

Land at Cranbourne Drive, Otterbourne

Heritage Appraisal

edp7840_r002b

1. Introduction

- 1.1 This Heritage Appraisal has been researched and prepared for Barwood Land by The Environmental Dimension Partnership Ltd (EDP), to both inform and support proposals for the development of Land at Cranbourne Drive, Otterbourne, Hampshire.
- 1.2 Specifically, it has been prepared to support the site's promotion for residential development as an allocation within the Winchester District Local Plan 2018 – 2039, emerging currently.
- 1.3 The aim of the Appraisal is to provide an overview of the heritage issues that are associated with the site's proposed development and then to define whether and to what extent those issues preclude or restrict its deliverability or capacity to accommodate development.

2. The Site

- 2.1 The site covers an area of 14.5 hectares (ha) of mainly agricultural farmland, with some mature woodland at the southern end and some more recent plantation woodland along the western boundary, flanking the M3 motorway.
- 2.2 It is centred on approximately National Grid Reference (NGR) SU 45667 23172 and is located between the east side of the M3 to the west and the residential housing estates on Cranbourne Drive to the east, albeit wrapping around Otterbourne Church of England School in the south.
- 2.3 The southern boundary runs through an area of mature woodland occupying the north-facing side of Otterbourne Hill and the northern end of the site follows a Public Footpath running west from Main Road in Otterbourne, towards the motorway embankment.
- 2.4 The west side follows the embankment of the M3 and the east side is defined by the property boundaries of the residential properties to the west of Cranbourne Drive.
- 2.5 The location and extents of the site, which generally fall gently downwards from south to north and west to east, are highlighted on **Plan EDP 1**. In terms of the natural topography, it is noted that the land falls quite sharply from south to north in the far south of the site and then rather more steadily towards the northern boundary, where there is another pronounced slope; from circa 70m aOD to 30m aOD overall, but in fact from circa 45m aOD to 30m aOD outside the southern wooded block.

2.6 Aside from the mature woodland at the far south end, the site comprises a number of enclosed agricultural fields; one large one in the middle/north and four smaller ones in the south. They are separated and enclosed by mature tree lines and hedgerows for the most part, albeit the south-eastern boundary is quite 'open'. Much of the eastern boundary in the north comprises fences which separate the site from the adjacent residential properties.

3. Methodology

3.1 This appraisal has been prepared in line with current best practice professional guidance by a Member of the Chartered Institute for Archaeologists (CIfA), where EDP is also a Registered Archaeological Organisation (RAO).

3.2 Its completion comprised two elements; (1) an initial data trawl and desk study to identify the heritage assets that might be affected by the site's proposed development and (2) a site visit and walkover survey completed in fine, dry weather conditions in October 2022 and aimed at determining whether, and to what extent, any relationships between the assets and the site might restrict the deliverability or capacity of the latter to accommodate residential development.

3.3 The data trawl and desk study included consultation of relevant national and local databases of archaeological and heritage information; notably the National Heritage List for England (NHLE) curated by Historic England and the Hampshire Historic Environment Record (HER) which is maintained by Hampshire County Council.

3.4 The initial data trawl also included an initial review of historic maps from online sources and the relevant planning policy framework covering the conservation and management of the historic environment, both nationally and at the local level.

3.5 The site visit and walkover took in all of the accessible land within the redline boundary; which in this case excluded the denser woodland in the far south; and a wider review taking in all of the designated heritage assets located in the site's wider surroundings, to understand whether, in what way(s) and to what extent their setting contributes to their heritage significance and to then determine whether, and to what extent and in what way(s) the site also makes a contribution in that respect.

3.6 Current best practice guidance for the identification and assessment of 'indirect' effects on heritage assets is set out in Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*, which is known and referenced to as GPA3. This current guidance was employed in the completion of this heritage appraisal.

4. Results of the Appraisal Process

Designated Heritage Assets

- 4.1 The initial data trawl and desk study identified that the site does not contain any designated heritage assets such as listed buildings or scheduled monuments.
- 4.2 However, it also established that it does take in the north-eastern elements of Cranbury Park Grade II* Registered Park and Garden (or RPG) [UID 1000860].
- 4.3 In addition, there are 14 listed buildings located in relatively close proximity within the built-up extents of the village of Otterbourne. All 14 of these listed buildings are positioned at least 40 metres from the site along 'Main Road,' and are for the most part separated from its eastern boundary by later 20th century residential housing estates.
- 4.4 Aside from the Grade II* listed Church of St. Matthew [UID 1095758], which therefore meets the criteria to represent an asset of the 'highest significance' in terms of the *National Planning Policy Framework* (NPPF, July 2021); all of the listed buildings are designated at Grade II, the lowest of the three grades in England and accounting for no less than 91.7% of all the listed buildings in the country.

Cranbury Park Grade II RPG*

- 4.5 Although the north-eastern extent of the Grade II* RPG extends into the southern boundary of the site, the vast majority of this designated heritage asset is situated on the west side of the M3 and separated from the western fringe of the site by a distance of around 100 metres.
- 4.6 The RPG citation describes this asset as:
- "Mid to late C18 formal gardens, pleasure grounds, and a landscape park, developed in the 1830s' and further adds that 'Cranbury House and its surrounding landscape of c.150ha is located 7km south west of Winchester, 3km north-west of Eastleigh, and immediately west of Otterbourne."*
- 4.7 The principal building, Cranbury House (listed Grade I), was built:
- "...in 1790 by George Dance the Younger (1741-1825) for Lady Dance-Holland, and was altered internally in 1830 by J.B. Papworth. The House was extended in the mid C19 and then reduced in 1960. The building is L-shaped and built of brick with stone and stucco dressings and has a courtyard on the west side formed between the wings and the service buildings. The south or entrance front is of two storeys with a mid C19 porte-cochere".*
- 4.8 In terms of the internal spaces of the RPG, the Historic England citation highlights that:

"The gardens and pleasure grounds lie to the east, north and west of the House and are largely early C19 in design, contemporary with the work on the House by Papwort", whilst it is then subsequently indicated that "Open parkland lies to the north, west and south of the gardens and pleasure grounds, with scattered trees including oak, beech and hornbeam, the area backed to the north-west, north-east, east and south by woodland".

