

JOHN MOORE HERITAGE SERVICES

**AN**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**OF**

**THE PROPOSED CHILCOMBE BUSINESS  
ENTERPRISE & INNOVATION PARK,**

**CHILCOMBE LANE, WINCHESTER**

**SU 4962 2850**

*On behalf of*

*Davies Light Associates*

**AUGUST 2006**

**REPORT FOR** Davies Light Associates  
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**JMHS PROJECT NO.** 1667

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## **INTRODUCTION**

### **1.1 Origins of the Report**

This desk-based assessment was commissioned by Davies Light Associates in support in support of a planning application for the re-development of the Chilcomb factory into the Chilcomb Business Enterprise & Innovation Park.

### **1.2 Planning Guidelines and Policies**

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); with the policies relevant to archaeological sites and monuments in The Hampshire County Structure Plan 1996 – 2011 and The Winchester District Local Plan (Review 2006. In its format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

#### **1.2.1 Government Planning Policy Guidance**

PPG 16 (1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

### 1.2.2 The Hampshire County Structure Plan 1996 – 2011 (Review)

The Hampshire County Structure Plan 1996-2011 (Review) contains policies adopted by Hampshire County Council and Southampton City Council in January 2000, and Portsmouth City Council in February 2000.

The section of the plan titled “Archaeology” contains policy E14 detailing how the archaeology will be dealt with within the planning process. This section also contains paragraphs 346 to 350 detailing other aspects of archaeology and the planning process within the county.

The Archaeology section is reproduced below.

*“Policy E14*

*Where nationally important archaeological sites and monuments, whether scheduled or not, and their settings are affected by a proposed development, there will be a presumption in favour of their physical preservation in situ. The need for the preservation of unscheduled sites of more local importance will be considered on merit. Where preservation is not possible then, before planning permission is granted, it should be demonstrated that appropriate arrangements have been made for a programme of excavation and recording prior to development taking place.*

*346. The value, variety and vulnerability of sites and monuments justify the preservation of those most important to the archaeology, history and character of Hampshire.*

*347. Archaeological sites and monuments and their settings are a finite and non-renewable resource. Care must be taken to ensure that they are not needlessly or thoughtlessly destroyed. Although at present a number of archaeological sites and monuments are protected by national legislation, the majority rely on the Structure Plan, local plans and the development control process for their continued protection and management as reflected in PPG 16.*

*348. When considering proposals for development, the local planning authorities will ensure the availability of accurate information on the condition and significance of archaeological sites affected by development proposals. Such information is essential for the decision-making process on planning and land-use issues and for monitoring the effectiveness of the planning process in protecting archaeological sites.*

*349. The authorities will promote, where practicable, the appropriate management and enhancement of important archaeological sites and monuments and where resources permit, assist owners to maintain them in good condition and to adopt sympathetic land management regimes.*

*350. The management of the maritime archaeological heritage, whether above or below the low water mark, is as important as the management of land-based archaeological sites. Consequently, within the area administered by the local planning authorities, it is a material consideration in the planning process. Coastal planning authorities should ensure that provision is made by developers for the identification, recording and protection of archaeological sites and historic wrecks (especially protected wrecks) in the inter-tidal zone and on the seabed along the Hampshire coastline, before any development commences.”*

### **1.2.3 The Winchester District Local Plan (Review 2006)**

The Winchester District Local Plan contains the City Council’s policies for guiding the use and development of land and buildings in its administrative area. The Plan shows local people, businesses, landowners and developers how the Local Planning Authority intends to guide development within its area, up to the year 2011.

Section 5 of the plan deals with the Historic Environment and the relevant subsection dealing with archaeology is reproduced below.

#### *“Archaeology*

*5.4 The District has a rich archaeological resource including remains from prehistory to the military history of the last century. Archaeological remains provide important evidence of our past which brings an understanding and enjoyment of the present. The Local Plan follows Government guidance in ensuring that new development makes provision for the protection and understanding of this nonrenewable resource, and recognises the cultural and educational benefits this brings to the District and its visitors.*

*5.5 The City Council maintains a Sites and Monuments Record (or Historic Environment Record) which identifies and records all known archaeological sites, monuments, historic buildings and landscape features in the District. Record to establish any archaeological implications before considering detailed proposals, and developers are advised to seek advice from the City Council’s Archaeological officers at an early stage on the implications of proposals and requirements for archaeological investigation. All work required to assess, investigate and protect archaeological features should be*



*carried out at the developer's expense.*

*5.6 Development which affects a Scheduled Ancient Monument or its setting will require consent from the Secretary of State, and developers are therefore advised to consult the Government's advisors English Heritage, before submitting detailed proposals.*

*5.7 The Local Plan recognises that special attention needs to be given to the rich and important archaeological remains in historic urban areas. The "Extensive Urban Surveys" for Wickham, New Alresford and Bishop's Waltham (Hampshire County Council & English Heritage, 1999), together with the "Winchester Urban Archaeological Strategy" (Winchester City Council & English Heritage, in progress) define historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management. It is likely that most development within these areas will be subject to Policies HE.1 and HE.2 below.*

#### *Policy HE.1*

*Where important archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings (as identified and recorded in the Sites & Monuments Record), whether scheduled or not, are affected by development proposals, permission will not be granted for development unless the Local Planning Authority is satisfied that, where appropriate, adequate provision has been made for their preservation in situ and ongoing management, conservation and protection.*

*Where such preservation is not possible or desirable, the Local Planning Authority will permit development to take place only where satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.*

*5.8 The requirement to preserve in situ the most important archaeological sites and their settings, in particular those recognised nationally, should be reflected in the design of development proposals. Appropriate arrangements for the future management of archaeological sites*

*5.9 Where archaeological investigation and recording provides the most appropriate means of taking account of less important archaeological sites, provision for this may need to be secured using planning obligations and/or conditions. The City Council may refuse permission for proposals which do not preserve in situ, or make provision for the protection or investigation of, archaeological sites.*

#### *Policy HE.2*

*Where there is evidence that archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings may be present on a site, but their extent and importance is unknown,*

*the Local Planning Authority will refuse applications which are not supported by adequate archaeological assessment which clarifies the importance of the feature and demonstrates the impact of development.*

*5.10 It is vital to obtain the right information to make an informed decision and prevent the possibility of damage resulting from development. Where an archaeological assessment has been carried out, any planning application should include details of the results. In particular, it should show how the proposal would affect any archaeological sites and their settings, and how such effects could be satisfactorily mitigated.”*

### **1.3 Aims and Objectives**

The primary aim of this report is to provide a professional assessment of the archaeological potential of the site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of any future redevelopment on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a regional and national context. It also aims to define and comment on the likely impact of redevelopment on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if warranted by the archaeological potential, may lead to evaluation by fieldwork within the defined development area.

## 1.4 Methodology

The format and contents of this report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site visit. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Site visit

The principal sources consulted in assessing this site were:

- The Winchester City Council Sites and Monuments Record
- The Hampshire Record Office.
- The Hampshire Historic Environment Record
- The National Monuments Record, Swindon.
- The Archaeology Data Service.
- The British Library web site "Collect Britain"

The Winchester City Council Sites and Monuments Record holds details of all known archaeological and historical sites, including references to published and unpublished sources, and the relevant English Heritage lists within its administrative area.

The Hampshire Record Office contains copies of the historic maps and various antiquarian and documentary sources. The National Monuments Record holds a national archive of aerial photographs and retains details of some of the archaeological sites, but generally the information duplicates the material in the historic environment and sites and monuments record.

The Archaeology Data Service is an on-line searchable database that provides information and references about some of the known archaeology.

