

# Heritage Desk-Based Assessment

January 2024

**Halterworth Lane  
Romsey**

Prepared by  
CSA Environmental

On behalf of  
Gladman Developments Ltd

Report No: CSA/6781/01

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	A	06/12/2023	RM	RM	Minor client comment
	B	09/01/2024	RM	RM	NPPF update



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## EXECUTIVE SUMMARY

Residential development is proposed at Halterworth Lane, Romsey, for which outline planning permission is sought.

CSA Environmental was instructed by Gladman Developments Ltd to undertake a Heritage Desk-Based Assessment (DBA) of the Site. This report provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

The Site is located in an area of known Palaeolithic potential. There is potential for redeposited Palaeolithic material within River Terrace Deposits within the Site. This could be further assessed through archaeological watching brief during any intrusive geotechnical works, or through test pitting/trial trench evaluation. The desk-based assessment has not identified any notable potential for remains of a later date. It is anticipated that the archaeological potential could be addressed by way of a condition attached to outline planning permission, but the scope and timing of further works should be agreed with the archaeological advisor to the LPA.

The closest designated heritage asset is the Grade II listed Luzborough Cottage, c. 60m south-east of the Site. The proposed development would introduce a Primary School extension to the north-west of Luzborough Cottage, with residential development beyond. The proposed development will not alter the immediate setting of Luzborough Cottage, or agricultural land to its north/east. Overall, it is concluded that the proposed development would not adversely impact the significance of the Grade II listed Luzborough Cottage. The development would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Gladman Developments Ltd, for the proposed development at Halterworth Lane, Romsey (hereafter referred to as 'the Site'). Residential development is proposed at the Site, for which outline planning permission is sought.
- 1.2 This DBA provides a review of the known and potential heritage resource, including archaeology, built heritage and historic landscape. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Site occupies an area of c. 12.8ha and is located around central grid reference SU 3741 2166, to the east of Romsey (see Figure 1: Site Location Plan). It is situated across three fields.
- 1.4 This DBA aims to:
- determine, as far as possible from existing records, the nature, extent and significance of the heritage resource within the Site;
  - identify any heritage assets located beyond the Site which may be impacted by the proposals through alteration to setting; and
  - assess the impact of the proposals on the heritage resource.
- 1.5 This DBA has been prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2017) and the Historic England guidance Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning; 2. Historic England (2015).

## 2.0 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Levelling-up and Regeneration Act (2023)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (DLUHC 2023)
- The Planning Practice Guidance (DLUHC & MHCLG 2019)

2.2 Further information is provided in Appendix B.

### National Planning Policy

2.3 The National Planning Policy Framework (NPPF; DLUHC 2023) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; DLUHC & MHCLG 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

### Local Planning Policy

2.4 Local planning policy is contained within the Test Valley Local Plan. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

### Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

## 3.0 METHODOLOGY

### Sources of Information and Study Area

3.1 This report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:

- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets
- The Hampshire Historic Environment Record (HER), for details of recorded heritage assets and previous archaeological works (data received 17 October 2023)
- Historic maps and documentary sources available at the Hampshire Archives
- Aerial photographs held at the Historic England Archives
- Historic maps, documentary sources and aerial photographs available online, including Tithes and Ordnance Survey mapping and historic satellite imagery
- Online sources including the Local Authority website for information on conservation areas, and the Environment Agency for LIDAR data
- A site walkover undertaken on 22 November 2023. Selected designated heritage assets in the vicinity were also visited at this time, as far as public access allowed

3.2 HER data was obtained for a 1km buffer from the Site. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

### Assessment of Significance

3.3 A **heritage asset** is *“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”*. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is *“the surroundings in which a heritage asset is experienced”* (NPPF).

3.4 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II\* listed buildings, protected wreck sites, and Grade I and II\* registered parks and gardens are of the highest significance.



- 3.5 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (HE 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.6 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in *Historic England's Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (HE 2015).

#### Assessment of Impacts

- 3.7 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (HE 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (ClfA 2017).
- 3.8 Guidance on the process for assessing impacts is also provided in *Principles of Cultural Heritage Impact Assessment in the UK* (IEMA, IHBC, ClfA 2021). Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; HE 2017), discussed further in Section 5 and Appendix B.
- 3.9 With reference to the NPPF, harm may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "*is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed*" (PPG).

## 4.0 BASELINE HERITAGE CONDITIONS

4.1 This section reviews the recorded heritage resource within and around the Site with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A and sites are illustrated on Fig. 1 (Designated Heritage Assets) and Fig. 2 (Historic Environment Record Data). HER reference numbers, as detailed in the gazetteer, are referenced in bold in the text. NHLE reference numbers are referenced in italics. The chronology used in preparing this report refers to the Historic England Periods List (HE 2015b). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	950,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

### Site Conditions

4.2 The Site is situated across three fields. At the time of the site visit the north-western area was horse paddock and the remainder of the site was pasture. Two sheds are located in the north-western area of the Site, in use as a stable and storage respectively.



Photo 1: North-western area of the Site, view to east



Photo 2: Southern area of the Site, view to south-west

- 4.3 Boundaries are a combination of hedgerow and fence. The Site is bounded to the south by residential properties along Botley Road and Halterworth Primary School, to the west by Halterworth Lane and residential properties, and to the north and east by agricultural land.