4.9 The boundaries are described within the citation as follows:

"The park is bounded by Home Farm and open land to the west and north-west, Freemantles Copse to the north-east, the M3 motorway which cuts off the former south-east tip of the park to the east, and Hoccombe Road to the south, with the residential area of Hillingbury on the outskirts of Eastleigh beyond. Cranbury House and the southern half of the park are on a plateau and the ground falls steeply from here to the north."

4.10 It is noted in the RPG citation that:

"The main entrance...is from Otterbourne Hill in the south-east corner of the park...off the old A33, Southampton to Winchester road, just north of where it crosses the M3, from where a drive leads north west over the motorway and past the mid C19 Top Lodge (listed grade II) to the House".

4.11 It is highlighted that there are views from the ha-ha to the east and south over the park and there are also views available from beyond the north of the House and the falling ground there, towards Winchester in the distance.

4.12 The second edition 6" Ordnance Survey map (surveyed 1895 and published 1898) depicts the Park before the construction of the M3, cut it into two parcels and a wedge of woodland on the eastern side to the south of the Church of St. Matthew in Otterbourne (see **Plan EDP 2**).

4.13 It identifies a 'lodge' to the south of the church and on the north side of a track turning south-west off the main Winchester to Southampton road, and rising up the slope and passing inside the southern edge of the woodland plantation *Little Hessians Copse*. From there, this entrance drive turned hard to the north-west and proceeded into the open spaces inside Cranbury Park beyond Top Lodge.

4.14 The triangular southern end of the site takes in the remnants of Little Hessians Copse on the eastern flank of the motorway and the enclosed farmland to the north.

Significance and Setting

4.15 Based on the description above, this designated asset is assessed as drawing the majority of its significance from the architectural, artistic and historic interests of the buildings and spaces that collectively comprise its internal arrangements.

4.16 Foremost amongst the buildings are the House (Grade I) and The Castle (Grade II), situated

circa 500 metres south-east of the House and comprising “*the C13 ruins of Netley Abbey which were reassembled at Cranbury in the 1770s with an C18 two-storey tower and a brick building behind. A wing was added to the folly in the C19*” and Top Lodge on the south-eastern flank of the Registered Park and Garden.

- 4.17 As far as the principal spaces are concerned, Cranbury House is surrounded by an expansive ornamental landscape of designed gardens, pleasure grounds and parkland that also includes three ponds (Great, Upper and Lower Ponds) and well wooded copses along the margins.
- 4.18 The broader setting of the Grade II* RPG is assessed as making a positive contribution to its significance as a designated heritage asset, with the agricultural landscape adjoining the west and north sides, in particular, being the most notable contributors. This is on the basis that they serve to illustrate the wider agricultural landscape in which Cranbury Park was established in the later 18th century, with there being very open and eye-catching views outwards towards the west, from the western side of Cranbury Park around Home Farm.
- 4.19 The Park’s setting in the south is now entirely defined by the mid and late 20th century housing estates on the southern frontage of Hocombe Road and this represents a significant departure from the densely wooded landscape on the south-facing slopes of Otterbourne Hill, shown on the second edition of the 6” OS map. Instead, this landscape was gradually lost as Eastleigh’s residential suburbs grew northwards through the latter decades of the 20th century.
- 4.20 To the east, the setting of the Grade II* RPG has been adversely affected by the construction of the M3 motorway that runs north towards Winchester, as well as the expansion of the village of Otterbourne west and south. The effect of this has been to bind the Park into the southern edge of the modern settlement and, in the process, all but eliminate its sense of separateness and seclusion.
- 4.21 As well as cutting the Park in two and introducing considerable noise into its wider setting, the motorway’s development has adversely affected the RPG by severing the entrance drive south-west up the hill from the A33 Winchester Road towards Top Lodge, thereby closing this access and instead relocating it to the south and over the hill (see **Plans EDP 1, 2 and 3**).
- 4.22 Photographs illustrating the points which are made in the above paragraphs are included here as **Images EDP 1 to 9**.

Relationship to the Site

- 4.23 The site includes the north-eastern extent of the RPG (Little Hessians Copse), as well as the enclosed agricultural fields adjoining it and running northwards along the eastern side of the motorway. As such, it is considered that the proposed development of the site has the potential to have a direct and indirect impact on the significance of the registered park.
- 4.24 The southern extent of the site comprises dense and mature woodland, rising up the northern slope of Otterbourne Hill. From the outside, there are no visible buildings or features showing

or inferring that the woodland within the southern boundary of the site represents a designed landscape, as opposed to an area of semi-natural woodland.