One of the aims of the report is to identify appropriate archaeological response/s. Therefore, consideration has been given to the need for further archaeological work which will ensure the adequate recording and/or protection of any historic buildings or archaeology on the site. Such strategies might involve further assessment and evaluation by fieldwork. If appropriate, this would provide a record of the historic buildings and allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition.

There have been no restrictions on reporting or access to the relevant records. The

copyright of the historic environments and sites and monuments records are held by Hampshire County Council and Winchester City Council respectively.

Where there have been duplicated entries in the Winchester and Hampshire sites and monuments records the entries from the Winchester records have been used.

A study area of 1km radius has been used to assess the archaeology of the immediate area around the proposed development site as well as the wider landscape.

## **2 THE SITE**

### **2.1 Location (Figure 1 & 2))**

The proposed development site is located 2km. to the south west of the centre of Winchester, on Chilcomb Lane, adjacent to the A31, St Catherine's Way. The centre of the site is located at NGR SU 4962 2850, in the administrative area of Winchester City Council.

Figure 1, below shows the location of the site.

### **2.2 Description**

The site is a disused office and industrial complex covering 2 hectares with dimensions of, approximately, 130m north-south and 180m east-west and has been landscaped to provide a level site. To the south of the complex there is a car park with the office and industrial units to the north. There are further car park areas and access roads to the north, west and south of the site. On the western boundary of the site there is a pond approximately 30m x 15m between the access road and the boundary fence. Access is via a gate in the southwest corner of the site, leading from Chilcomb Lane. There is a strip of land (5 – 8m wide) around the entire site between the existing development and the boundary formed by a chain-link security fence. Figure 2, below shows a view of the office and industrial buildings.

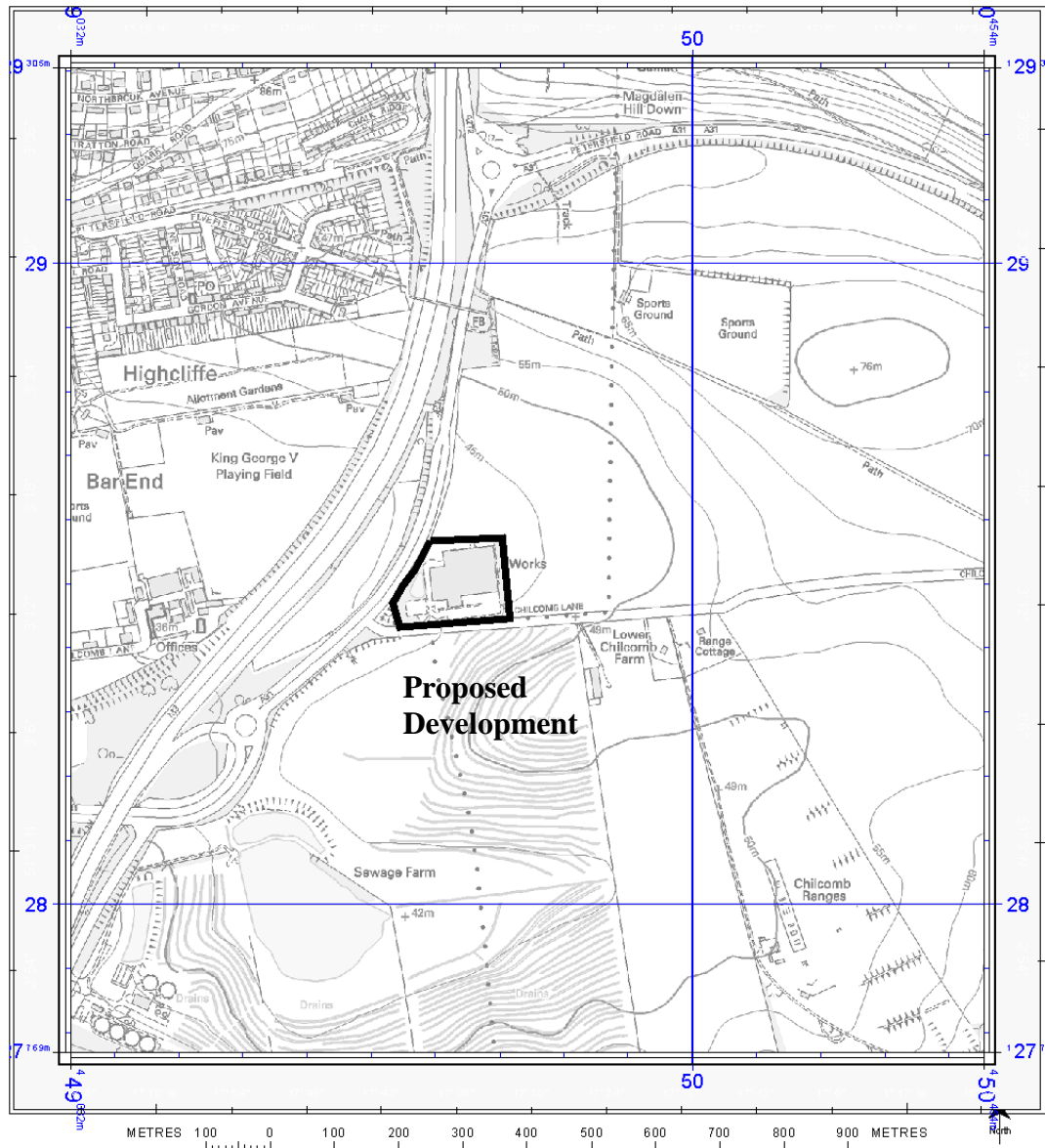


Figure 1. The location of the proposed development.



Figure 2. A view of the site, looking from the southeast corner towards northwest.

## 2.2 Topography

The site is located on the gently sloping side of the Itchen valley and lies at 40m AOD. It is located within a relatively flat area of ground, bounded to the north by Magdalen Hill Down and by Twyford Down to the south. It is adjacent to the A31 and the M3 motorway lays 200m to the west.

## 2.3 Geology.

The geology of the area is Upper Chalk from the Cretaceous period.

## 3 PROPOSED SCHEME OF DEVELOPMENT (Figure 3)

*“The layout plan proposes 100,000 sq ft. of employment space (9290m<sup>2</sup>) in 4 three storey buildings and 230 car parking spaces. The 4 buildings are arranged so that the curved form of Building “A” forms a buffer to the noise of the A33 (sic) and M3 beyond. Buildings “B”, “C” and “D” are a series of linear blocks that radiate from the centre of the site and “open out” onto the surrounding countryside. The 230 car parking spaces are located in a radial form around the periphery of the site and therefore evenly distributed between the buildings.”*

The above text and the copy of the site plan, Figure 3, below, are extracted from the document "The Chilcomb Business, Enterprise & Innovation Park, produced for Knightspur Properties Plc by Architecture PLB.

