate** adverse effect to most archaeological features and a **major** adverse effect to discrete highly sensitive features (e.g, cremations) if unmitigated. No such sensitive features are anticipated on the basis of the existing evidence, and mitigation works

would potentially reduce all impact effects to **negligible** through design strategies and/or preservation by record or preservation *in situ*.

- 10.3.4 Geophysical survey has taken place in advance of much of the modern development to the northwest, with generally poor results and the value of further such survey across the Site might not therefore be considered proportionate, despite the generally heightened archaeological potential resulting from proximity to a watercourse. However, taking the potential physical impact resulting from the construction activities into account, it is anticipated that a pre-determination archaeological evaluation may be recommended at this stage by the archaeological advisors to the Local Planning Authority.

10.4 Settings

- 10.4.1 No significant relevant changes to non-visual elements (such as odours or other more intangible elements) are anticipated outside the construction phase and the potential long-term impact on heritage significance is therefore limited only to an effect that can only be appreciated or experienced through the visual medium. The topography, combined with the screening effects of existing built environment and trees/hedges means that the slight changes that would result from the proposals are assessed as having no appreciable, relevant, long-term wider effect on the significance of any heritage asset beyond Maddoxford Farm.

- 10.4.1 The settings assessment has concluded that the introduction of a new residential development has no apparent potential to result in a degree of harm to the significance of the designated heritage assets at Newhouse Farm, which are assets of **medium** value. A **neutral** effect is therefore anticipated in regard to the contribution made to significance by setting.

- 10.4.2 A potential **negligible** adverse effect to the significance of the Newhouse Farm assets and to High House may occur as a result of noise during the construction phase but the temporary nature of this effect is not considered significant.

- 10.4.3 The proposals have the potential to further drain away the contribution to the significance of the non-designated asset of Maddoxford Farmhouse made by setting. This contribution, however, is assessed as **low**. The proposals are therefore considered to have a **slight** adverse impact on an asset of inherently **low** significance, resulting in a **negligible** adverse effect.

- 10.4.4 No buried archaeological assets have been identified that might be considered to have the potential for settings impact as a result of the proposed development, resulting in a **neutral** effect.

11 CONCLUSIONS

- 11.1 This Heritage and Archaeological Impact Assessment has been prepared by Foundations Heritage to accompany a Planning Application in relation to the proposed construction of a new residential scheme on land to the south of Maddoxford Lane, Boorley Green, Hampshire.

- 11.2 The potential of the site to contain significant archaeological features is considered **low-moderate** for the Prehistoric period, based predominantly on WCC Palaeolithic models and the increased likelihood of activity close to a watercourse. The potential for Roman and Saxon period activity is assessed as **negligible-low** and **low-moderate** for Medieval agricultural activity in the vicinity of the farmyard along with wider agricultural activity. Non-agricultural features of these periods are not anticipated but would be likely to be of **medium** significance. Stray finds are likely to be of **low** significance, although Palaeolithic finds may have a **medium** significance. Localised features dating to the Post-medieval periods are considered to be of **moderate-high** potential with **negligible-low** significance. Later agricultural usage of the Site area is unlikely to have resulted in any significant disturbance to underlying archaeological deposits that might be present. A potential **negligible** adverse effect has been identified on hedgerows of low significance.
- 11.3 The proposals are considered to have a potential **negligible** adverse effect on the significance of a non-designated asset, Maddoxford Farmhouse, through an impact to its setting. The level of harm identified is considered to fall within the lowest range of **less than substantial harm** and should consequently be weighed against the clear public benefits arising from the scheme in accordance with relevant parts of the Local Plan and relevant paragraphs of the NPPF.