#### Designated Heritage Assets

- 4.4 No designated heritage assets are located within the Site. The closest designated heritage asset is the Grade II listed Luzborough Cottage located c. 60m south-east of the Site (1323738). The Grade II\* listed Luzborough House, and its associated Grade II listed garden elements, are located c. 270m south-east of the Site (1232586 and 1232575).
- 4.5 Other designated heritage assets within 1km include milestones (1093640 and 1339178), a cottage (1268394), a chapel (1276992), a lodge (1232539), and a public house (1166414). Other designated heritage assets in the wider area include Broadlands Grade II\* Registered Park and Garden (1000166), c. 1.2km west of the Site, which includes associated listed buildings, including the Grade I listed Broadlands House. Romsey Conservation Area is located c. 1.2km west of the Site.

#### Non-designated Heritage Assets

- 4.6 No non-designated heritage assets are recorded within the Site.

## Previous Archaeological Investigations

- 4.7 No previous archaeological works are recorded within the Site. Previous archaeological investigations recorded within the study area include:
- Trial trench evaluation in 2016 at land adjacent Luzborough Public House, c. 130m south-east of the Site, which did not record any significant archaeological features (69495; Cotswold Archaeology 2016).
  - Geophysical survey in 2015 at Land at Warren Farm, c. 300m east of the Site, which did not identify any anomalies of clear archaeological interest (68527). A subsequent watching brief in 2016 did not record any features of archaeological interest (Cotswold Archaeology 2016b).
  - Archaeological watching brief in 2004 at Palmerston House, c. 860m west of the Site, which recorded residual finds including material of Prehistoric, Roman and Early Medieval date (56666).
  - Archaeological watching briefs in the 1990s, at Woodley Grange and Windfield, in the north-western part of the study area, which did not record any archaeological features (35619, 27318). Separate observations in 1989 recorded a medieval ditch (25004).
- 4.8 The site is within the study area of a project reviewing the Palaeolithic Archaeology of the Sussex/Hampshire Coastal Corridor (Bates et. al. 2007, hereafter referred to as the '2007 study').
- 4.9 The results of these investigations are discussed further in the period summaries below, where relevant.

## Geology, Topography and the Palaeoenvironment

- 4.10 The Site is located in the Test Valley, c. 2.2km east of the River Test. Tadburn Lake, a tributary of the River Test, is located c. 300m north of the Site. Ground within the Site is generally level, at around 40m above Ordnance Datum.
- 4.11 The bedrock geology is mapped as Eearly Sand Formation sand, silt and clay. This is overlain by Fifth River Terrace deposits, sand and gravel. Fourth River Terrace deposits are recorded in the vicinity of the Site. A band of Head, gravel, sand, silt and clay, is mapped extending into the western area of the Site (BGS 2023).

## Prehistoric and Romano-British

### Palaeolithic

- 4.12 As noted above, the Site is located in the Test Valley, and Fifth River Terrace deposits are recorded across the Site. In the Romsey Area, River Terraces Four, Five and Six, which correspond to Marine Isotope Stages 10 to 8 (MIS 10 – 8), are associated with a cluster of Palaeolithic material



(Bates et. al. 2007). The Palaeolithic material recorded in these River Terrace deposits is not *in situ*, it has been redeposited during the fluvial processes which formed the terraces. MIS 10 - 8 broadly correlates to 400,000 to 300,000 years BP (Before Present), around the Lower/Middle Palaeolithic transition. MIS 9 and earlier is generally associated with *Homo heidelbergensis*, and MIS 8 with *Homo neanderthalensis* (Historic England 2018).

- 4.13 Palaeolithic finds are recorded from a number of locations across the study area. In 2000, the Test Valley Archaeological Society suggested 22 flints and handaxes were recorded from the Romsey area (54805). The 2007 study (see above) identified 400 Palaeolithic finds from the Test Valley in the wider vicinity of Romsey (Bates et. al. 2007, 51). A significant assemblage of Palaeolithic material is recorded from Luzborough Pit (associated with Fourth River Terrace Deposits), to the south-east of the Site. The HER records over 70 handaxes as well as unfinished handaxes and flakes from Luzborough Pit (27362), and a similar number is recorded in the 2007 study. The 2007 study also records an additional 115 hand axes, and a further 70 pieces of worked flint, from Test Road Material Pit, to the east of Luzborough Hill, associated with Fifth River Terrace deposits (Bates et. al. 2007, Table 17). From Fourth River Terrace deposits to the south of the Site, Palaeolithic handaxes were recorded during building construction at Mountbatten School in the 1960s (27426). A Palaeolithic handaxe and retouched flakes were recorded from an area of gravel pits in the southern part of the study area (41660).
- 4.14 A 1950s record references “*at least nine Palaeolithic flint implements*” from Mile Hill, in the west of the study area (24770). Two flint scrapers/choppers of possible Palaeolithic date were recorded during building works in the 1980s, c. 650m west of the Site (27236). These also appear to be from Fourth River Terrace Deposits.
- 4.15 A Palaeolithic handaxe was recorded during swimming pool construction in the 1980s, c. 180m to the north of the Site (51435), in an area of Fifth River Terrace deposits. Another Palaeolithic handaxe was recorded further north during fieldwalking in the 1990s (24836). An undated flint axe is recorded from the northern part of the study area (24764) and two undated flint handaxes are recorded in the eastern part of the study area (55636), also in area of Fifth Terrace deposits.