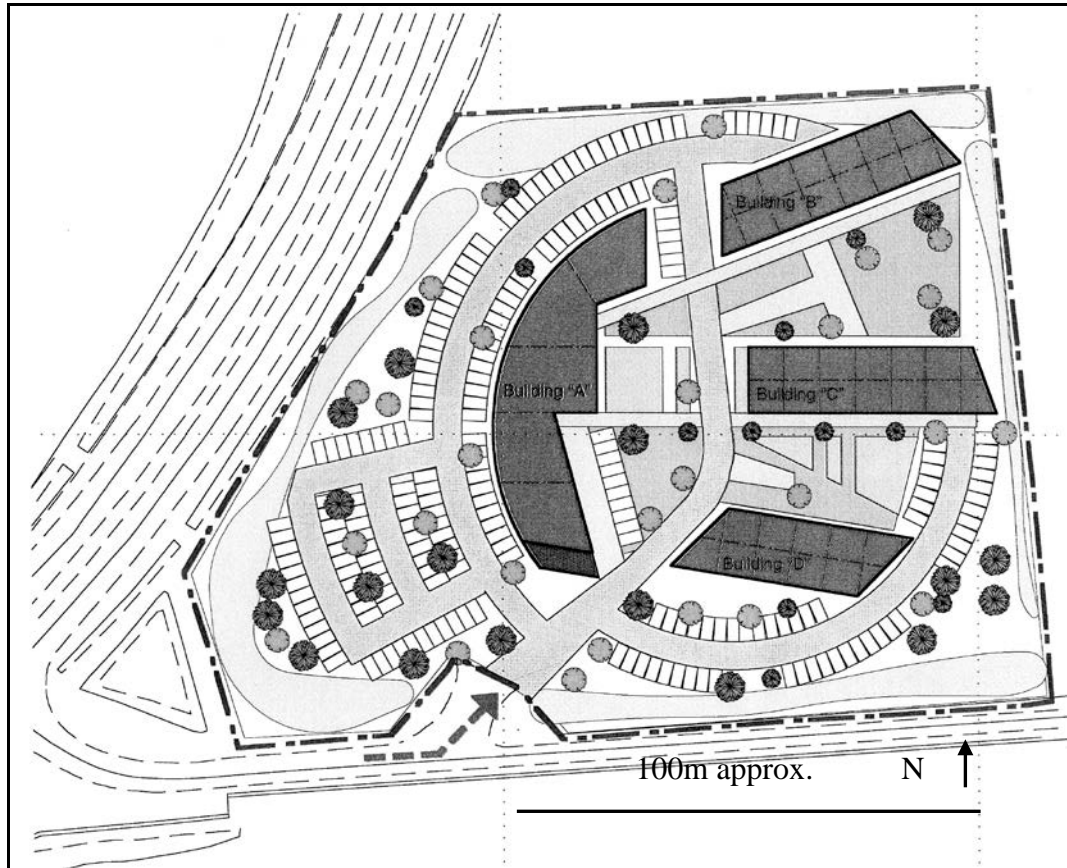


Figure 3. The plan of the proposed development.

It is proposed that the existing office and industrial buildings are demolished prior to contraction of the proposed development.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.**

Before 1086 were large tracts of country around Winchester comprising almost 100 hides (this could be between about 24 to 48 hectares) and called the Hundred Hides of Chilcomb. This was thought to have been granted to the cathedral church of Winchester by Kinegyls between 608 and 634 and was taken away from the church and subsequently restored about 856 by Athulf, King of the west Saxons.

At the time of the Domesday Book Bishop Walkelin held the manor of Chilcomb for the benefit of the monks of St Swithun, holding 68 ploughs and valued at £73.10s making it a valuable manor. The manor was confirmed to the priors and monks of St Swithun in 1205 and again in 1285 and this situation remained until The Dissolution. On the Dissolution the manor was granted to the Dean and Chapter of Winchester and it remained in their hands until around 1839 when it was sold to a Mr. George Parker of Winchester.

The proposed development is 450m to the east of the multi-period New Barton Farm, first documented in the 12<sup>th</sup> century as Berton Prioris (a Grange of the Prior of St Swithun). New Barton Farm is indicated on the Ordnance Surveyors Drawings of 1806, published 1810, the Chilcomb parish Tithe map of 1839 and also appears on the Ordnance Survey 1<sup>st</sup> edition map of 1873. There was a division and re-amalgamation of Chilcomb parish in the 19<sup>th</sup> century but today the proposed development is within the administrative area of Winchester City Council and it is on the boundary with Chilcomb parish.

### **4.1 Known Archaeological Sites.**

The known archaeology is derived from the sites and monuments records of both Winchester City Council (WCC) and Hampshire County Council (HCC). A gazetteer of these records is included in section 7.2, below.

The location of the known archaeology is indicated on four maps, below, showing the Prehistoric; Roman; Anglo-Saxon and Medieval; and the Post Medieval, modern and undated archaeological features. The features are identified on the maps and in the Gazetteer by an “Entry No.”, shown in the text in bold type.

Information from the WCC record included an “Event / Activity Summary Report” containing 82 entries. This is examined in detail in section 4.1.5, below.

There is no recorded archaeology within the proposed redevelopment area. The closest scheduled ancient monument is 800m to the north and there is the conservation area of St Giles’ Hill, 720m to the northwest.

#### **4.1.1 Prehistoric Archaeology (Figure 4).**

There is no known prehistoric archaeology within 500m of the proposed development

There are a series of 5 round barrows (2) on Magdalen Hill Down, 870m to the north



of the development site. These date from the late Neolithic to the late Bronze Age and form a linear barrow cemetery and are located on the south facing slope. They are a scheduled ancient monument.

A Bronze Age ring ditch (24), containing prehistoric pottery is located near St Swithun's school 980m to the north and is located on a spur of high ground overlooking the Itchen valley.

A late Bronze Age bucket (18) was found in St Giles' Hill, 790m to the northwest. There are several findspots (3,12,13,15 & 26) where isolated lithics and an Iron Age coin have been found.