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The Hedgerow Regulations 1997 (amended 2002)

13 ACKNOWLEDGEMENTS

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APPENDIX 1:

Gazetteer of Historic Environment Records

HER Table: Monuments (Winchester City Council)

MonUID	RecordType	Name	Period
MWC7732	MON	Possible path or track 230m north-east of Willow Farm, Curdridge	pmed-med
MWC7713	LND	Former quarry north of Netherhill Farm, Durley	pmed
MWC7731	MON	Disused quarries at Frogmill Farm and Long Acres Farm, Curdridge	pmed
MWC7733	MON	Water meadows west of Wangfield Copse, Curdridge	pmed
MWC1613	BLD	High House	pmed
MWC1648	BLD	Lower Wangfield Farmhouse, Wangfield Lane	pmed
MWC1893	BLD	Netherhill House	pmed
MWC1894	BLD	Netherhill House, granary 5m. S.W.	pmed
MWC7714	LND	Post-medieval quarries or extrative pits, south of Hill Farm, Durley	pmed
MWC7714	LND	Post-medieval quarries or extrative pits, south of Hill Farm, Durley	pmed
MWC7714	LND	Post-medieval quarries or extrative pits, south of Hill Farm, Durley	pmed
MWC1649	MON	Frog Mill	pmed
MWC1650	MON	Frog Mill Lane	prehist
MWC430	MON	Botley-Bishops Waltham Line	pmed
MWC4540	MON	HILL FARM	pmed

HER Table: Monuments (Hampshire County Council)

MonumentID	SiteRecord	SiteName	Period	SiteSummar	Eastings	Northings
31052	Findspot	Medieval Scatter	med	1) Site/Area No: 02/08. Medieval surface scatter No core areas.	450700	113800
31051	Findspot	Medieval Findspot	med	1) Site / Area No: 02/08. Medieval surface scatter. No core areas.	451300	113500
38733	Monument	Medieval Farmstead, Possible Mill, Maddoxford Farm	med	First documented in AD 1228 as MATTUKESFORD (MATTA FORD) and possibly the site of a mill mentioned in Medieval documents.	451632	114427
42365	Monument	Maddoxford Farm	pmed	Site of destroyed agricultural barn. Late C19, though probably earlier, demolished in the 1950's.	451566	114440
55949	Monument	Charcoal Producing Site, W Of Bottings Estate	pmed	Late C18 - early C19 charcoal producing site.	451800	113400
57414	Monument	Plough Marks	pmed	Post-medieval or modern plough marks.	450844	113831
57415	Monument	Brick Lined Well	pmed	A brick lined well.	451108	114093
57416	Monument	Hollow Way	pmed	A holloway observed during a watching brief.	451252	114478
59047	Monument	Post Medieval Quarry	pmed	Post medieval extractive pit or quarry visible as earthworks on aerial photographs.	451457	115023
59049	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	451598	114794
59050	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	451705	114713
59051	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	452115	114727
59052	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	452118	114727
59054	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	451958	114059
59055	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	451540	114204

HER Table: Monuments (Hampshire County Council)

59056	Monument	Post Medieval Quarry	pmed	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	451430	114060
59063	Monument	Site Of Toll House And Toll Gate	pmed	Toll house and toll gate at Boorely Green Turnpike. Gate shown on 1st Edition Ordnance Survey mapping, house shown on 1st, 2nd, 3rd and 4th editions.	450917	113799
31055	Findspot	Mesolithic To Neolithic Surface Scatter	prehist	1) Site/Core Area: 02/02. Mesolithic - Neolithic surface scatter. Two core areas.	451590	113460
17821	Findspot	Handaxe	prehist	(1) A hand axe measuring 185mm by 76mm by 30mm thick was found in Curdridge. (Present whereabouts unknown, no further information available) REB 1.8.90	452200	114200
31056	Findspot	Surface Scatter Of Flint Debitage	prehist	1) Site/Area No: 02/01. Surface scatter of flint debitage dating from Mesolithic to Neolithic. One core area.	451630	113600
58169	Monument	Prehistoric Burnt Flint Scatter	prehist	During the construction of the Botley to Hamble pipeline a watching brief was conducted along the length of the proposed route. A large scatter of burnt prehistoric flints were noted at this location along with sherds of post medieval pottery.	451118	114201
58170	Monument	Prehistoric Flints And Multi-Period Pottery Sherds	prehist	During the construction of the Botley to Hamble pipeline a watching brief was conducted along the length of the proposed route. A collection of prehistoric flints were recovered and these comprised two worked flints (one a Bronze Age scraper) and six bu	451190	114318
17969	Monument	Roman Kiln	rom	(1) Roman tile kiln excavated in 1956 by Mr. F. Cottrill of Winchester City Museum. The structure measured 14ft 4inches (4.37m) by 3ft (0.914m) and was made of flanged roof tiles. Associated pottery sherds suggest a late 1st century date for the kiln.	451280	115070
38904	Monument	Surface Scatter	unknown	1) Surface scatter which may denote limited activity/occupation.	451250	113730
38905	Monument	Surface Scatter Which May Suggest Occupation	prehist	1) Surface scatter which may denote limited activity/occupation.	450660	113700