#### Other Prehistoric and Roman

- 4.16 A scatter of worked flint was identified in the north-western part of the study area in the 1980s. This was observed along a gravel ridge following topsoil stripping (27297). No specific date is recorded.
- 4.17 A Bronze Age urned cremation cemetery was recorded at Luzborough pit in the 1930s, and potentially further urns in the 1950s (25008). An undated burial was also recorded in the 1950s (25007). Bronze Age and

Iron Age pottery referred to by the Test Valley Archaeological Society may also be from Luzborough Pit (54815).

- 4.18 Prehistoric and Roman finds were recorded during a watching brief c. 860m west of the Site (56666).

#### Early Medieval and Medieval

- 4.19 Documentary sources indicate that Halterworth Farm, to the north of the Site, may be of medieval origin (41228). A number of other farms/settlements in the area are also suggested as being of medieval origin including Woodley (41230) Crampmoor (41226) and Whitenap (41232). A possible fishpond is recorded to the south-east of the Site (42216).
- 4.20 A medieval ditch containing burnt daub and redeposited hearth material was recorded during housing development to the north-west of the Site (25004). Early Medieval and Medieval finds are recorded from the western part of the study area (56666). Earthworks representing a medieval or later field system are recorded in the south-western part of the study area (58737).

#### Post-medieval and Modern

- 4.21 The Site is located in the historic parish of Romsey. The 1808 Romsey Extra Enclosure Map records the Site situated across agricultural fields (Plate 1). A track is shown leading into the north-western area of the Site. A similar layout is recorded on the 1845 Romsey Parish Tithe map.
- 4.22 Halterworth Cottage is recorded in the western area of the Site on the 1860s century Ordnance Survey mapping. By the 1890s, Halterworth Lodge (51881), immediately north-east of the Site, had also been established (Plate 3). Further buildings are visible within the Site on 1940s aerial photographs, labelled as 'Lodge Farm' on 1960s mapping (Plate 4). Small agricultural buildings are also visible in the central area of the Site on the 1940s photographs / are recorded on the 1960s mapping.
- 4.23 Buildings within the Site were demolished in the later-20<sup>th</sup> century, with the exception of two sheds (Plate 5, Photo 1). One of these is in use as a stable, the other as storage. Neither are of heritage interest.



Plate 1: Extract from the 1808 Romsey Extra Enclosure Map (© Hampshire Record Office: Q23/2/114)



