

Archaeology Statement



December 2025

One Horton Heath Primary School, Sports Facilities and Allotments Eastleigh, Hampshire

Archaeology Statement

CA Project: AN1075

CA Report: AN1075_1

prepared by	Tim Street, Assistant Heritage Consultant
date	December 2025
checked and approved by	Rebecca Wills, Senior Heritage Consultant
date	December 2025
issue	1

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Cirencester Building 11 Cotswold Business Park Cirencester Gloucestershire GL7 6BQ t. 01285 771022 f. 01285 771033	Milton Keynes Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT t. 01908 564660	Andover Stanley House Walworth Road Andover Hampshire SP10 5LH t. 01264 347630	Suffolk Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ t. 01449 900120
e. enquiries@cotswoldarchaeology.co.uk			

CONTENTS

1.	INTRODUCTION.....	5
2.	METHODOLOGY	9
3.	SUMMARY OF ARCHAEOLOGICAL BACKGROUND	13
4.	IMPACT ASSESSMENT	24
5.	CONCLUSIONS	28
6.	REFERENCES.....	29

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

ILLUSTRATIONS

Fig. 1 Site location plan

Fig. 2 Previous Archaeological Investigations

Fig. 3 Historic Environment

Fig. 4 Lidar 2020 DTM multi hillshade data of the Site (1m resolution)

Fig. 5 Extract of Milne's map of 1791

Fig. 6 Extract from 1844 South Stoneham Tithe Map

SUMMARY

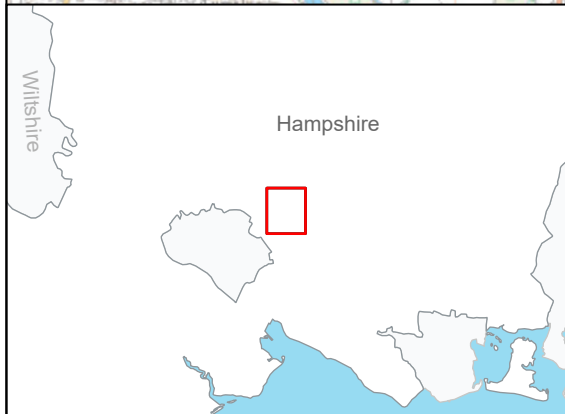
Project Name: One Horton Heath, Primary School, Sports Facilities and allotments
Location: Eastleigh, Hampshire
NGR: 449041, 116638

In December 2025 Cotswold Archaeology was commissioned by Eastleigh Borough Council to undertake an Archaeology with regard to a Reserved Matters application for the construction of a Primary School at One Horton Heath, with associated carparks, access roads, landscaping, gardens, playground, multi-use games area (MUGA), sports pavilion, football pitch and allotments.

This assessment has determined that there is some potential to encounter artefacts of prehistoric date, based on previously recorded artefacts within the surroundings of the Site. However it should be noted that no archaeological remains were found during previous investigations carried out in the vicinity of the Site for the One Horton Heath development.

Whilst there is a slight potential for the presence of further buried archaeological remains within the Site, including agricultural remains, such remains are likely to be of little to no significance. Any such features are likely to reflect evidence of agricultural practice in the form of infilled field boundaries, plough furrows and residual or unstratified artefacts.

It is not considered that the significance of the potential archaeological resource within the Site is of such a level that would require preservation *in situ*, or that it would influence development design. However, the need for and scope of further archaeological investigation or mitigation will be agreed through consultations with the archaeological advisor at Hampshire County Council.



 Site



Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120

W www.cotswoldarchaeology.co.uk
 E enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 One Horton Heath, Primary School, Sports facilities and allotments, Eastleigh, Hampshire

FIGURE TITLE
 Site Location Plan

0 0.5 km

© Crown copyright and database rights 2025 Ordnance Survey AC0000806122

DRAWN BY TS PROJECT NO. AN1075
 CHECKED BY RW DATE 15/12/2025
 APPROVED BY RW SCALE @ A4 1:20,000

FIGURE NO.
 1

1. INTRODUCTION

- 1.1. In December 2025, Cotswold Archaeology (CA) was commissioned by Eastleigh Borough Council to undertake an Archaeology Statement with regard to a planning application for the construction of a Primary School, Sports Facilities and Allotments at One Horton Heath, with associated infrastructure and facilities.
- 1.2. The Reserved Matters application boundary (hereafter referred to as 'the Site') comprises agricultural land to the west Horton Heath. Vegetation is present along the Site boundaries with a watercourse, solar farm and the Upper Acre parcel of One Horton Heath within the immediate surroundings.
- 1.3. This report focuses specifically on the archaeological resource as there are no designated heritage assets nearby to the Site which would be sensitive to change within their setting.