HER Table: NMP Plot

OBJECTID_1	SITE_TYPE	FORM	PERIOD	SHORT	SOURCE
39020	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
39021	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
39061	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
39062	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
39092	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
39093	QUARRY	CROP MARK	PM	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	OSP
39185	PATH	CROP MARK	MN	Bank and ditched feature, possibly a path or track of post medieval or modern origin, visible as cropmarks on aerial photographs.	OSP
39186	PATH	CROP MARK	MN	Bank and ditched feature, possibly a path or track of post medieval or modern origin, visible as cropmarks on aerial photographs.	OSP
39352	PATH	CROP MARK	MN	Bank and ditched feature, possibly a path or track of post medieval or modern origin, visible as cropmarks on aerial photographs.	OSP
39357	QUARRY	CROP MARK	PM	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	OSP
39358	QUARRY	EXTANT	PM	The possible site of a post medieval quarry is visible as cropmarks on aerial photographs.	OSP
40230	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40231	QUARRY	EXTANT	PM	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	RAF
40328	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP

HER Table: NMP Plot

40329	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40330	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40331	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40332	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40456	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40457	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40458	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40459	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40460	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40461	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40462	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40463	DRAINAGE SYSTEM	EXTANT	PM	A drainage system of post medieval origin is visible as earthworks on aerial photographs.	OSP
40923	QUARRY	EXTANT	PM	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	RAF
40924	EXTRACTIVE PIT	EXTANT	PM	Post medieval extractive pit or quarry visible as earthworks on aerial photographs.	RAF
40925	QUARRY	EXTANT	PM	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	RAF

HER Table: NMP Plot

40926	QUARRY	EXTANT	PM	The possible site of a post medieval quarry is visible as low rounded earthworks on aerial photographs.	RAF
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HER Table: Events**WCC Events**

EvUID	RecordType	Name
EWC1649	EVS	Frog Mill
EWC1650	EVS	Frog Mill Lane
EWC430	EVS	Botley-Bishops Waltham Line
EWC4540	EVS	HILL FARM

HCC Events

MonumentID	SiteAltern	SiteSummar	SiteName	Eastings	Northings
68910	event	Geophysical survey undertaken across Boorley Green Golf Course and associated agricultural land.	Boorley Green	451016	114853
67656	event	Archaeological evaluation undertaken prior to development of the site.	Boorley Green Sport Pitches	451042	114522
69726	event	Geophysical survey over an area outlined for development.	Uplands Farm Geophysical Survey	451171	113862
70225	event	Evaluation undertaken prior to development.	Uplands Farm Estate	450484	114207
72493	event	Excavation area A.	Botley Bypass	451097	113905

HER Table: Historic Buildings

WCC Listed Buildings

DesigUID	RecordType	Name	Grade	NationalRe
DWC2409	LB	High House	II	1350585
DWC2532	LB	Lower Wangfield Farmhouse	II	1095653
DWC2541	LB	Netherhill House	II	1095655
DWC4384	LB	Granary 5 metres south west of Netherhill House	II	1301917