Plate 2: Extract from the 1845 Romsey Parish Tithe map

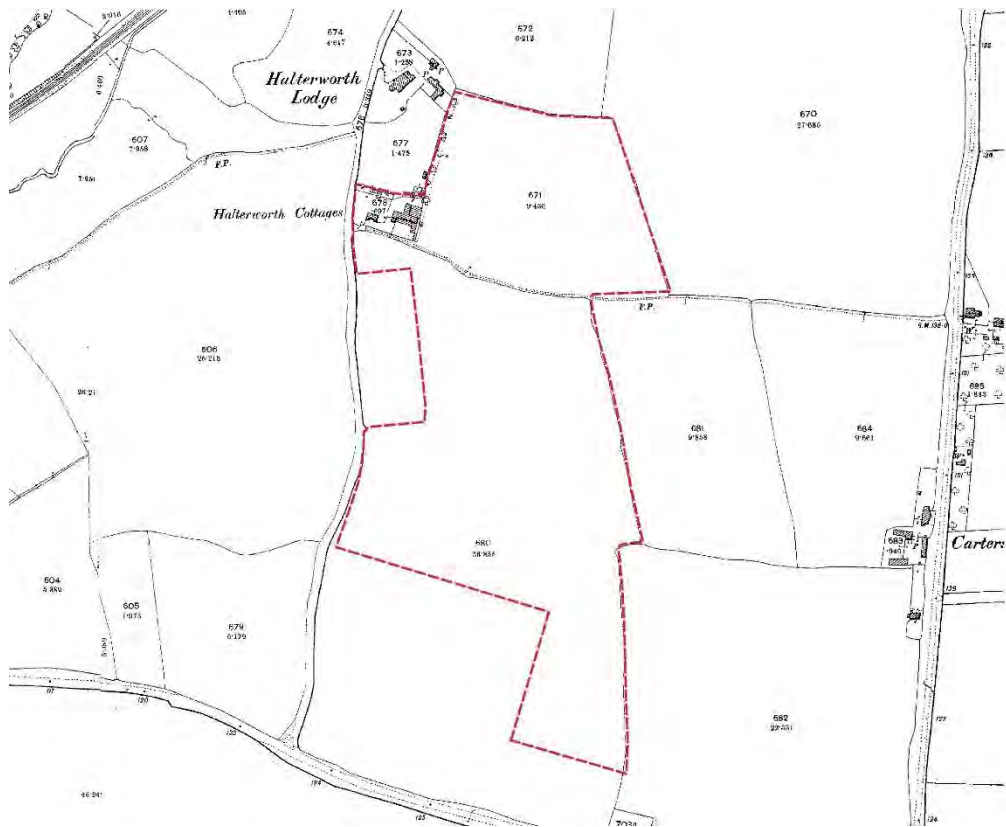


Plate 3: Extract from the 1897 Ordnance Survey mapping

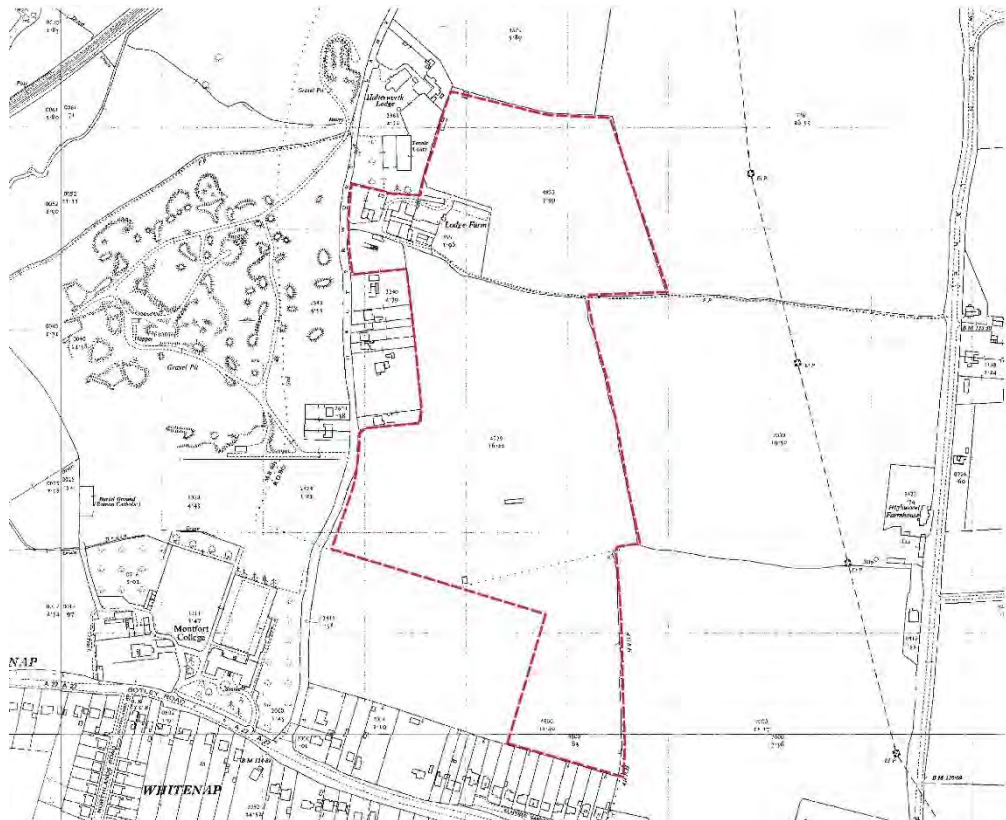


Plate 4: Extract from the 1960 Ordnance Survey mapping





Plate 5: Extract from recent satellite imagery

- 4.24 Halterworth Lodge, immediately west of the Site is recorded as a historic garden on the HER (51881). However, while the building itself is extant, the garden has been sub-divided and redeveloped and the former extent of the garden now contains a number of residential properties. While some historic trees may be present, the garden does not retain any integrity.
- 4.25 Other post-medieval and modern sites in the area include listed buildings, including Luzborough House (52416, 1232586). Romsey Cemetery is recorded on the HER (58088). A WWI military hospital is recorded in the north-western part of the study area (71556). A D-Day marshalling camp is recorded at the north-east of the study area (68534) and Luzborough army camp was located c. 180m east of the Site (66487).

## 5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (HE 2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may therefore be affected by the proposed development.
- 5.3 The Grade II listed Luzborough Cottage is located c. 60m south-east of the Site (1323738). Due to its proximity, this is discussed in further detail below.
- 5.4 The Site visit did not identify any intervisibility with other designated heritage assets in the wider area, which are all separated from the Site by intervening built form.

### Luzborough Cottage

- 5.5 The Grade II listed Luzborough Cottage is a 17<sup>th</sup>-century cottage, with later extensions and alterations. It is timber-framed with brick infill and a thatched roof (Photo 3). There is a 20<sup>th</sup>-century extension to the rear (north).
- 5.6 Luzborough Cottage is located within an associated garden on the north side of Botley Road. The garden, extended from its historic extent, contains 20<sup>th</sup>-century buildings including a stable block. The garden is bounded to the west by residential properties at Elmtree Gardens, to the north and east by paddock, and to the south by Bottley Road, with residential development beyond. Views towards Luzborough Cottage from within the Site are generally screened (Photo 5). The Site visit identified glimpsed views towards the 20<sup>th</sup> century extension at the rear of the cottage from a small part of the eastern boundary (Photo 4).
- 5.7 Luzborough Cottage is Grade II listed and is a designated heritage asset. It principally derives its significance from its historic interest as a post-medieval cottage. This is principally understood with reference to its physical built form. The historic setting has been altered, but adjacent agricultural land to the north and east might be considered to make some contribution to the significance of the listed building, as part of its historic agricultural setting. Agricultural land within the Site does not make any evident contribution to the significance of the listed building.





Photo 3: View to Luzborough Cottage from Botley Road, view to north



Photo 4: View to Luzborough Cottage from the eastern Site boundary, view to south



Photo 5: View towards Luzborough Cottage (not discernible) from the south-eastern area of the Site, view to south-east

- 5.8 The proposed development would introduce a Primary School extension (likely playing fields) to the north-west of Luzborough Cottage, with residential development beyond. Existing hedgerow and trees along the eastern Site boundary would be retained, along with additional planting. The primary school extension would be beyond properties along Elmtree Gardens and intervening vegetation (including trees). It is not anticipated that the primary school extension would adversely impact the significance of Luzborough Cottage. Proposed residential development is located c. 200m north of Luzborough Cottage, and will be beyond intervening existing and proposed planting. This is likely to screen views, but in the event distant views to new residential development are possible this would not adversely impact the significance of the listed building. The proposed development will not alter the immediate setting of Luzborough Cottage, or agricultural land to its north/east. Overall, it is concluded that the proposed development would not adversely impact the significance of the Grade II listed Luzborough Cottage.