Project background

- 1.4. The northern and southern parts of the wider OHH site were previously subject to two separate outline planning applications for mixed use developments, with permission granted in November 2017 (O/16/79354) and December 2017 (ref. O/14/75735), respectively.
- 1.5. Subsequently, a new outline planning application was submitted, bringing together the two previous application areas under a single masterplan (ref. O/20/89498), submitted in December 2020. This planning application was supported by a Heritage Assessment (Cotswold Archaeology 2020).
- 1.6. Several archaeological investigations have been undertaken within the in the immediate surroundings of the Site as part of the wider OHH development site as a planning condition for planning applications F/20/89500 and X/19/86303. These are detailed below.

Overview of the Reserved Matters Submission

- 1.7. One Horton Heath (OHH) is a comprehensive redevelopment scheme to the west of Horton Heath which will provide new retail, employment, residential, senior living, a new primary school, and a new local centre, amongst other new uses on land which is currently undeveloped. Outline planning permission for OHH was granted on 27 October 2025 under application reference O/20/89498.

1.8. The description of development proposed in the outline planning application was as follows:

- *“Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:*
- *Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestall, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);*
- *A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);*
- *Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);*
- *A 3FE Primary School (Primary School Phase);*
- *Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);*
- *Allotments, ecological, landscape and sustainable drainage works;*
- *Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;*
- *Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and*
- *Site preparation and demolition works All Matters Reserved Except Access.”*

1.9. A series of Reserved Matters submissions are being made to Eastleigh Borough Council for the detailed design of the development phases that were approved as part of the aforementioned outline planning permission.

1.10. This Reserved Matters submission principally comprises of the detailed design of the 3FE Primary School and the adjoining sports facilities, together with the following:

- Associated green infrastructure;
- Allotments, ecological, landscape and sustainable drainage works;
- Key infrastructure and utilities, including the provision of vehicular and pedestrian access, footpaths, and cycle paths.

1.11. The outline planning permission is subject to a total of 76 planning conditions.

-
- 1.12. In accordance with Condition No. 4 of the outline planning permission, this report provides details of the layout, scale, appearance, and landscaping of the site. In addition, this report also considers those conditions that are relevant to the 3FE Primary School and adjoining sports facilities, which includes Conditions Nos. 54 and 55.

Objectives and professional standards

- 1.13. This report is informed by the previous Heritage Desk-Based Assessment (CA 2020), which considered the One Horton Heath development as a whole. A determination of the significance of any archaeological assets potentially located within the Site that may potentially be affected by the development proposals, is presented in this report. This report excludes assessment of potential non-physical impacts on heritage assets beyond the boundary of the Site, due to there being no sensitive assets located in proximity.
- 1.14. CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and guidance for historic environment desk-based assessment* published by CIfA in 2014 (updated 2020). This states that, insofar as they relate to the determination of planning applications, heritage Desk-Based Assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

- 1.15. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015), further clarifies that a Desk-Based Assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.16. The Site is located in the local authority of Eastleigh Borough Council. Planning and development are currently guided by the Eastleigh Borough Local Plan 2016-2036, which was adopted on 25 April 2022.

1.17. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1 above. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 59).
Eastleigh Borough Local Plan 2016-2036	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2023). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2023).
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020).
- 2.2. This assessment primarily utilises the results of the data and analysis presented in the earlier Desk Based Assessment (CA 2020) which was compiled for the One Horton Heath outline application. This included analysis of aerial photographs, satellite and Lidar imagery, consultation of historic sources, particularly maps, at the Hampshire Record Office, and review of grey literature reports.
- 2.3. An updated HER search was undertaken for this Statement, in case of any additional information of relevance to the Site's archaeological potential, based on a 1km study area. Not all HER records are referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

Lidar imagery

- 2.4. Updated Environmental Agency data was analysed with the specific aim of clarifying the extent of any potential buried archaeological remains or earthworks.
- 2.5. National Lidar Programme (NLP) Lidar DTM (Digital Terrain Model) and DSM (Digital Surface Model) files were downloaded from the DEFRA portal (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m for DTM and DSM resolution, surveyed in 2020, for the extent of the site boundary and buffer. DTM and DSM tiles were downloaded as ASCII files. The Lidar files contain British National Grid as the 'native' coordinate reference system.
- 2.6. Where necessary, the tiles were combined into a mosaic raster dataset using Esri ArcGIS Pro 3.3.0 and exported as a single raster (.TIFF).
- 2.7. The Lidar file was then processed using Relief Visualisation Toolbox (RVT) (Kokalj *et al.* 2019 and Zakšek *et al.* 2011) to create several visualisations including: A single

hill-shade model (Azimuth 315, Height 35), Multi-hillshade, Simple Local Relief Model (SLRM, Radius 10), Sky View Factor (SVF), Openness, and Slope Gradient. Visualisations were created following Historic England guidelines (Historic England 2018) and guidance in *Airborne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.