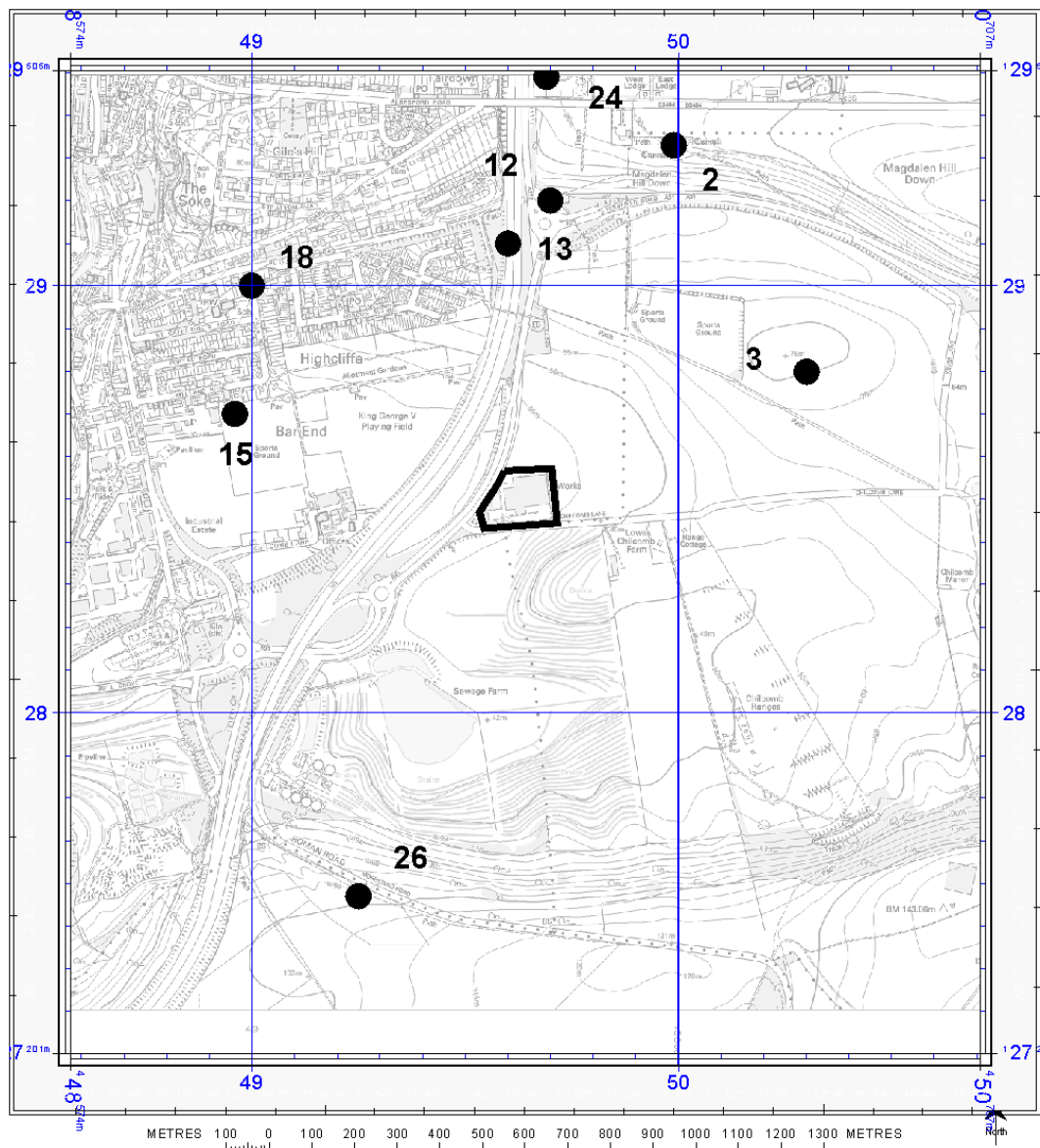


Figure 4. The location of known prehistoric archaeology.

#### 4.1.2 Roman Period Archaeology (Figure 5).

The closest Roman period archaeology within the gazetteer is 400m to the northwest and is a findspot of a Roman period coin (14).

A domestic building (6) and the possible site of a Roman period cemetery (8) are located 800m and 700m respectively, also, to the northwest of the development site with a Roman cremation urn being found close to the possible cemetery (17).

A substantial amount of Roman building material within a ditched enclosure was found during development at Bar End (10), 900m to the southwest, and suggests a major Roman building in the area. The Winchester to London Roman (19) road lies 880m to the north

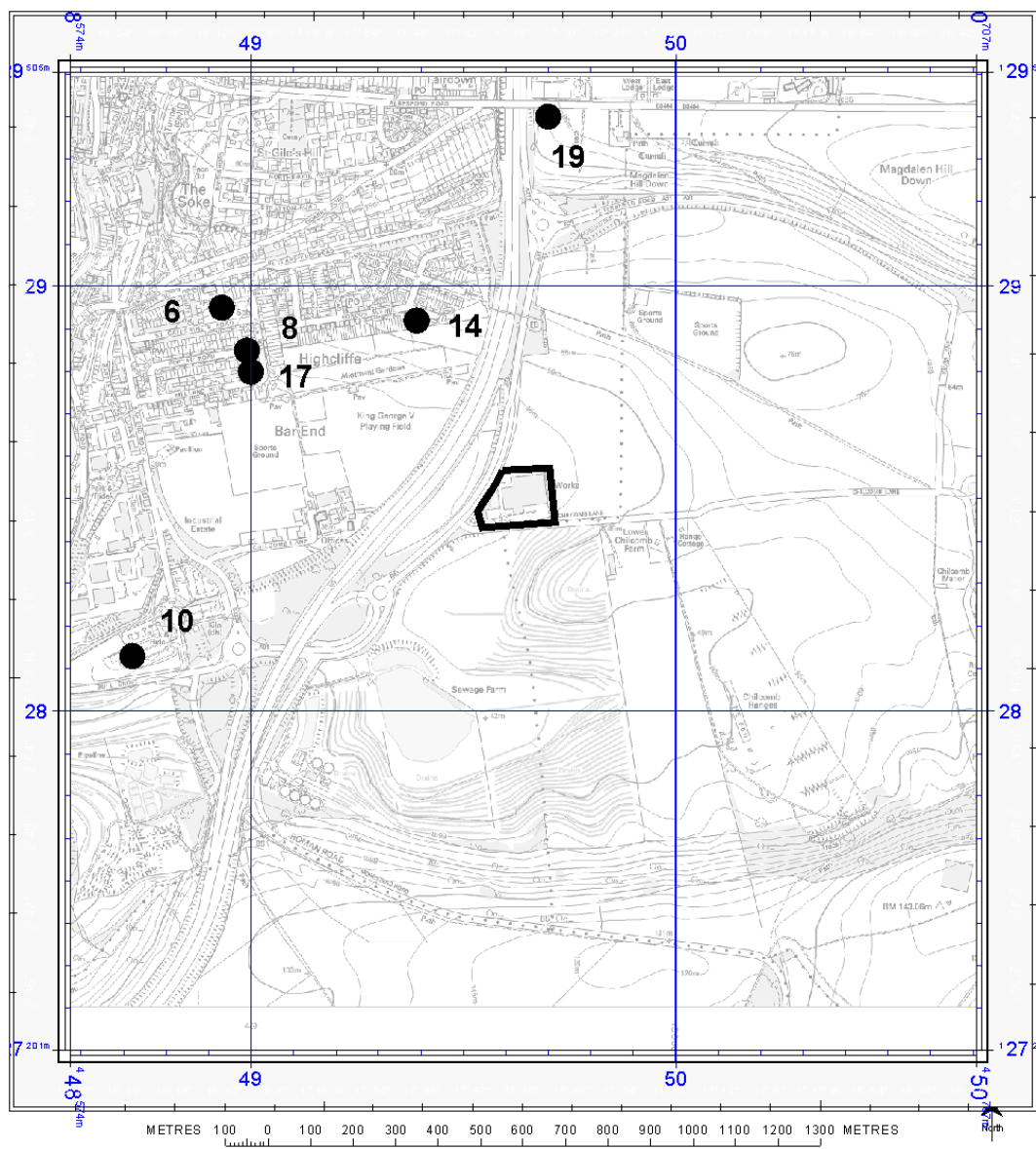


Figure 5. The location of Roman period archaeology.

### 4.1.3 Anglo-Saxon and Medieval Archaeology (Figure 6)

The only Anglo Saxon archaeology within the study area is a probable site of a cemetery (5), located 640m to the northwest. The cemetery on St Giles' Hill has yielded several inhumations and artefacts.

The church of St Giles and its associated cemetery (11), on St Giles' Hill, are first mentioned in 1096 but probably predate this. They were closely related to the St Giles Fair (7). The fair was one of the major international fairs of England during the 12<sup>th</sup> to 14<sup>th</sup> centuries and at its peak, with more than 40 shops, it occupied the entire area of Bishop's Soke on St Giles' Hill. It is likely that outer areas may have been used to house temporary stalls and as tethering places for animals during the fair.

New Barton Farm, first documented in 1166, as Berton Prioris is possibly a Medieval Grange of the priory of St Swithuns. The sites and monuments record places this at NGR 4960028400 and is indicated on figure 6 below (21). However the modern mapping, first edition Ordnance Survey and the Tithe map for the parish show New Barton Farm laying 400m to the west at NGR SU 49192844.

Findspots (16 & 25) have yielded isolated finds of a Medieval ring and seal.