## 6.0 CONCLUSIONS

- 6.1 The Site is located in an area of known Palaeolithic potential. There is potential for redeposited Palaeolithic material within River Terrace Deposits within the Site. This could be further assessed through archaeological watching brief during any intrusive geotechnical works, or through test pitting/trial trench evaluation. The desk-based assessment has not identified any notable potential for remains of a later date. It is anticipated that the archaeological potential could be addressed by way of a condition attached to outline planning permission, but the scope and timing of further works should be agreed with the archaeological advisor to the LPA.
- 6.2 The closest designated heritage asset is the Grade II listed Luzborough Cottage, c. 60m south-east of the Site. The proposed development would introduce a Primary School extension to the north-west of Luzborough Cottage, with residential development beyond. The proposed development will not alter the immediate setting of Luzborough Cottage, or agricultural land to its north/east. Overall, it is concluded that the proposed development would not adversely impact the significance of the Grade II listed Luzborough Cottage. The development would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

## 7.0 REFERENCES

### Bibliographic Sources

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IEMA, IHBC, CIfA (Institute of Environmental Management and Assessment, Institute for Historic Building Conservation, Chartered Institute for Archaeologists) 2021 *Principles of Cultural Heritage Impact Assessment in the UK*, pdf. report available at [https://www.archaeologists.net/sites/default/files/j30361\\_iema\\_principlesofchia\\_v8.pdf](https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf) [Accessed 02.08.2021]

### Cartographic Sources

- 1808 Romsey Extra Enclosure Map, Hampshire Archives Ref. Q23/2/114
- 1845 Romsey Parish Enclosure Map
- 1867 First Edition Ordnance Survey mapping, 25" and 6" series
- 1897 Second Edition Ordnance Survey mapping, 25" series and 6" series
- 1909 Third Edition Ordnance Survey mapping, 25" series and 6" series
- 1960 Ordnance Survey mapping, 25" series

### Aerial photographs

RAF/CPE/UK/1811	29 OCT 1946
RAF/CPE/UK/1964	10 APR 1947
RAF/CPE/UK/2102	28 MAY 1947
RAF/58/654	25 APR 1951
RAF/540/784	24 JUN 1952
MAL/71004	29 JAN 1971
MAL/73058	17 NOV 1973
OS/68240	01 JUL 1968
OS/76171	10 AUG 1976
OS/84189	29 JUL 1984
OS/86208	20 SEP 1986
OS/88105	17 MAY 1988
OS/92042	05 APR 1992
OS/96059	27 APR 1996

Appendix A  
Heritage Data Gazetteers



Designated Heritage Assets

NHLE Ref.	Designation	Name/Designation
1323738	Grade II Listed Building	LUZBOROUGH COTTAGE
1232586	Grade II* Listed Building	LUZBOROUGH HOUSE
1232575	Grade II Listed Building	GARDEN WALLS, TERRACE AND GAZEBO IMMEDIATELY SOUTH OF LUZBOROUGH HOUSE
1093640	Grade II Listed Building	MILESTONE 10 METRES NORTH EAST OF BROOKLYN
1268394	Grade II Listed Building	THATCHED COTTAGE
1276992	Grade II Listed Building	NONCONFORMIST CHAPEL 50 METRES WEST NORTH WEST OF LODGE OF ROMSEY CEMETERY
1232539	Grade II Listed Building	CHIRK LODGE
1166414	Grade II Listed Building	HUNTERS INN PUBLIC HOUSE
1339178	Grade II Listed Building	MILESTONE 25 METRES NORTH EAST OF JUNCTION WITH CRAMP Moor LANE
1000166	Grade II* Registered Park and Garden	Broadlands
n/a	Conservation Area	Romsey Conservation Area

HER data

HER no.	HER Name.	HER Summary
24764	Flint Axe	A flint axe-head was found near this location in 1935.
27297	Woodley Farm	1) A scatter of worked flint, of unspecified period, was observed along a gravel ridge after topsoil stripping prior to housing development. No associated features were observed. (1988). {Grid reference centred on access point to site - IM}
25007	Burials, Luzborough Hill	At least one undated burial was unearthed from Luzborough pit.
41226	Crampmoor	First documented in AD 1356 as COUMPE (Associated with family of Geoffrey Coumpe).
41228	Halterworth Farm	A medieval farm, first documented in AD 1256 as HALTERRWORTH (Worth Farm/Estate. 1st not certain).
41230	Woodley	First documented in AD 1272 as WODELYE (woodland clearing).
41232	Whitenap Farm	A medieval farmhouse, first documented in AD 1280 as WHYTENHARPE (at the white 'Harp').
42216	Site Of Fishpond	Possible site of a fishpond.
41660	Handaxe Findspot	Hand-axe from area of former gravel pits
24770	Palaeolithic Flint Findspot	At least nine Palaeolithic flint implements in Romsey Museum are labelled as coming from Mile Hill. The artefacts are river worn.(1953)
27426	Mountbatten School	1) Two Palaeolithic hand-axes were discovered in the footing trenches for Mountbatten School in 1967. (1993).