HCC Historic Buildings

MonumentID	SiteRecord	SiteName	SiteSummar	Eastings	Northings
1385	HistoricBuilding	Oak House	Unlisted building in a Conservation Area.	451359	113253
42354	HistoricBuilding	1 Newhouse Farm Cottages	House (1880 AD-1905 AD)	451570	113934
42355	HistoricBuilding	2 Newhouse Farm Cottages	House (1880 AD-1905 AD)	451571	113940
42357	HistoricBuilding	Maddoxford Farmhouse	A farmhouse the earliest parts of which date to the C15.	451569	114418
42361	HistoricBuilding	Loose Box 15M Ene Of Maddoxford Farmhouse	Loose box (1865 AD-1899 AD)	451593	114436
42358	HistoricBuilding	Cartshed 25M Ene Of Maddoxford Farmhouse	Unlisted Cart Shed at Maddoxford Farm, now used as a garage for caravans. Late C19. 4-bay, timber-framed and weatherboarded, with a hipped roof of corrugated iron.	451601	114406
42342	HistoricBuilding	Barn 10M N Of Lower Wangfield Farmhouse	Unlisted Barn at Lower Wangfield Barn, now used for calf rearing. Late C19. Timber-framed and weatherboarded on brick sleeper walls. Half-hipped tile roof. Later inserted windows and doors.	452095	114267

HER Table: Historic Buildings

42343	HistoricBuilding	Granary At Wangfield Farm	Unlisted Granary at Wangfield Farm. Late C19. Timber-framer and weatherboarded. Half-hipped corrugated iron roof. Unsympathetically restored, and now sectioned off from the rest of the farmyard by a panel fence.	452255	113999
42359	HistoricBuilding	Michael House	Unlisted former Coach House and Stable block at Maddoxford Farm, now converted into a dwelling. Late C19, converted at some time post WW2, but by 1991. Now a 2-storey building with a low-pitched, hipped roof, of modern tile. Rendered facades and moder	451594	114425
42362	HistoricBuilding	Granary 20M Ne Of Maddoxford Farmhouse	Unlisted Granary at Maddoxford Farm, now converted for use as a poultry house. Late C19. Small, square granary; timber-framed and weatherboarded, although some replacement by corrugated iron. Shallow, hipped roof of corrugated iron.	451591	114444
5656	HistoricBuilding	Farmhouse At Uplands Farm	Farmhouse (1600 AD-1699 AD)	451240	113704
5657	HistoricBuilding	Uplands Farm: Barn 30 Yds Sw Of Farmhouse	C18 barn of 7 bays, with sawn timbers main frame, resting on low brick wall. Red tile roofing with half hips at ends. Weatherboarded walls.	451239	113671

HER Table: Historic Buildings

5660	HistoricBuilding	Newhouse Farm: Granary 30 Yds E Of Farmhouse	Small square granary on 4 staddles, red tile, weatherboarded frame.	451582	113963
5663	HistoricBuilding	Old Gate House	Red brick toll house erected c.1840.	450925	113796
10482	HistoricBuilding	High House	House (1600 AD-1935 AD)	451722	114452
5658	HistoricBuilding	Uplands Farm: Farm Building 30 Yds Nw Of Farmhouse	Early C19. Rectangular block with openings on the east side. Red brickwork; first floor band. Red tile roof, half hipped at each end.	451213	113700
5659	HistoricBuilding	Newhouse Farm: Barn 30 Yds Se Of Farmhouse	C18. Ten bay structure, with sawn timber main frame, on a low brick wall. Red tile roofing, half hipped.	451611	113947
5661	HistoricBuilding	Newhouse Farm: Small Barn 40 Yds Ne Of Farmhouse	Early C19. Five bays, timber frame, with low eaves. Massive red tile roof, half hipped at each end; 2 hipped dormers and hipped roof to central hay loft doorway. Boarded walling; some cart openings.	451591	113978
10499	HistoricBuilding	Lower Wangfield Farmhouse	House. C17 timber frame, with some early C19 cladding, C20 features and outshot. Exposed frame, to the upper floor on three sides, with herringbone brick infill; other walls of brickwork in Flemish Garden Wall bond, cement plinth. Half-hipped tile roof	452097	114250