- 2.8. The output images from the RVT software were then imported into ArcGIS Pro 3.3.0 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.9. The DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 4.

Assessment of heritage significance

- 2.10. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.11. The present report sets out, in detail, the ways in which identified susceptible heritage assets (archaeological remains) might be affected by the proposals, as a result of their disturbance or truncation.
- 2.12. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). This has been done

in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.13. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.14. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*

2.15. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF.
Less than substantial harm	The proposals would lead to a notable level of harm to the significance of the heritage asset. A	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the

Level of effect	Description	Applicable statute & policy
(upper end)	reduced, but appreciable, degree of its heritage significance would remain.	asset, in accordance with paragraph 216 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy

Limitations of the assessment

- 2.16. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3. SUMMARY OF ARCHAEOLOGICAL BACKGROUND

3.1. This section provides an overview of the known and potential heritage resource within the Site, summarising the results of the Desk Based Assessment (CA 2020) and subsequent archaeological investigations within the proposed One Horton Heath scheme. An updated HER search was undertaken, in case of any additional information of relevance to the Site's archaeological potential.

3.2. The following section is focused on the archaeological potential of the present Reserved Matters application boundary, and further background on the wider environs of the Site can be found in the full Desk Based Assessment submitted for the outline application (CA 2020).

Landscape context

3.3. The Site, which measures approximately 5ha, comprises agricultural land bounded by Bramley Gardens, Crispin Close and Barley Fields, three small cul-de-sacs to the east, within the village of Horton Heath. Vegetation is present along the north, east and west boundaries with a fence to the south. The Site is divided into two parcels by a roughly east-west hedgerow in the middle of the Site. A watercourse, a tributary to the River Itchen, is present to along the north boundary, a solar farm to the west and the land of Upper Acre to the south.

3.4. The Site occupies a gently undulating parcel of land, lying at an elevation of between 25.2m and 25.9m above Ordnance Datum (aOD). Google Earth imagery shows the Site has been used as agricultural and/or pastoral land from 1999 until present (Google Earth 2025).

3.5. The Site lies within the South Hampshire Lowlands National Character Area; a low-lying, gently undulating plain, with fast-flowing chalk rivers in wide, open valleys, water meadows, woodland and mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable. The settlements are small, clustered or dispersed, intermixed with isolated farmsteads (Natural England 2014).

3.6. The underlying geology of the Site consists of sand, silt and clay of the Wittering Formation, sedimentary bedrock formed approximately 41 to 56 million years ago in the Palaeogene Period. No superficial deposits are recorded within the the Site (British Geological Survey 2025). Trial trench evaluations carried out within the study

area (Fig. 2: **1 - 4**) encountered the natural clay geology at levels of between 0.35m and 0.56m below the present ground surface, underlying the topsoil and subsoil.

Previous archaeological investigations

- 3.7. As a condition of previous planning consent related to the applications associated with the One Horton Heath scheme (refs: F/20/89500 and X/19/86303), four phases of trial trench evaluation were conducted within the Site's surroundings (Fig. 2: **1 - 4**) in 2020 and 2021 by Thames Valley Archaeological Services (TVAS).
- 3.8. A total of 11 trenches were opened between Lake Farm and Firtree Farm (Fig. 2: **1**), c.910m to the north-west of the Site, and the majority of these recorded no archaeological finds or features. Three linear features were identified; one medieval and two of uncertain date (although one was interpreted as possibly prehistoric or medieval) (TVAS 2020a).
- 3.9. An evaluation at land at West Horton Heath (Fig. 2: **2**), c.530m to the south, comprised 33 trenches. A single linear feature, thought to be of 19th or 20th century date, was recorded (TVAS 2020b).
- 3.10. A total of 123 trenches were opened at Lower Acre c.280m to the south of the Site (Fig. 2: **3**), and the vast majority of these recorded no archaeological finds or features. The few features recorded were agricultural in nature, likely to be of post-medieval date, and no artefacts were recovered (TVAS 2021a).
- 3.11. The link road evaluation (Horton Heath Road 3 evaluation; Fig. 2: **4**) c.290m south-west of the Site comprised 33 trenches. No deposits or features of archaeological interest were recorded (TVAS 2021b).
- 3.12. Within the wider study area, a number of investigations have been undertaken, comprising trial trench evaluations and watching briefs (Fig. 2). These investigations identified little to no archaeological evidence, and where present, features reflected earlier agricultural practices.