25004	Medieval Ditch	1) A short length of shallow ditch containing Medieval pottery (B) was observed during topsoil stripping at Woodley Grange.
27362	Luzborough Pit	Findspot (500000 BC-10001 BC)
24836	Heart Shaped Hand Axe	1) A heart-shaped hand axe was found at this location during fieldwalking.
25008	Prehistoric Urns, Luzborough Pit	Prehistoric urns have been found.
35619	Woodley Grange	1) No archaeological features or finds were noted during a watching brief. This may be due to the reduction in levels and made ground on the site.
27236	Palaeolithic Tools	Two discoidal scrapers/choppers were recovered from gravels revealed during machine trenching
27318	Windfield, Winchester Hill	1) No features of archaeological interest were observed in the foundation trenches prior to housing development. (1990).
51881	Halterworth Lodge	Garden. Property referred to in 1920s Wessex Series.
52416	Luzborough House	Garden.
56666	Site Of Palmerston House, Botley Road, Romsey	Watching brief revealed quantities of residual archaeological material from prehistoric to post-medieval
54815	Bronze Age/Iron Age Pottery, Luzborough Plantation	Bronze Age or Iron Age pottery found at unknown date.
54805	Palaeolithic Flints, Romsey	22 flints and handaxes found.
51435	Handaxe Find From The Ridings	A palaeolithic handaxe was found during the digging of a swimming pool in about 1982 at The Ridings.
55636	Findspot, Ne Of Warren Farm	Location of findspot of two handaxes.
58737	Medieval/Post Medieval Field System	A bank and ditched field system of medieval or later origin, visible as earthworks on aerial photographs.
58088	Romsey Cemetery, Botley Road	This cemetery opened in 1857 under the management of the Romsey burial board. It was originally a 3 acre site but has subsequently expanded. The cemetery buildings consist of two chapels and a lodge. The cemetery is surrounded by a low wall with two gates.
68527	Land At Warren Farm, East Of Romsey	Detailed Gradiometer Survey Report & Results
68534	D-Day Marshalling Camps, South Holmes Copse	Troop camps created for D-Day landings
66487	Luzborough Camp, Romsey	Site of former Luzborough Camp.
69495	Land Adjacent To The Luzborough Public House	Results of an archaeological evaluation
71556	American Military Hospital	Approximate location of a WWI military hospital identified by Romsey Local History Society.
496	Whitenap Cottage	Unlisted cottage.

8085	Milestone 10M Of Brooklyn	Milestone. Early C19. Painted stone and attached cast iron plate. Rectangular stone with slightly rounded top. On front rectangular cast-iron plate, inscribed '10 miles to Botley, 2 to Romsey'. On route of Whiteparish, Romsey and Botley turnpike, 175
8111	Garden Walls S Of House	Garden feature (1665 AD-1699 AD)
8112	Garden Terrace, S Of Luzborough House	Garden feature (1665 AD-1699 AD)
8113	Gazebo, Immediately S Of Luzborough House	Garden feature (1665 AD-1699 AD)
14014	Luzborough House	Mid C16 timber framed house with later alterations and additions.
1940	Nonconformist Chapel, Romsey Cemetery	Chapel (1840 AD-1860 AD)
14716	Luzborough Cottage	House (1600 AD-1699 AD)
7261	Chirk Lodge	Lodge (1800 AD-1835 AD)
14623	Thatched Cottage (Formerly Known As Luzborough Cottage)	House (1600 AD-1699 AD)
8086	Hunters Inn	Public house (1765 AD-1990 AD)
8087	Milestone 25M Ne Of Junction With Crampmoor Lane	Milestone. Early C19. Painted stone and cast-iron plate. Rectangular stone, flat-topped stone with large cast-iron plate, on front, inscribed 'Winton 9, Romsey 2'.
54849	1 Thatched Cottages	C18? cottage.

## Appendix B

### Legislation and Planning Policy

The Ancient Monuments and Archaeological Areas Act (1979) forms the principal legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

The Levelling-up and Regeneration Act 2023 (LURA) introduces section 58B to the Town And Country Planning Act 1990. Section 58B (1) states that *"In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting."* An 'asset' in this context includes scheduled monuments, registered parks and gardens, registered battlefields, protected wrecks and world heritage sites.

National Planning Policy Framework (2023) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 195).

A heritage asset is defined 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)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* Setting is defined as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

With regards to the level of information to be provided, paragraph 200 of the NPPF states that *"In determining planning 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".

With regards to considering impacts the NPPF states that "great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance" (paragraph 205).

With regards to impacts to designated heritage assets, "Any harm to, or loss of...should require clear and convincing justification", substantial harm to or loss of designated heritage assets of the highest significance should be "wholly exceptional", and for grade II designated heritage assets should be "exceptional" (paragraph 206). Less than substantial harm to a designated heritage asset "should be weighed against the public benefits of the proposal" (paragraph 202). Footnote 68 clarifies that "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".

With regards to non-designated heritage assets "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (paragraph 209).

Where heritage assets will be lost as a result of development "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" (paragraph 211).

Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance (2019) (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This notes that "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss)" and also that "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated... In general terms, substantial harm is a high test, so it may not arise in many cases". With regards to non-designated heritage assets it also notes that "A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets".