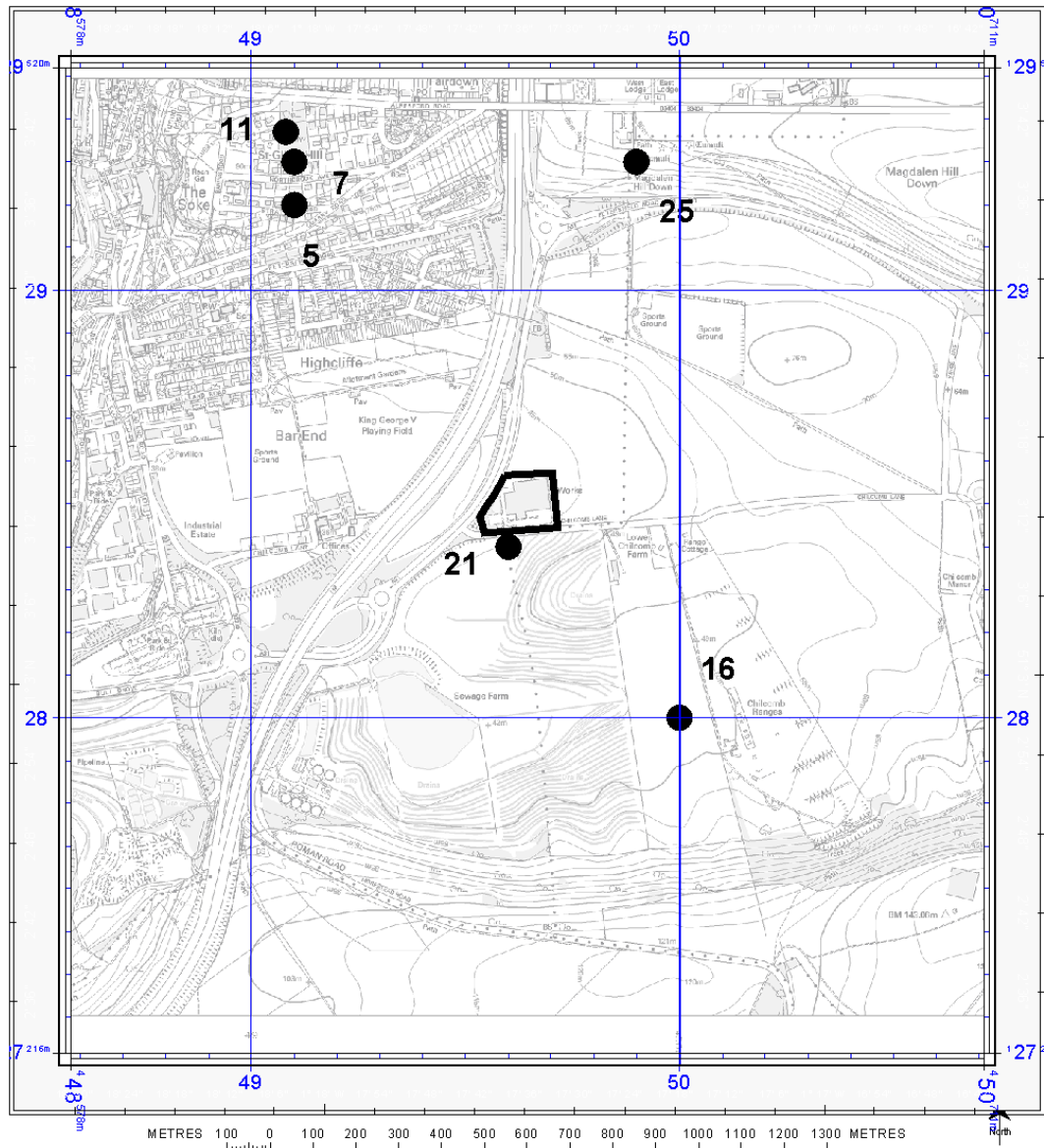


Figure 6. The location of Anglo Saxon and Medieval archaeology.

#### 4.1.3 Post-Medieval, Modern and Un-dated archaeology (Figure 7).

A ditch (4), dated as post-medieval and containing a square gun flint has been located on Magdalen Hill, 940m to the northwest.

A Post-medieval building, floors and rubble (22) has been located in a geophysical survey at New Farm, 130m to the west of the development site and Post-medieval and Modern period pottery and building material were found close by (28); a watching brief at this location found no archaeological features. Similarly a watching brief (20) conducted during the construction of the Morestead Sewage Works, immediately to the south of the development area, found no evidence of archaeological features.

Modern archaeology (27) in the form of World War II air-raid shelters were surveyed



775m to the northwest in the grounds All Saints School.

There are two undated boundary markers (1 & 23) recorded in the SMR records, probably the same feature duplicated.

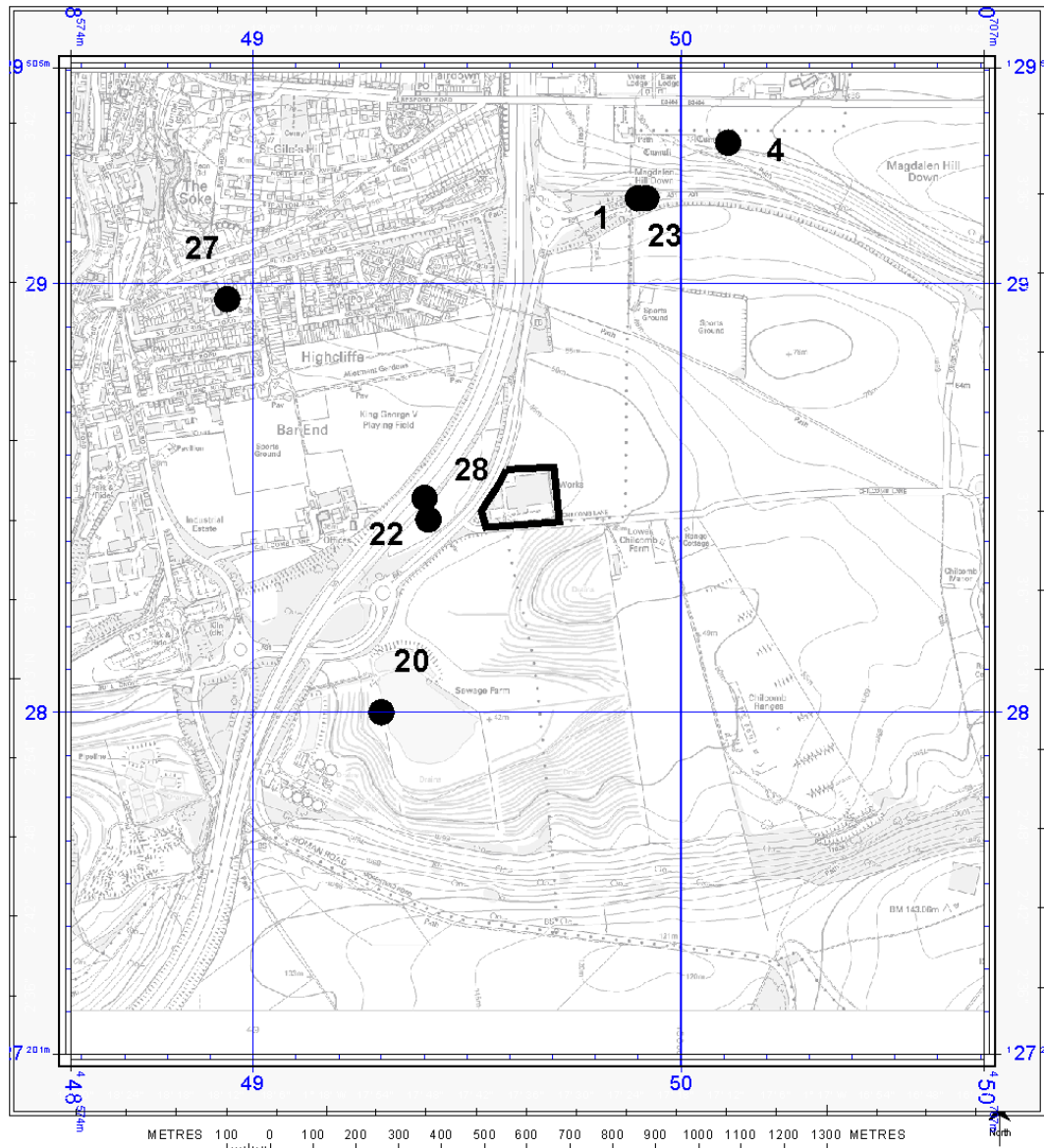


Figure 7. The location of Post-medieval, Modern and un-dated archaeology.