- 4.25 Close examination from beside St. Matthew's Church (**Image EDP 1**) shows that the drive up to Top Lodge and the House still survives in the woodland inside the site's southern edge. The lodge and metal gates that close off this entrance to the park equally remain *in situ* beside the south end of the site.
- 4.26 Whilst the southern end of the site includes elements of Cranbury Park Grade II* RPG, the rest of the site area further north is located within its wider setting, in the sense that it forms part of the surroundings in which the asset is experienced. In the main, however, the experience is rather limited, comprising views of an area of mature woodland rising up the slope to the south and not exhibiting any outward expression of design and no indication that this represents an area of historic parkland.
- 4.27 Photographs illustrating the 'experience' of the Grade II* RPG from the centre and north of the site are reproduced here as **Images EDP 10** and **11**.
- 4.28 The centre and north of the site (in particular) do comprise enclosed agricultural fields and in that sense, they still contrast with the areas of woodland and scattered trees within the park to the south and west. In addition, they represent a surviving fragment of the agricultural landscape that historically formed the surroundings of the historic parkland when it was first laid out, but has since been eroded and reduced by the development of houses and supporting infrastructure in the latter decades of the 20th century.
- 4.29 In that regard, the enclosed agricultural farmland within the site represents an element of the setting of this asset which makes a very small contribution to its significance, in view of the fact that the designed aspects that are the focus of this designation are, for the most part, focused to the west of the motorway and there are no longer any visual or aesthetic inter-relationships in between the two. The enclosed fields themselves have been denuded of historic character through the loss of internal field boundaries and this now forms an isolated and relict fragment of historic fields sandwiched in between Otterbourne's modern residential estates to the east and the wooded plantations flanking the motorway to the west.
- 4.30 Appropriate consideration has been given to the existence of historic connections between the agricultural land at the site and Cranbury Park RPG adjacent, which might make a contribution to its significance as a heritage asset.
- 4.31 In that regard, the apportionment accompanying the 1840 Tithe map (see **Plan EDP 3**), which was subject to an update in 1864/65, was reviewed to determine whether any of the enclosed fields at the site were either owned or occupied by Thomas Chamberlayne, who both owned and occupied the Park in the middle of the 19th century.
- 4.32 The outcome of that process is that (in 1840) the majority of the land was owned by Magdalen College, Oxford, and most of the remainder was in the ownership of either the Dean and

Chapter of Winchester or the Warden and Scholar of Winchester College.

- 4.33 None of the agricultural field parcels within the site are identified as being owned by Thomas Chamberlayne in 1840, but it is recorded in the revision of 1864/65 that he came to own one parcel, even though the vast majority continued in the ownership of Magdalen College.
- 4.34 It is recorded that Thomas Chamberlayne occupied 16 of Magdalen College's field parcels at the site in the 1840 apportionment and 14 in the 1864/65 revision. However, whilst this goes to demonstrate that there was a connection between the Cranbury Park estate and the land within the site boundary, it is not one that is considered to bear upon and positively contribute to the Park's heritage significance.

Likely Impact

- 4.35 The proposed development of the site could certainly preserve (if not in fact actively enhance) the significance of the area of the RPG that it extends to include by agreeing and implementing an appropriate management plan that (a) secures the longevity of the tree stock and (b) sets out a strategy for improved access and interpretation within the historic Little Hessians Copse, in order to better reveal its significance.
- 4.36 At the most, the development of the site would give rise to just a very small loss of significance from this designated heritage asset and it is expected that this could be eliminated or reduced with care in the preparation of the masterplan, in particular by using the fields in the south as Public Open Space (see **Images EDP 12** and **13**) and concentrating built development in the areas towards the north of the site, because these are not only already well screened from the RPG but also possess little intrinsic heritage interest.
- 4.37 The 'indirect' impact of development would also need to be set against the direct enhancement that could be delivered through the long-term management of the park's woodland in the north-east and improved access and interpretation.
- 4.38 Hence, it is reasonable to conclude (at this early stage) that the development of the site could at least preserve the significance of the RPG and avoid any harm.

The Listed Buildings

- 4.39 As noted above, there are 14 listed buildings within the site's wider surroundings, with these all concentrated within the built-up extents of Otterbourne to the east and where only one, the Church of St. Matthew is designated at a higher grade.
- 4.40 Grade II* listed buildings within the site's wider surroundings and outside Cranbury Park RPG are listed below in **Table EDP 1**.

Table EDP 1: Grade II* Listed Buildings around the Site.

Asset UID	Name	Description	Location
1095758	Church of St. Matthew	Parish church of 1836-8 by OB Carter & WC Yonge, the nave, apse and aisle 1875 by TH Wyatt for Charlotte Yonge. Polygonal apse to short chancel and nave with transepts.	c.140m south east and 40m north east

4.41 Grade II listed buildings within the site's wider surroundings and located outside Cranbury Park RPG are also identified below, in **Table EDP 2**.

Table EDP 2: Grade II Listed Buildings around the Site.

Asset UID	Name	Description	Location
1178901	Tomb to C. Yonge 5 metres south-west of nave of St. Matthews Church	Tomb of 1901 to C Yonge, authoress, in grey granite, located to the south-west of St. Matthew's Church.	c.140m south-east and c.40m north-east
1350542	Lychgate 15 metres south-east of St. Matthew's Church	Timber-framed lychgate, dated 1893 and donated by C. Yonge.	c.190m south-east and c.75m north-east
1466999	Otterbourne War Memorial	First World War Memorial erected 1920 to the designs Henry LG Hall of Winchester, located outside the Church of St. Matthew.	c.200m south-east and c.85m north-east
1178897	Elderfield	Early C18 house extended in the C19 and C20 and former home of Charlotte Yonge (authoress). Two storeys and attic arranged across three bays.	c.215m south-east
1095757	The White Horse Public House	C18 public house, extended C19 and altered in C20. Of colour washed brick, old plain tiles and slate roofs.	c.145m south-east
1350541	Yeoman's Drove	Late C18 two-storey and three-bay cottage, extended at both ends in C19. Of brick and old plain tile roof.	c.145m south-east
1095756	Cherry Tree Cottage	Cottage of 1900 by G H Kitchin. Brick, with some scantling timber-frame and old plain tile roof. T-shaped, end on to road and of two storeys with projecting bay at right-hand end.	c.175m south-east.
1350540	Otterbourne House	Small country house. Mid C18, altered C19 and converted to flats late C20. Stuccoed brick, slate roof behind parapet. Central 3 storey, 3 bay double pile block with full height bay to the garden front.	c.195m south-east