Local Planning Policy is contained within the Test Valley Local Plan including the Test Valley Borough Revised Local Plan DPD – 2011 - 2029. Local planning policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
Test Valley Borough	Revised Local Plan DPD – 2011 - 2029
Policy E9: Heritage	<p><i>Development and/or works affecting a heritage asset will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and</i></li> <li><i>b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.</i></li> </ul> <p><i>Development which will result in the substantial harm to or loss of the significance of a designated heritage asset will not be permitted unless:</i></p> <ul style="list-style-type: none"> <li><i>c) it is outweighed by the substantial benefit to the public of bringing the site back into use; or</i></li> <li><i>d) the nature of the heritage asset prevents all reasonable use; and</i></li> <li><i>e) its conservation can not be achieved by either a viable alternative use, support from public ownership or funding from other sources; and</i></li> <li><i>f) the harm or loss is outweighed by the benefit of bringing the site back into use.</i></li> </ul> <p><i>Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.</i></p> <p><i>The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset.</i></p> <p><i>The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.</i></p>

The Historic England document Conservation Principles, Policies and Guidance (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations" (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean "any part of the historic environment that can be perceived as having a distinct identity". Evidential value "derives from the potential of a place to yield evidence about past human activity", derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". Historical value "derives from the ways in which past people, events and aspects of life can be connected through a place to the present". Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. Aesthetic value "derives from the ways in which people draw sensory and intellectual stimulation from place" and may be associated with conscious design or 'fortuitous' development. **Communal value** "derives from

*the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being "the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape", with the clarification that "definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance". Context relates to the "relationship between a place and other places". In the context of managing change to significant places Conservation Principles highlights that "Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded".*

Historic England have prepared a series of advice notes including Good Practice Advice notes (GPAs) and Historic England Advice Notes (HEANs). The GPAs included Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The IEMA, IHBA and ClfA guidance Principles of Cultural Heritage Impact Assessment in the UK details two principles and six analytical stages recommended for impact assessment, specifically:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change.
2. assessing impact; and
3. weighting the effect.

The Historic England guidance The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that "*setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". Historic England recommends that assessment of setting covers five broad steps:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.



Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

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

Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. Step 2 should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. Step 3 is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in Step 4 may include design alterations or the implementation of mitigating factors such as screening. Step 5 includes documenting steps 1-4, but also reviewing a scheme following its implementation.

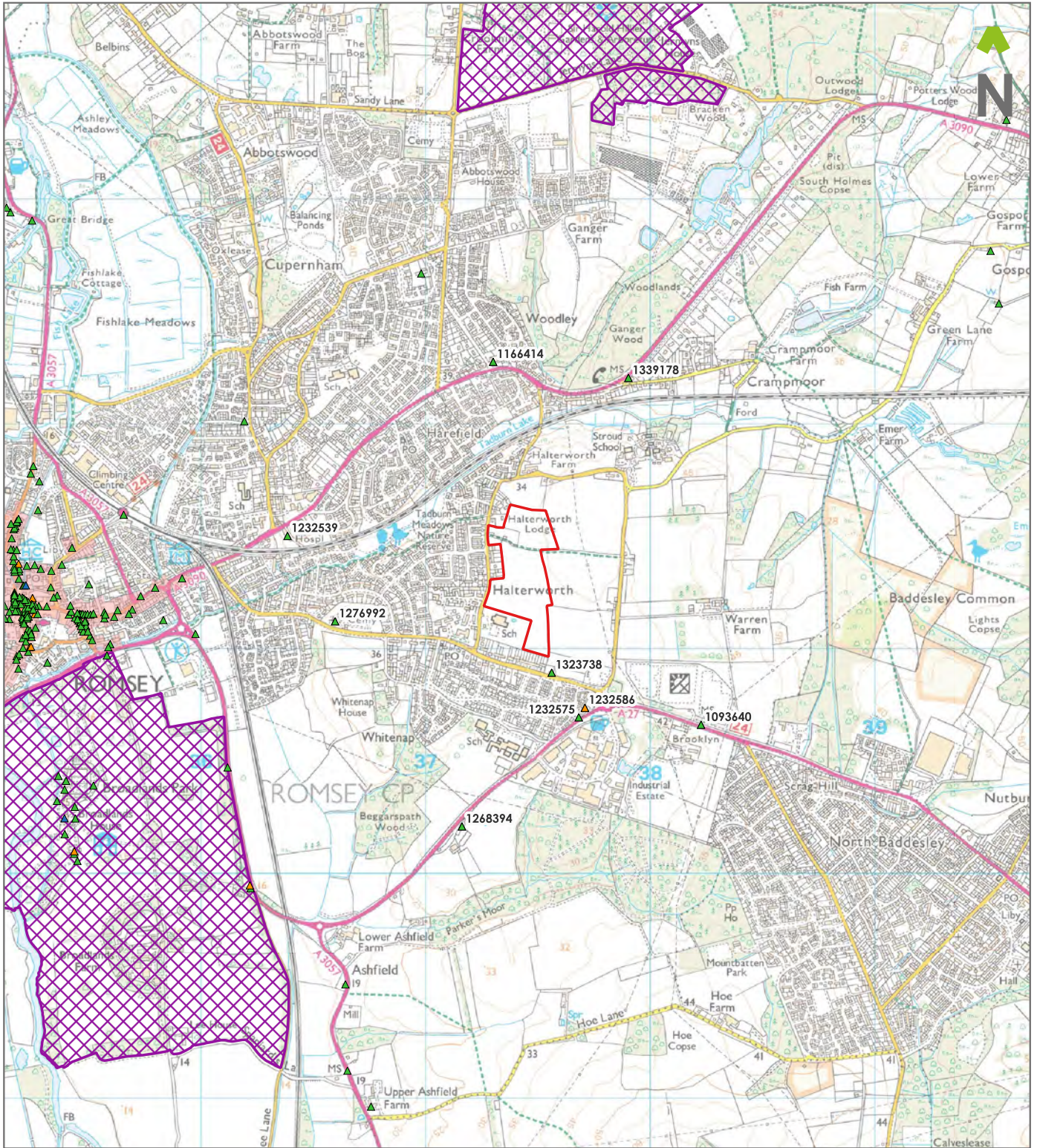
## Appendix C

### Figures

Figure 1: Site Location and Designated Heritage Assets

Figure 2: Historic Environment Record data





- Site
- Registered Park and Garden
- ▲ Grade I Listed Building
- Grade II\* Listed Building
- ▲ Grade II Listed Building
- Conservation Areas