#### 4.1.4 The Evidence From The Event/ Activity Summary Report. (Figure 8).

This evidence comprises records of findspots, archaeological watching briefs and test pits and trenches that provided negative evidence. The records are derived from English Heritage sources.

Figure 8, below shows two areas, St Giles' Hill and Bar End/ Highcliffe where the findspots and interventions are located. Over 25% of the records are for Roman

period finds and archaeology and indicate significant activity in this area. In the St Giles' Hill area there is a concentration of Anglo Saxon and Medieval activity associated with the Saxon cemetery and the St Giles' Fair site. At their closest, these areas of archaeological activity are 350m to the northwest of the proposed development site.

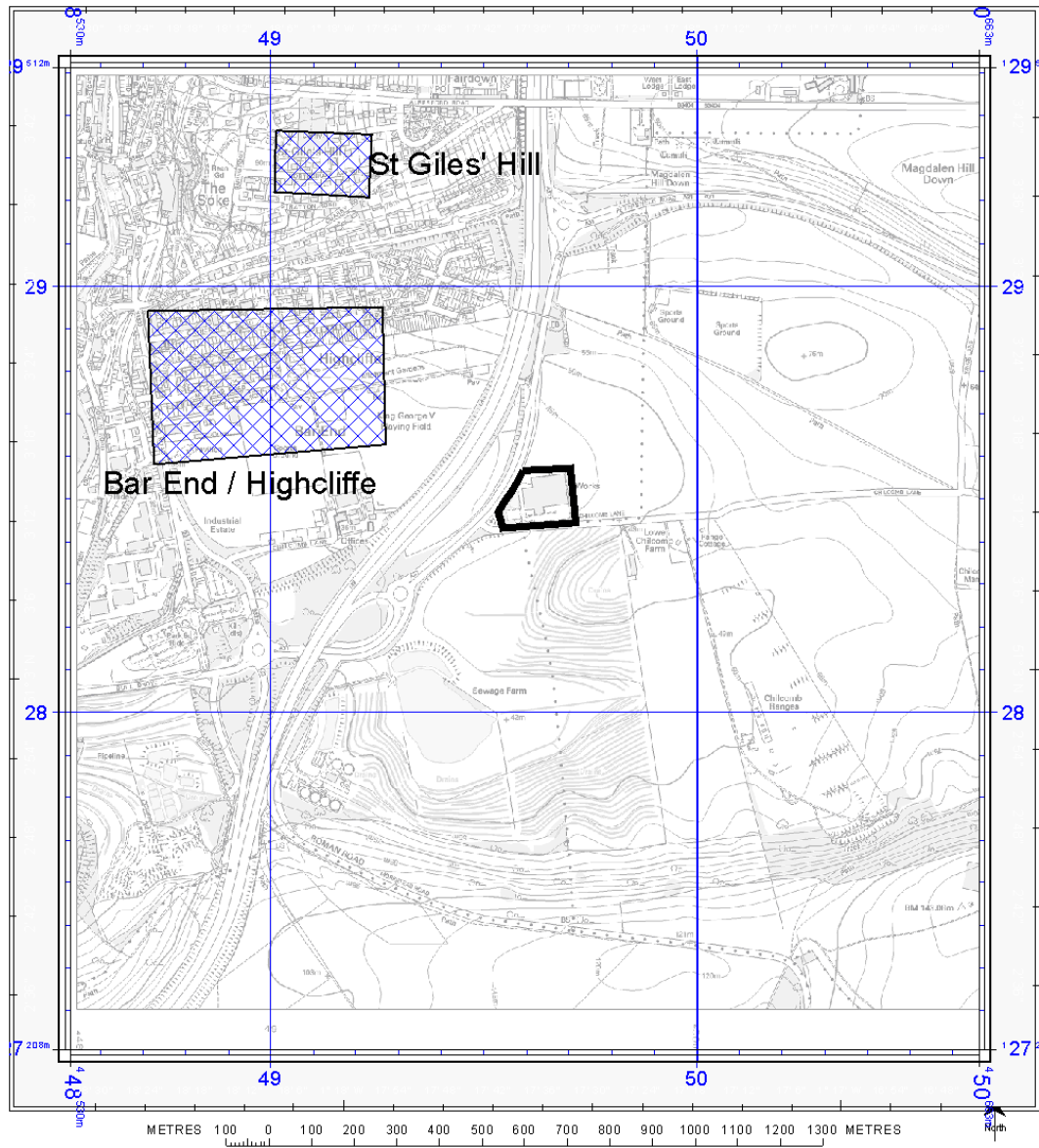


Figure 8. The location of archaeological activity derived from Event/Activity reports.

#### 4.2 The Cartographic Evidence. (Figure 9)

Full details of the maps investigated are given in section 7.3, below.

The earliest map inspected was Spies map of Winchester, circa 1650. This map illustrated the area around the proposed development site but does not indicate any

features of interest to this study.

The Tithe map for Chilcomb parish shows the proposed development area as agricultural fields with no development apart from New Barton Farm, 400m to the west. The inclosure maps for the parish do not include the development area.

The Ordnance Survey, Surveyors Drawing, 1810 and the Ordnance Survey 1<sup>st</sup> edition map, 1873 show no development within the proposed site.

Figure 9, below shows the approximate location of the proposed development area overlain on the Ordnance Survey 1<sup>st</sup> edition map.