Asset UID	Name	Description	Location
1095754	Meadow Cottage	Small house of mid C18 date. Of colour washed brick and old plain tile roof, with accommodation over two storeys and basement.	c.200m south-east.
1095755	Milestone in front of Hecton farmhouse	Milestone of early C19 date, of painted stone with painted cast iron plate on front.	c.190m south-east.
1350539	The Old Parsonage	Rectory, now private house. Mid-C19. Of squared knapped flint with brick dressings and slate roof. Asymmetrical two-storey building of five unequal bays, with projecting wings left and right.	c.210m south-east.
1095753	Myrtle Cottage	Early C18 cottage of colour washed brick and plain tile roof. Three bay building of two storeys and an attic.	c.270m south-east.
1350538	Sunningdale	Mid C18 small house, of colour washed brick and plain old tiles. Three bay and two storey formation.	c.270m south-east.

- 4.42 Ten of the Grade II listed buildings comprise residential or commercial premises focused on to one of the main frontages of Main Road, as it runs north-south along the spine of Otterbourne, some 180 metres east of the site boundary.
- 4.43 Photographs showing a selection of these Grade II listed buildings and illustrating their setting are included as **Images EDP 14 to 18**.
- 4.44 It is common that these buildings are of 18th or 19th century origin and the majority of their heritage significance is held in their built form and fabric, an assessment reflected in their statutory designation.
- 4.45 In each case, there is no indication or evidence that the predominantly agricultural land within the site forms part of the *surroundings in which they are experienced*, so hence it is assessed that the site does not fall within their setting or make any contribution to their significance. In each case it is considered that, insofar as their wider setting makes a positive contribution to their significance as a designated heritage asset, it is focused on their inter-relationships with the other buildings and spaces around them and not the agricultural landscape located beyond the western side of the settlement, separated by some 150 metres of modern housing estates rising up to the west.
- 4.46 It is concluded to be very unlikely that any of these ten Grade II listed buildings, aligned north to south along Main Road to the east of the site, would be adversely affected by proposals for its residential development. Hence, they are not considered to form an ‘in principle’ or overriding constraint to the site’s deliverability or capacity to accommodate residential development, and they will therefore not be discussed further.

- 4.47 The three Grade II listed buildings which are neither residential or commercial properties on Main Road comprise (1) the lych gate defining the original eastern entrance to the churchyard around the Church of St. Matthew, (2) the war memorial outside the east end of the churchyard and (3) the tomb of C. Yonge which is located inside the churchyard. In each case, there is no indication or evidence that any of these three assets draws significance from any relationships they hold with the site.
- 4.48 All three are assessed as drawing the majority of their significance from their built form and fabric. Insofar as their setting then makes up the remaining (minor) portion, it is considered to be their spatial, functional and aesthetic relationships with the church and churchyard and the wider settlement and community of Otterbourne, generally, that are of most importance.
- 4.49 It is considered to be highly unlikely that the development of the farmland within the site would have any bearing upon the elements of their setting that contribute to their significance, even if it would represent a change to their wider surroundings.
- 4.50 Hence, it is assessed that none of these three Grade II listed buildings represents a constraint to either the site's deliverability or capacity to accommodate development and they should not prevent or restrict the site's allocation within the Local Plan.
- 4.51 Church of St. Matthew is a Grade II* listed building positioned in the angle of the eastern and southern site boundaries.
- 4.52 It is a Grade II* listed building (an asset of the highest significance in terms of the Framework) dating from the late 1830s and is the parish church of Otterbourne. Photographs showing the listed building's form, appearance and character are reproduced as **Images 19 & 20** and they serve to support the view that the majority of its significance is derived from the architectural and historic interest of its standing form and fabric.
- 4.53 The listing citation makes clear that the building's architectural interest is manifest not only across its exterior, but also within its interior, where features such as the 'hammerbeam' style roof, screen dedicated to Charlotte Yonge and alter rail, in particular, are picked out as being features that contribute to and justify the elevated grading. The association with the authoress Charlotte Yonge, who published over 160 works in the course of her career and counted such important contemporary figures as Lewis Carroll, George Eliot and Charles Kingsley amongst her admirers, underpins and highlights the building's considerable historic interest.
- 4.54 The building is not assessed as holding any archaeological or artistic interest, over and beyond its historic association with Charlotte Yonge.
- 4.55 The building's setting is assessed as making up the lesser portion of its total significance and with the most important contributors comprising:
1. Its functional and associative inter-relationships with the walled churchyard enclosure that surrounds it, and which also provides the best place from which to experience, enjoy

and appreciate those features of architectural and historic interest that underpin and justify its designation as a listed building;

2. Its wider relationships with the historic buildings and spaces of the village to the east and north along Main Road, and where the Grade II listed war memorial is the closest element beside the downward sweep from Otterbourne Hill to the south;
3. Its relationships with Cranbury Park (Grade II* RPG) to the south and west, where it stands alongside the curving entrance drive to the east and immediately to the north of one of the lodges which controlled access to the internal spaces of this designed landscape; and
4. Its historic and functional relationships with the wider parish of Otterbourne, for which it was the administrative and communal focal point from its construction in the early part of the 19th century.