Designated heritage assets

- 3.13. There are no designated heritage assets within the Site, and no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Parks and Gardens within the study area. There are five Grade II Listed Buildings within the 1km study area, comprising:

- Firtree Farmhouse (NHLE: 1111949), c.670m north-west of the Site (Fig. 3: 7)
- Saxon Court (NHLE: 1111947), c.460m north-east of the Site
- Ramblers Cottage (NHLE: 1281402), c.340m north-east of the Site
- The Bush (NHLE: 1204040), c.760m north-east of the Site
- The Cockpit (NHLE: 1111948), c.850m north-east of the Site

3.14. Designated heritage assets are illustrated on Fig. 3 and are discussed further below, where relevant.

Prehistoric period (pre- AD 43)

3.15. Within Hampshire, remains of the Palaeolithic period occur most commonly within riverine and coastal contexts, and in particular within the complex sequences of Quaternary deposits associated with the Solent and its tributaries (Hampshire County Council 2010). A single Palaeolithic handaxe was recorded in a former sandpit c.1.37km north of the Site. Given the lack of such deposits within the Site, the potential for remains of Palaeolithic date to be present is considered to be very limited.

3.16. There is prolific evidence for Mesolithic activity within Hampshire, with the distribution pattern suggesting a focus around watercourses and on areas of Greensand geology (Hampshire County Council 2010). Within the study area, activity of this period is represented by a number of isolated finds of flintwork, consistent with a general background level of transient exploitation, probably extending from the adjacent river valley. The HER records the findspot of a perforated macehead of igneous stone c.35m west of the Site, although the precise location of the find is uncertain (Fig. 3: 5). Further findspots include tranchet axe, flint cores and worked flint (Fig. 3: Mesolithic).

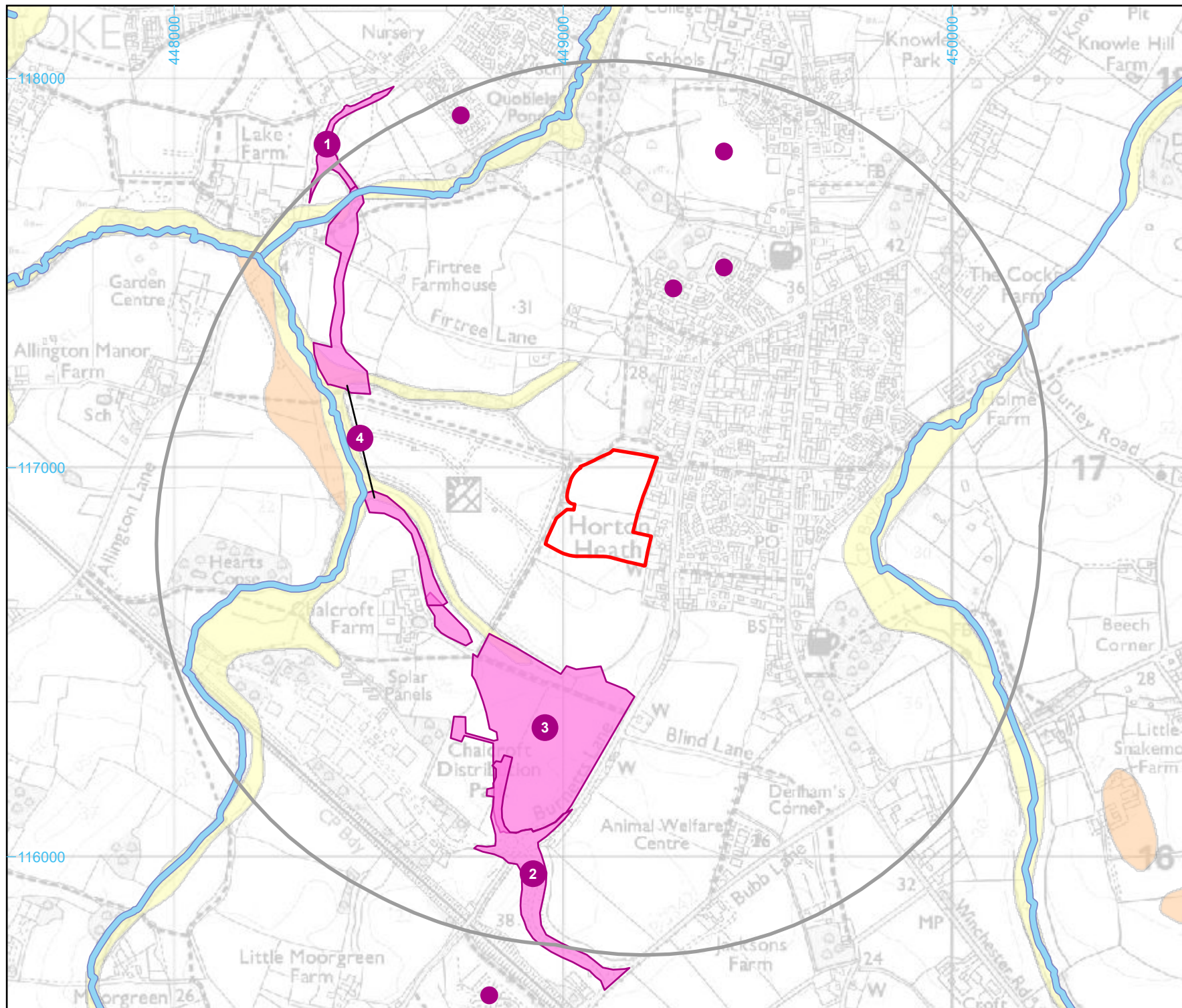
3.17. Neolithic and Bronze Age activity within Hampshire is most visibly attested by funerary monuments. Bronze Age round barrows in particular are widespread across the region, with the greatest concentration occurring on the chalk downland areas (Hampshire County Council 2012a). No features of this type, nor settlement and agricultural activity of these periods are recorded within the study area.