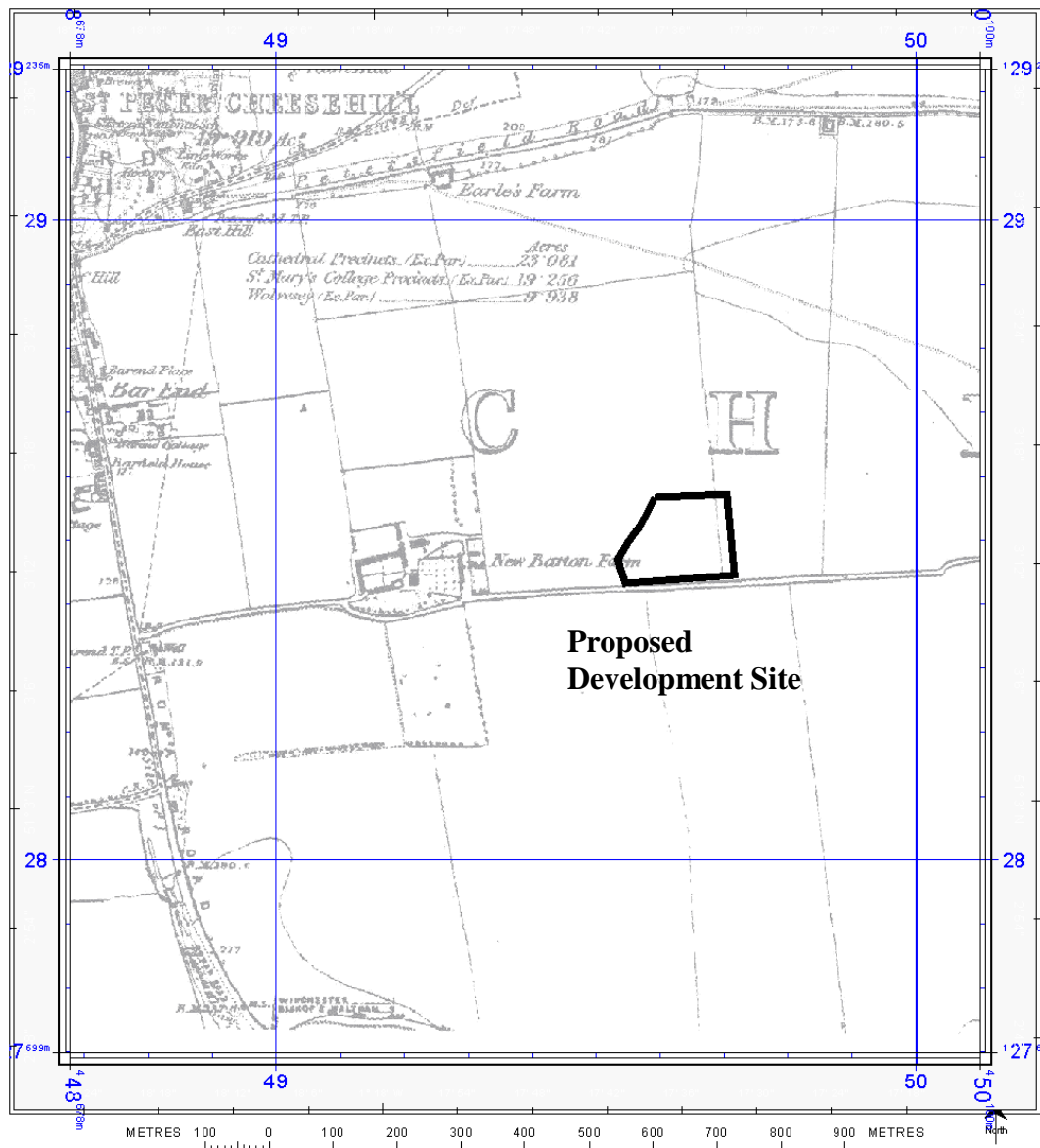


Figure 9. The site location overlaid on the 1<sup>st</sup> edition OS map.

### **4.3 The Aerial Photographs in the National Monuments Record.**

An enquiry at the National Monuments Record for aerial photography covering an area, 1km radius, centred on the development site returned records of 279 photographs, comprising 195 vertical and 84 oblique images. All photographs were inspected and a list of 39 photographs containing images of the development site is included in the table in section 7.4, below.

The photography shows that the site developed between 1944 and 1950 and that a range of 16 Nissen type huts were constructed during this time together with numerous other buildings. In 1950 there were also a number of military vehicles parked in rows to the north of the site.

During the 1950s the sites appears to have been dismantled with some of the Nissen huts being removed by 1952 and all by 1959. By 1979 the site had begun to be covered by some scrub and low trees, a process that continued to increase until at least 1983.

In May 1986 the construction of the offices and industrial units that presently occupy the site was underway and it appears to have been completed by July of that year.

None of the photographs indicated any archaeological features in the immediate area around the proposed re-development. They provide evidence of the probable military use of the site from mid 1940 to the late 1950s.

### **4.4 The site walkover survey.**

The proposed development site was visited in August 2006. Most of the area is covered with existing office buildings, industrial units, car parks and access roads and the site has been landscaped to provide a level surface within the gently sloping fields that abut it to the north and east. The only undeveloped area appears to be a strip of land, 5 to 8m wide that is to be found immediately inside the perimeter chain link security fence. It is probable that this strip of land was landscaped during the last re-development of the site in 1986. No archaeological features were seen.

It is possible that some of the concrete access roads within the site date from its former use in the 1940s.

## **5 DISCUSSION**

### **5.1 The Potential of the Site.**

The available evidence suggests that there is a low potential for finding archaeology within the area of the proposed development. Two archaeological watching briefs in the vicinity (SMR entries **20** & **28**) found no evidence of archaeological features.

There is no recorded prehistoric archaeology within 500m of the development site. Apart from isolated findspots, the prehistoric archaeology in the general area is concentrated on the steep south facing hill slopes that lie to the north. There is



therefore a low potential for prehistoric archaeology within the development area.

The Roman period archaeology in the general area is concentrated in a broad arc running from the north down to the southwest of the opposed development site and the closest recorded archaeology is 400m to the northwest. There is also a concentration of findspots in the Highcliffe Allotments / St Giles' Hill area. The potential for Roman archaeology in the proposed development area is low.

The closest medieval archaeology is the location of New Baton Farm, 400m to the west of the site. This farm was a Grange and dates from the 12th century. It is probable that it may have had association with the St Giles' Fair but the concentration of activity would have been within the immediate area of the farm buildings. Other Anglo Saxon and medieval activity, apart from isolated findspots is concentrated in the St Giles' Hill area. The potential for Anglo Saxon and medieval archaeology is low.

There is evidence for post-medieval archaeology 150m to the west of the development site. Aerial photography has indicated that the proposed site was first developed during the first half of the 20<sup>th</sup> century, probably as a military installation. There is a medium potential for finding post-medieval archaeology and a high potential for modern period archaeology.

## **5.2 The Impact of Previous Development and Land-Use on Potential Archaeology.**

Prior to the 20<sup>th</sup> century the area of the development site was agricultural land. Agricultural practices would have had a minor impact on any archaeology within the area.

During the first half of the 20<sup>th</sup> century and probably during 1940, the site was developed as a military installation. The construction of roads and foundations for building would have had a major impact on any archaeology. In 1986 the site was re-developed and it is probable that it was levelled at this time involving a 2m cut into the hill slope at the eastern side. These works would have had an additional major impact on any surviving archaeology and would have damaged or removed most of the modern period archaeology surviving from the 1940s.

## **5.3 The Impact of the Proposed Development on the Potential Archaeology.**

The re-development of the site will entail providing new roads and foundations for office buildings. These will have an impact on any surviving archaeology; however the previous developments on the site will probably have removed or severely damaged any features that predate circa 1940.

The impact of the proposed development is further mitigated as most of the new buildings and roads are within the "footprints" of the 1986 development.

## **6 CONCLUSIONS AND RECOMMENDATIONS.**

The main focus for the archaeology within the 1km radius study area lies to the northwest of the proposed development, at least 400m away and is associated with

early settlement and later medieval activity on the outskirts of Winchester. Other significant archaeology lies over 600m to the north. There is no evidence for archaeology within the proposed development and previous watching briefs in the area have given negative results. Given the absence of the archaeology in the area and the impact from previous development it is considered that there is a very low potential for any archaeology to be found within the proposed development.