4.56 The land within the site is assessed as falling within the asset's setting, by virtue of the fact that there are close range views of the building's built form and fabric from the enclosed farmland at the southern end, in addition to distant glimpses of the church's nave from the far northern end of the site, close to the public footpath.

4.57 However, the distant glimpses of the church's nave from the far northern end of the site are considered to make no particular contribution to the church's significance as a heritage asset, because they are both localised and fleeting and because they afford all but no experience, or indeed appreciation, of those features of architectural and historic interest which are described as key to its listing within the listing citation.

4.58 Aside from these distant glimpses through the mature trees within its surrounding churchyard and across the rooftops of the modern residential houses of Cranbourne Drive, the land within the centre and north of the site has no tangible interrelationship with the Church of St. Matthew, some 210 metres to the south-east. The views that are available are generally concentrated in a small area in the far north-eastern corner of the site, because it is here that the topography and a small gap in the trees coincide to create glimpses of the church.

4.59 In reality, the site is assessed as representing an element of the church's setting that makes a contribution to its significance, but then (a) only a minor one and (b) as a result of the close range views available in between the southern fields and woodland, on the slopes rising up to Otterbourne Hill and the listed building. These views preserve something of the surroundings in which the church was established in the early 19th century, which is illustrated on the Tithe map of 1840 and comprised a patchwork of agricultural fields south of the village and to the north of Otterbourne Common and Cranbury Park.

4.60 Photographs illustrating the visual relationship between the site and St. Matthew's Church are included as **Images EDP 21 to 23**.

4.61 The expansion of the settlement in the later 20th century, illustrated by the development of the

housing estates along Cranbourne Drive and the addition of the Church of England school to the north of the churchyard, has brought the church into the built-up extents of the settlement rather than leaving it clearly separate to the south in the way depicted on the 1840 Tithe map. Hence, the fields to the west and the Y-shaped road junction to the east represent surviving elements of its historic setting and ones that contribute to the experience and appreciation of this *Building of more than Special Architectural or Historic Interest*.

- 4.62 Set within that context, the proposed development of the site does have the potential to affect the significance of this listed building. However, it is not considered to represent an ‘in principle’ or overriding constraint and should not bear upon the site’s ability to come forward through the emerging Local Plan and accommodate residential development.
- 4.63 This is on the basis that the southern elements of the site are proposed to be retained as open space and left undeveloped, with the proposed residential elements focused on the north end where the land contributes nothing to the significance of the church, beyond representing part of the parish of Otterbourne.
- 4.64 The built elements of the development (concentrated in the north of the site) would therefore be expected to have no adverse impact on this designated heritage asset and the retention of the centre and south as a mixture of Public Open Space and mature woodland would serve to maintain the setting of the church, if not actually enhance it, by opening up new public access and providing views which are not accessible to the public at present.
- 4.65 As such, there is potential for the site’s allocation and development to bring forward and deliver enhancement to this designated asset, by better revealing its significance through new access and provision of appropriate interpretation.

Non-designated Archaeology

- 4.66 The Hampshire HER does not identify any known or recorded archaeological sites, features, deposits or findspots within the boundary of the site, although the Ordnance Survey (OS) map editions from the later 19th and early 20th centuries place **MWC3838** within a quarried area on the eastern edge, even though the HER identifies it a little further to the east.
- 4.67 This record identifies the find of a post-medieval medallion showing a portrait of Julius Caesar, which in all probability derives from casual loss in antiquity and does not indicate or suggest the presence of below-ground archaeological remains of actual or potential significance.
- 4.68 The majority of the recorded archaeological information in the wider vicinity of the site either relates to existing elements of the historic built environment, many of which are statutorily designated as listed buildings (e.g. the milestone in front of Hecton Farmhouse, **MWC3849**), or remains of broadly prehistoric and Roman date uncovered within or around the Silkstead Sandpit and the Great Moorlands Copse incinerator, across the M3 motorway to the north-west.

- 4.69 Indeed, even **MWC3875** (to the north-east of the site), which relates to the discovery of an Iron Age midden in 1933, is understood to be wrongly located and is instead most probably associated with the complex of prehistoric and Roman deposits identified and recorded around Silkstead Sandpit.
- 4.70 Nevertheless, **MWC3814** and **3823** respectively identify scatters of Palaeolithic and Bronze Age flint artefacts from around the wider environs of the site, and **MWC3822** records the find of an Early Bronze Age axehead, from land on the east side of Cranbury Park to the west of the site in 1919, but in the main the Hampshire HER offers little or no information to indicate or suggest that the site contains associated or comparable archaeological remains.
- 4.71 The site is, however, located just to the west of the junction of two known Roman roads; namely the Winchester (*Venta Belgarum*) to Bitterne road running north-south to the east [**MWC6683**] and the Otterborne to New Forest road [**MWC3807**] on a north-east to south west trajectory further to the south and running over the high ground of Otterbourne Common.
- 4.72 No doubt the proximity of these roads (and the associated junction) provides the context for a number of stray finds identified on the Hampshire HER; including the face of Nero found within Cranbury Park in 1956 [**MWC3821**].
- 4.73 Even so, there is no identified or recorded evidence to suggest that the site contains Roman archaeological remains of actual or potential significance. With the HER not noting any known features or deposits of Anglo-Saxon date and the available evidence suggesting that the site was located away from known areas of settlement in the medieval period, and comprised undeveloped agricultural farmland and woodland from at least the post-medieval period, there is little or no evidence to indicate that the land within its boundary has anything more than a low potential to contain archaeologically significant features, deposits and/or remains.
- 4.74 Whilst further investigation will doubtless be required as the site moves forward through the planning process, there is absolutely no reason to either believe or expect that it contains non-designated archaeological features, deposits and/or remains of sufficient extent, complexity or significance to preclude development or restrict the site's capacity.
- 4.75 Instead, the more likely scenario is that the site's archaeological interest can be appropriately understood and addressed by the employment of the usual techniques of evaluation and mitigation, within the context of an outline planning application, and there is no suggestion that physical preservation *in situ* of non-designated archaeological features and/or remains is likely to be necessary or desirable.