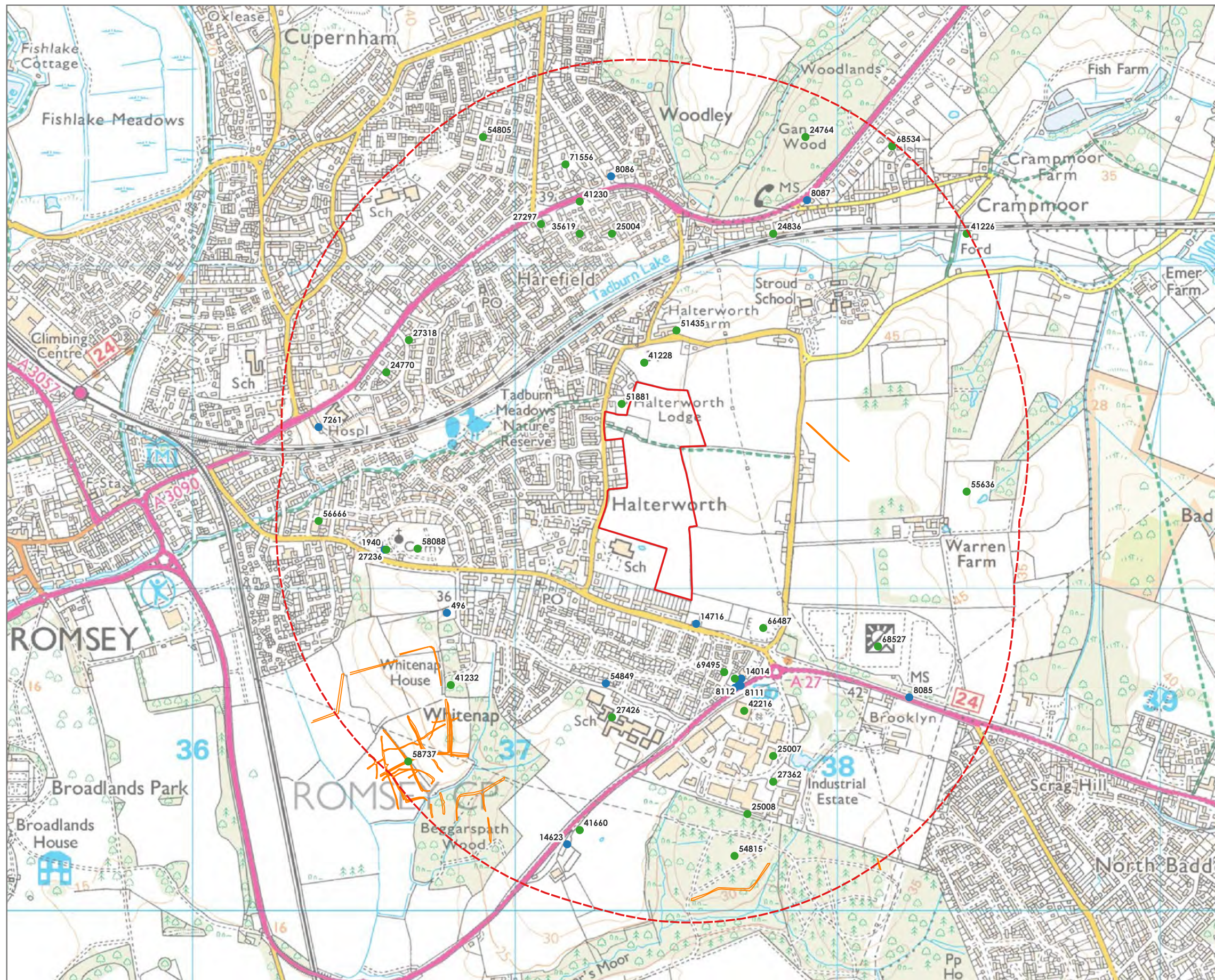


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<b>Project</b>	Halterworth Lane, Romsey	<b>Drawing No.</b>	CSA/6187/100	<b>Rev</b>	-
<b>Drawing Title</b>	Figure 1: Site Location and Designated Heritage Assets	<b>Scale</b>	1:25,000 @A4	<b>Drawn</b>	RM
<b>Client</b>	Gladman Developments Ltd	<b>Date</b>	November 2023	<b>Checked</b>	KK





- Site
- Study Area
- 'Archaeology' point\* ●
- 'Historic Building' point\* ●
- Cropmarks/Earthworks\*

\*after Hampshire HER



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Project	Halterworth Lane, Romsey	Date	November 2023	Drawing No.	CSA/101/HER
Drawing Title	Figure 2: Historic Environment Record data	Scale	1: 12,500 @ A3	Rev	-
Client	Gladman Developments Ltd	Drawn	RM	Checked	KK



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