## **7 BIBLIOGRAPHY AND SOURCES CONSULTED.**

### **7.1 Books and Documents.**

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**7.2 Gazetteer of Known Sites from the Historic Environment Record.**

<b>Entry No.</b>	<b>SMR Ref.</b>	<b>SMR</b>	<b>NGR</b>	<b>Name</b>	<b>Description</b>
1	MWC1126	WCC	Chilcomb Lane	SU 499292	Boundary Stone, unknown date.
2	MWC1127	WCC	Magdalen Hill Down	SU 49992933	A series of 5 round barrows, dating from the late Neolithic to late Bronze Age and forming a linear cemetery situated on the south facing slope of Magdalen Hill Down. Only 3 now survive.
3	MWC1150	WCC	Field north of Chilcomb Lane	SU 503288	Findspot of Bronze Age lithic implement.
4	MWC5843	WCC	Post-medieval ditch, Magdalen Hill	SU 50112933	Flat-bottomed gully containing a square gun flint
5	MWC6624	WCC	Anglo Saxon inhumation cemetery, St Giles Hill	SU 491292	A probable Anglo-Saxon cemetery on St. Giles Hill. Several remains likely to relate to the cemetery have been discovered at various times including a skeleton, an iron key and knife, shield, glass beads, spearhead and several adult inhumations.
6	MWC6650	WCC	Building at All Saints	SU 48932895	Roman wall foundations, possibly of a domestic nature.
7	MWC6907	WCC	St. Giles Fair	SU 491293	The St Giles Fair was owned by the Bishops of Winchester and was one of the major international fairs of England during the 12th to early 14th centuries. In 1390 40 or more shops stood on the fair and these may have continued to operate, at a smaller scale, in the early 16th century. At its height the fair occupied the entire area of the Bishop's Soke on St Giles Hill and that outer areas may have been cultivated during the year and used for temporary stalls and tethering places for animals during the fair. The remains of several medieval buildings have been found in the St Giles Hill area.
8	MWC6944	WCC	Bar End, Highcliffe Allotments	SU 48992885	Possible Roman cemetery, Bar End / Highcliffe Allotments
9	MWC6955	WCC	Northbrook Avenue	SU 49052928	A single undated feature, possibly a ditch or pit. May have been related to the St Giles Fair or Palm hall.

Entry No.	SMR Ref.	SMR	NGR	Name	Description
10	MWC6999	WCC	Bar End Park & Ride	SU 48722813	Substantial quantities of Roman building material within a ditched enclosure system and generally across the site suggest the presence of a substantial building in the vicinity. Traces of prehistoric activity were also found including burnt flints, a possible hearth, and sherds of Bronze Age pottery.
11	MWC7032	WCC	Site of Church and Cemetery of St Giles	SU 49082937	The site of the church and cemetery of St Giles is first mentioned in a document of 1096, but probably predates this. The church and cemetery were closely linked to the fair of St Giles but by the later medieval period the cemetery was the most important attribute of the church. The church was rebuilt in 1197, following a fire and was demolished soon after 1542.
12	MWC7238	WCC	Findspot overlooking Chilcomb valley.	SU 497292	A chance findspot of a middle Iron Age coin.
13	MWC7239	WCC	Findspot, Winchester bypass	SU 496291	Several Neolithic flint implements, including awls, hammer stones and scrapers found during the construction of the Winchester bypass in 1932.
14	MWC7240	WCC	Findspot	SU 49392892	A chance findspot of a Greek bronze coin of the Roman empress Alpha Severina.
15	MWC7466	WCC	Palaeo channels at Bar End	SU 48962870	Three former palaeochannels, probably of Late Bronze Age date comprising a hollow some 30 -40m wide and up to 1m in depth. The sub-soil filling of one channel contained a number of later prehistoric flint artefacts indicating a flint-working site in the vicinity.
16	24163	HCC	Findspot, Chilcomb	SU 50002800	A gold ecclesiastical ring, 15th century. Found while harrowing a field.
17	26962	HCC	Highfield Allotments	SU 49002880	A Roman cremation urn found 2 feet below the surface, in 1911. The remains were those of a woman and were accompanied by several vessels of Samian ware.
18	26996	HCC	St Giles Hill	SU 49002900	A late Bronze Age bucket urn reputedly found on St Giles' Hill.

<b>Entry No.</b>	<b>SMR Ref.</b>	<b>SMR</b>	<b>NGR</b>	<b>Name</b>	<b>Description</b>
19	34331	HCC	Roman Road	SU 49702940	A Roman road though to tube the route from Winchester to London runs eastwards along the Alresford road for about 5 miles.
20	37589	HCC	Morestead Sewage Work	SU 49302800	A watching brief carried out by Wessex Archaeology during the development of Morestead Sewage works. No archaeology found.
21	41500	HCC	New Barton Farm	SU 4960 2840	First documented in 1166 as Berton Prioris. Possible a Medieval Grange.
22	54822	HCC	New Barton Farm	SU 49412845	Site of Post Medieval building. Floors and rubble of a Post Medieval building were located in a geophysical survey
23	53402	HCC	Magdalen Hill Down	SU 49902920	Site of Boundary Marker. Ring ditches and linear features and lynchets found at the site of St
24	54823	HCC	St Swithun's School	SU 49692949	Swithun's school. The ring ditch is thought to be Bronze Age but contained pottery dating from the Neolithic to Iron Age.
25	54829	HCC	Magdalen Hill	SU 49902930	Findspot of a Medieval seal matrix with an inscribed reverse.
26	54920	HCC	St. Catherine's Hill	SU 49252757	Findspot for two sherds of Iron Age pottery and one goat bone with butchery marks.
27	55872	HCC	All Saints School	SU489328 96	An Archaeological survey of two extant WWII air raid shelters.
28	56925	HCC	Chilcomb Lane	SU 49402850	A watching brief carried out by Southern Archaeological Services found no archaeological features. Finds observed during a walkover survey included pottery, building materials and glass of between 18th century and a modern date.

### 7.3 Historic and Modern mapping

<b>Date</b>	<b>Description</b>
C 1650	Spies Map of Winchester. HRO W/K4/1/4
1810	Ordnance Surveyors Drawings, Bishops Waltham, Southampton. British Library web site: <a href="http://www.collectbritain.co.uk">http://www.collectbritain.co.uk</a>
1839	Chilcomb Tithe Map, R.C.Gale. HRO 21/M65/F7/48/1,2
1873	Ordnance Survey 1 <sup>st</sup> edition, Sheet L.
1884	Chilcomb Inclosure map. HRO 56M8/W/PD1, 2

**7.4 Aerial Photographs Consulted (National Monuments Record)****7.4.1 Vertical Aerial Photography**

<b>Sortie No.</b>	<b>Library No.</b>	<b>Frame Nos.</b>	<b>Date</b>	<b>Scale</b>
RAF/106G/LA/83	8332	1020, 1037-8	18/12/1944	1:5000
RAF/106G/UK/736	3542	3081-3	27/08/1945	1:10000
RAF/CPE/UK/1750	465	4048, 5050	21/09/1946	1:9800
RAF/CPE/UK/1992	591	3051,3052	13/04/1947	1:9840
RAF/CPE/UK/249	7675	5063, 5077	26/02/1948	1:4800
RAF/540/780	3101	4001-2, 4025-6	23/06/1952	1:10000
RAF/540/796	3097	3024, 3032	30/06/1952	1:9999
RAF/58/2860	1920	0479, 0480	23/03/1959	1:11200
RAF/58/2862	1921	0179- 81	14/05/1959	1:11100
OS7019	9080	20	22/03/1971	1:6900
RCU/CS/831202	9007	1539-40	02/12/1983	1:6000
OS86144	12856	093	25/06/1986	1:8500
OS95006	14621	032-3	03/03/1995	1:5300

**7.4.2 Oblique Aerial Photography**

<b>NGR Index No. .</b>	<b>Accession No.</b>	<b>Frame Nos.</b>	<b>Date</b>
SU4928/8	RAF 30060	PFFO-0116	14/05/1950
SU4928/9	RAF 30060	PFFO-0117	14/05/1950
SU5028/7	RAF 30060	SFFO-0113	14/05/1950
SU5028/8	RAF 30060	SFFO-0114	14/05/1950
SU5028/13	RAF 30060	SFFO-0115	14/05/1950
SU5028/14	RAF 30060	SFFO-0116	14/05/1950
SU5028/15	RAF 30060	SFFO-0117	14/05/1950
SU4927/9	NMR 3184	22	30/07/1987
SU4927/10	NMR 3184	23	30/07/1987
SU4927/11	NMR 3184	36	30/07/1987
SU4927/12	NMR 3184	37	30/07/1987
SU4927/15	NMR 3184	25	30/07/1987