5. Conclusions

- 5.1 This Heritage Appraisal has been researched and prepared for Barwood Land by The Environmental Dimension Partnership Ltd (EDP), to both inform and support proposals for the development of Land at Cranbourne Drive, Otterbourne, Hampshire.

- 5.2 Its aims are to provide an overview of the heritage issues associated with the site's proposed development and then to define whether, and to what extent, those issues preclude or restrict either its deliverability or capacity in that respect.
- 5.3 It concludes that, whilst there are 14 listed buildings within the wider surroundings of the site which could potentially be affected by its residential development, in reality only the Grade II* listed Church of St. Matthew has a relationship with the land at the site which bears upon its significance and means that it could be adversely affected (i.e. harmed) by its development.
- 5.4 Even so, it is unlikely that any harm caused to the church would be anything more than limited and therefore equally unlikely to represent a potential 'showstopper'. Instead, any harm which would be caused would need to be considered in the context of the public benefits that would flow from the development's implementation, in line with the Government guidance set out in Paragraphs 199 to 202 of the *National Planning Policy Framework* (NPPF).
- 5.5 However, in this situation, it is anticipated that the proposed development of the site could be brought forward in a way that would avoid any harm to the significance of the church. This is because the masterplan proposals anticipate that built elements of the development would be focused on the northern elements of the site, and the fields in close proximity to the church towards the southern extent of the site would be retained as undeveloped Public Open Space.
- 5.6 The retention of the enclosed agricultural fields to the west and south of the Grade II* listed church as Public Open Space would serve to maintain and protect the setting of this heritage asset and ensure there is no harm caused to its significance.
- 5.7 The south end of the site includes the north-eastern aspects of Cranbury Park Grade II* RPG, whilst the centre and north of the site also fall within the wider setting of this designated asset and contribute to its heritage significance.
- 5.8 However, the contribution which the land makes to the significance of the RPG is 'very small' and is derived from the fact it comprises the degraded and denuded remnants of agricultural enclosures on the north side of the park, which thus contrast with the strongly vegetated spaces within and surrounding the designation, and hence represent a surviving fragment of its wider surroundings from the time of its development.
- 5.9 However, for the most part, the relationship between the site and Cranbury Park is little more than spatial and there is almost nothing in the contemporary experience of the RPG to enable its significance to be experienced or appreciated. Indeed, the area of the designation that can be experienced from the site comprises Little Hessians Copse, which exhibits nothing externally to indicate that it represents the outer reaches of a later 19th century historic park or garden. It is only the presence of the lodge, gates and metalled entrance track behind the parish church which illustrate the designed origins of the woodland and these features are all located to the south of the site's southern boundary.

- 5.10 Hence, it is concluded that the site's relationship to the RPG, where it includes some peripheral elements and falls within its setting more generally, is not an 'in principle' or overriding barrier to its allocation and development. Indeed, the development of the site could bring forward an opportunity to directly enhance the significance of the park and better reveal that significance to the public, through improvements to its management and its interpretation.
- 5.11 At the same time, it is considered that adverse impacts on the RPG through changes within its wider setting could be eliminated or minimised, through careful and considered preparation of the development masterplan; in particular by concentrating the built elements in the north of the site and retaining the agricultural fields north of Little Hessians Copse (in the far south) as undeveloped Public Open Space, because this would (a) maintain a buffer and an appropriate sense of openness bordering the northern flank of the Park and (b) in the process, provide an opportunity to open up public access to the spaces around the designated heritage asset, from where its significance can be better revealed.
- 5.12 Hence, it is concluded that the site's relationship with the RPG does not represent either an 'in principle' or overriding constraint to development, and proposals for development could come forward in due course and be delivered in accordance with the relevant legislative and policy addressing the conservation and management of heritage assets.
- 5.13 Turning to 'non-designated' heritage assets, as set out above, there is little or no evidence to show that the land within the site boundary has anything more than a low potential to contain significant features, deposits and/or remains.
- 5.14 Whilst further investigation will doubtless be required as the site moves forward through the planning process, there is absolutely no reason to either believe or expect that it contains non-designated archaeological features, deposits and/or remains of sufficient extent, complexity or significance to preclude development or restrict the site's capacity.
- 5.15 Set within that context, there is no reason (in terms of heritage matters) why the site should not be taken forward and allocated for residential development within the Winchester District Local Plan 2018 – 2039, emerging now.

Images



Image EDP 1: View looking south-west from beside the Church of St. Matthew and showing the north-eastern entrance to Cranbury Park.



Image EDP 2: View showing the top of the historic north-eastern drive into Cranbury Park, here looking north-east from beside the M3 bridge.



Image EDP 3: View looking west across the M3 bridge towards the entrance gates to Cranbury Park and the Grade II listed Top Lodge beyond.



Image EDP 4: Typical view within Cranbury Park RPG, looking up towards the House and showing the typical character within the designated area.



Image EDP 5: View looking south towards 'The Castle', an ornamental building within Cranbury Park comprising the remains of Netley Abbey, brought here and re-erected in the 18th century.



Image EDP 6: Typical view of the parkland within Cranbury Park RPG, from the Public Footpath which passes east to west through the south end.



Image EDP 7: View looking north-west out of the west side of Cranbury Park RPG, and here showing the Home Farm complex of buildings.