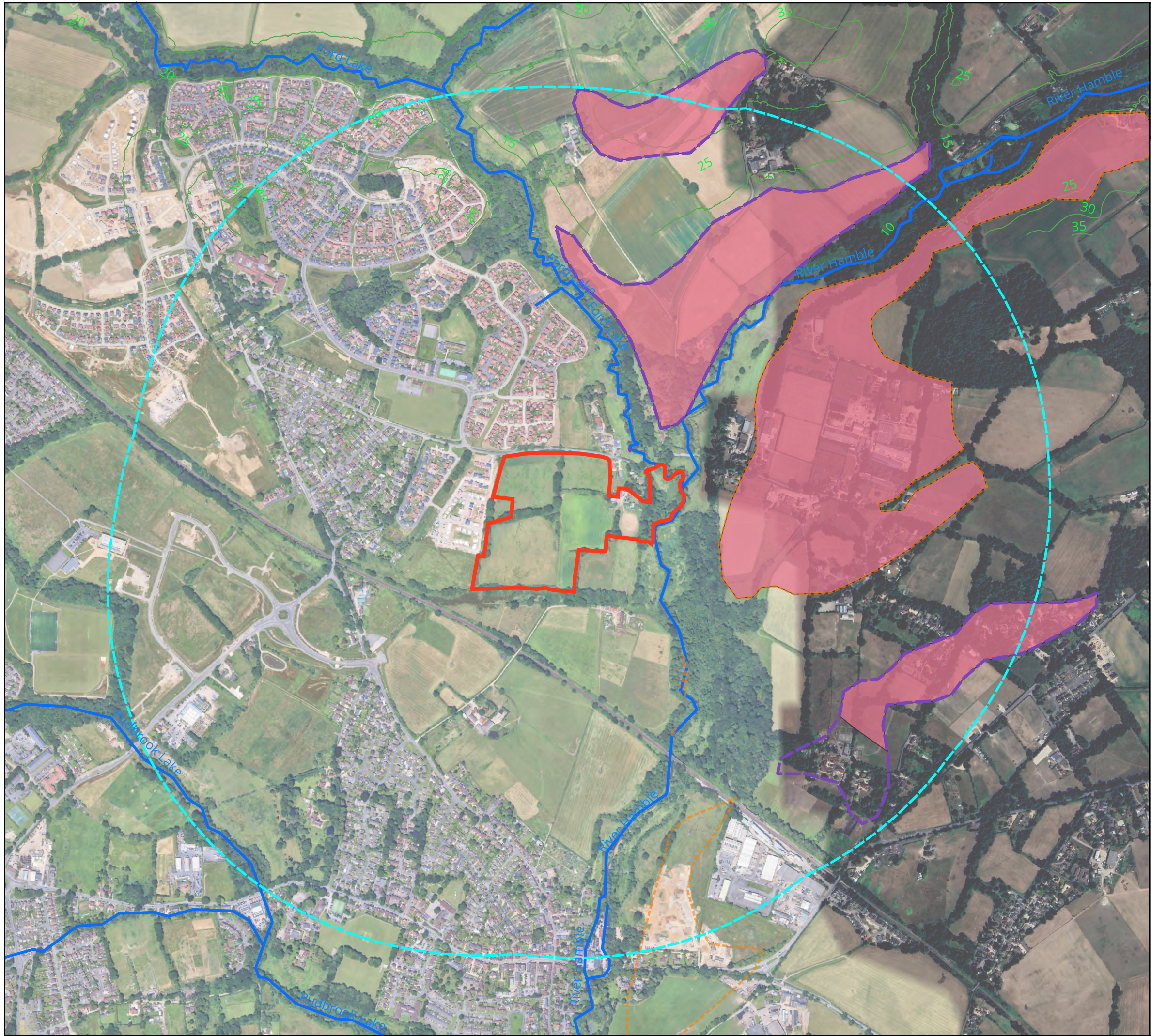
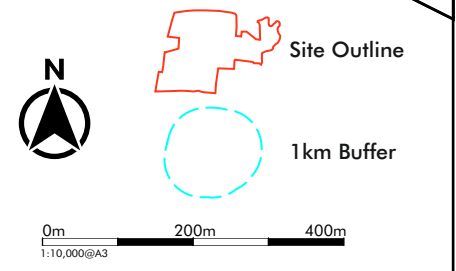


Figure 2.1:
Map of Historic Environment Data,
Palaeo-predictive Models (WCC)



KEY

-  Palaeo-predictive model, moderate_medium derived
-  Palaeo-predictive model, moderate_many derived
-  Palaeo-predictive model, high derived

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