Image EDP 8: View of the south end of Cranbury Park RPG, here looking east along Hocombe Road and showing the relationship between the designated area and the residential housing estates to the north of Eastleigh on the right-hand side.



Image EDP 9: View looking north along the M3 from the overbridge and showing the relationship between the bulk of Cranbury Park RPG on the left and Little Hessians Copse to the right, with the site located beyond and hidden from sight.



Image EDP 10: Typical view looking south towards Cranbury Park RPG in the distance, from the middle of the site.



Image EDP 11: Typical view looking south from the Public Footpath at the north end of the site, towards Cranbury Park RPG in the distance.



Image EDP 12: Typical view of Cranbury Park RPG from the agricultural enclosures at the south end of the site.



Image EDP 13: Typical view looking east along the north side of Cranbury Park RPG, from the agricultural enclosures at the south end of the site.



Image EDP 14: Typical view of Sunningdale and Myrtle Cottage Grade II listed buildings, looking south-west along Main Road.



Image EDP 15: Typical view of The Old Parsonage looking north, with Main Street to the right, here showing the nature of its immediate setting.



Image EDP 16: Typical view of Otterbourne House Grade II listed building, looking north-east along Main Street and illustrating its current setting.



Image EDP 17: Typical view of the Grade II listed White Horse Public House, here looking south-west from Main Street.



Image EDP 18: Typical view of the Grade II listed Elderfield, looking south-east from Main Road and highlighting its immediate setting.



Image EDP 19: Typical view of the Grade II* listed Church of St. Matthew, looking north-east and showing the key aspects of its special interest.



Image EDP 20: Typical view of the Grade II* listed Church of St. Matthew, looking north-west and showing the key aspects of its special interest.



Image EDP 21: View showing the experience of the Church of St. Matthew from the enclosed agricultural fields at the south end of the site.



Image EDP 22: View showing the experience of the land at the southern end of the site, from the southern side of the Church of St. Matthew.



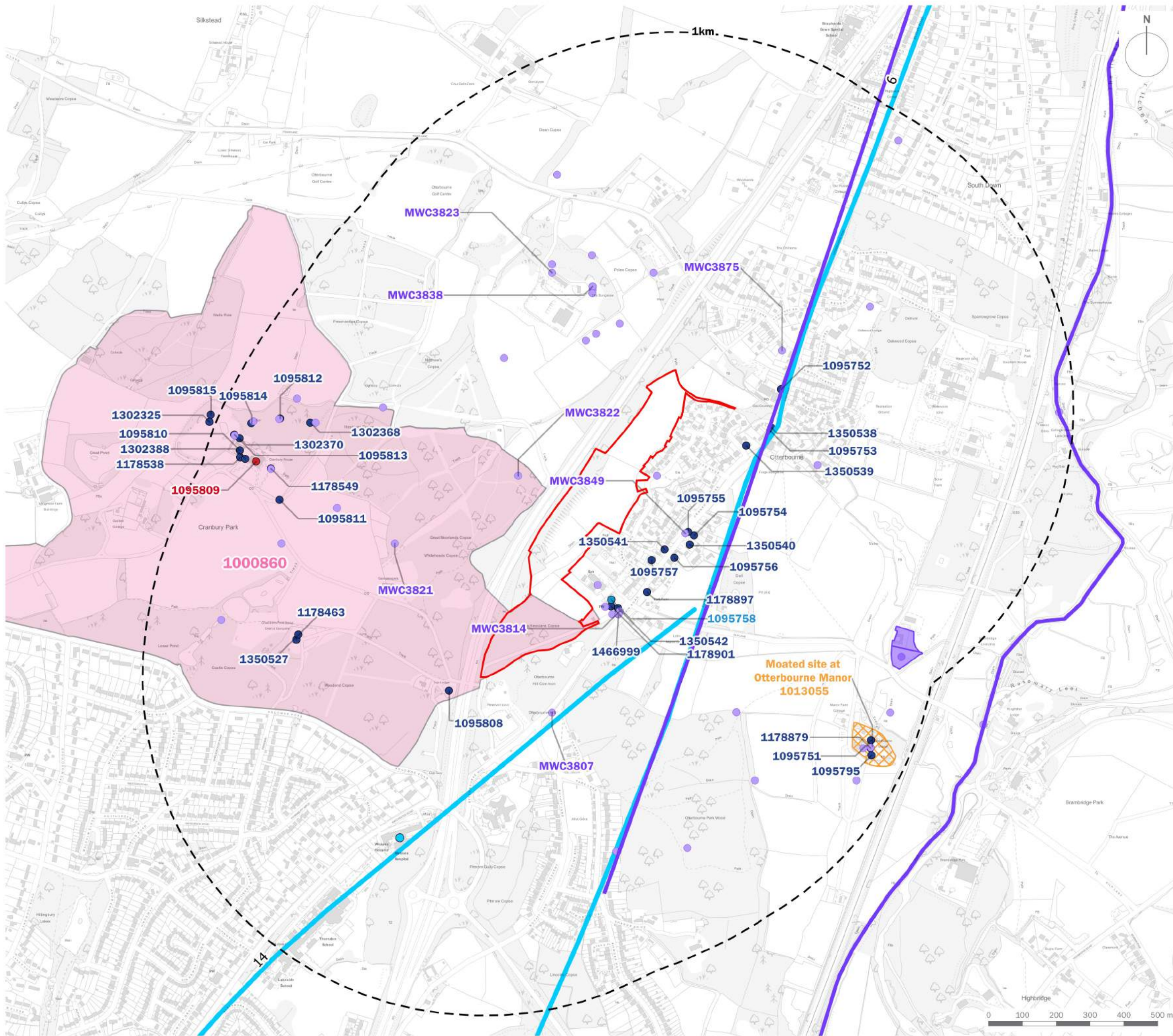
Image EDP 23: View of the Church of St. Matthew, from the agricultural land in the far north-east of the site.

Plans

- Plan EDP 1** Relevant Heritage Assets
(edp7840_d001a 01 December 2022 SWa/JMo)

- Plan EDP 2** Extract from the 2nd Edition 6" Ordnance Survey Map (1888)
(edp7840_d003a 01 December 2022 SWa/ACr)

- Plan EDP 3** 1840 Tithe Map
(edp7840_d002a 01 December 2022 SWa/JMo)



- Site Boundary
- Range Rings (at 1km intervals)
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- HER Monument
- Roman Road
- Archaeology

client
Barwood Land

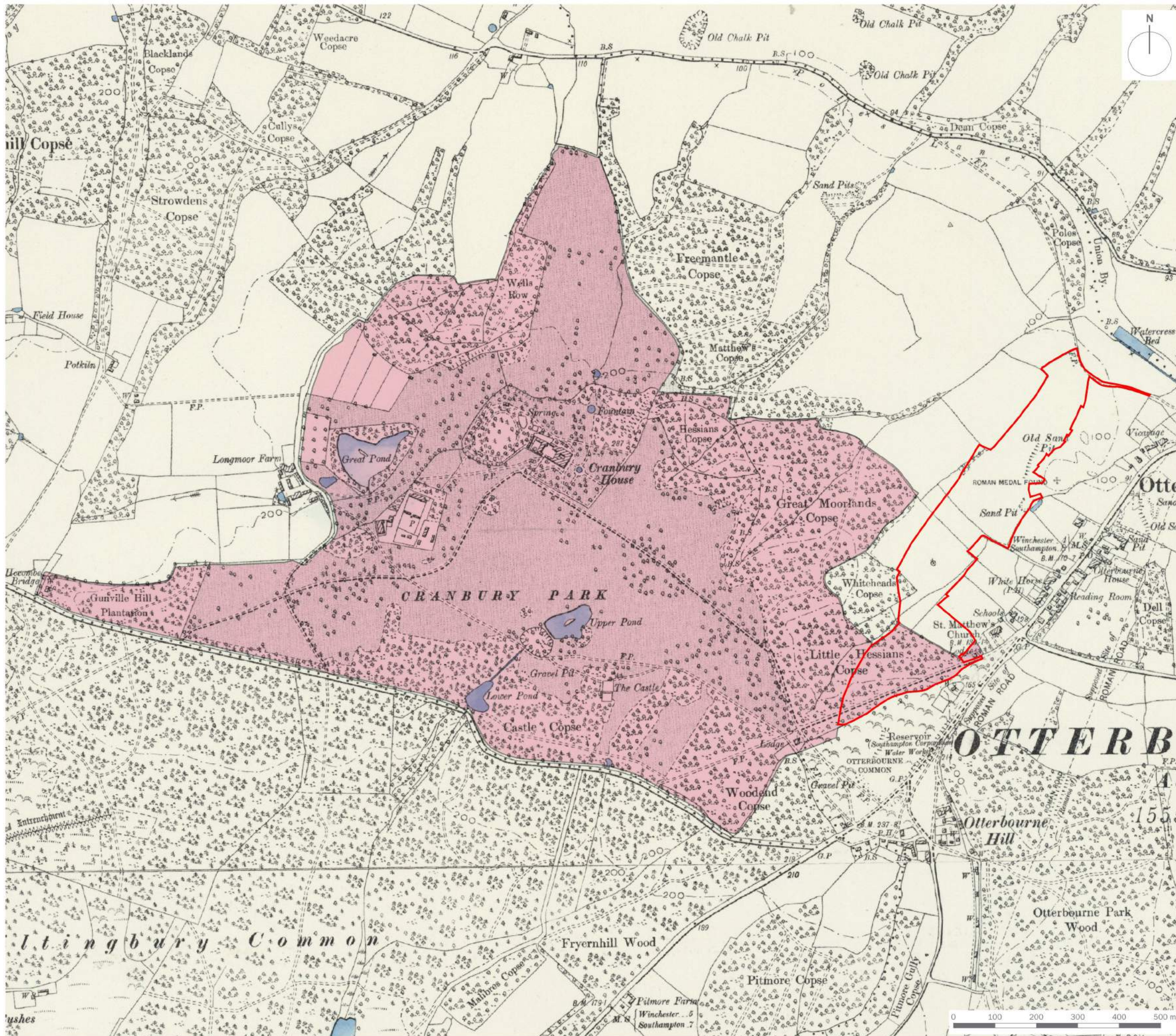
project title
Land at Cranbourne Drive, Otterbourne

drawing title
Plan EDP 1: Relevant Heritage Assets

date **01 DECEMBER 2022** drawn by **SWa**
drawing number **edp7840_d001a** checked **JMo**
scale **1:11,000 @ A3** QA **RBa**



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- Approximate Site Boundary
- Cranbury Park Registered Park and Garden

client
Barwood Land

project title
Land at Cranbourne Drive, Otterbourne

drawing title
Plan EDP 2: Extract from the 2nd Edition 6" Ordnance Survey Map (1888)

date	01 DECEMBER 2022	drawn by	SWa
drawing number	edp7840_d003a	checked	ACr
scale	1:9,000 @ A3	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



 Approximate Site Boundary

client	Barwood Land		
project title	Land at Cranbourne Drive, Otterbourne		
drawing title	Plan EDP 3: 1840 Tithe Map		
date	01 DECEMBER 2022	drawn by	SWa
drawing number	edp7840_d002a	checked	JMo
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