3.18. The Iron Age in Hampshire represents a period of increasing population growth, technological change and socio-economic complexity. Sites in this period are typically characterised by enclosed and unenclosed settlements, set within often extensive systems of rectangular fields. No Iron Age remains have been identified within the

study area. However a cropmark of a ditched oval enclosure, with a break in its northern edge, has been noted on aerial photographs approximately c.1.1km north-west of the Site (Fig. 3: Prehistoric (other) and Cropmark). This feature could be indicative of a settlement of prehistoric date.

Potential and significance

- 3.19. Evidence for Mesolithic activity has been identified within the Site surroundings, indicating potential for further such remains to be present within the Site. The remains may comprise small assemblages of flintwork or isolated artefacts.
- 3.20. Areas within the Site most likely to contain early prehistoric remains are those in which superficial deposits of alluvium are recorded (Fig. 2); deposits most commonly associated with early prehistoric artefacts, located alongside watercourses. However, the potential of encountering Mesolithic artefacts within the Site is considered to be low as no associated remains were encountered within the evaluation to the south (Fig. 2, 3). If present, remains of this nature would contribute to the wider understanding of the distribution of early prehistoric activity in the local landscape but would not comprise highly significant heritage assets (i.e. of such a level that would warrant their preservation *in situ*).
- 3.21. There is little definitive evidence for later prehistoric activity within the surroundings of the Site, and the potential for encountering such remains is considered low, especially as none were recorded in the evaluation to the south (Fig. 2, 3). However, the presence of the watercourse along the northern Site boundary may have rendered it a favourable location for activity in these periods. Based on the results of the evaluation, it is considered very unlikely that significant remains would be present within the Site.
- 3.22. The significance of any prehistoric remains would be associated with their potential evidential value, based on their ability to contribute to the understanding of prehistoric activity in the area (as per research aims of the Solent-Thames Research Framework; Hind and Hey 2014).



- Site
- Study Area
- Previous Investigation
- River terrace deposit (sand & gravel)
- Alluvium
- Watercourse

0 500m

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Includes Hampshire HER data

Cotswold Archaeology

Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120

www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 One Horton Heath, Primary School, Sports facilities and allotments, Eastleigh

FIGURE TITLE
 Previous Investigations and Superficial Deposits

DRAWN BY	TS	PROJECT NO.	AN1075	FIGURE NO.
CHECKED BY	RW	DATE	15/12/2025	2
APPROVED BY	RW	SCALE @ A4	1:13,000	

Roman Period (AD 43 – AD 410)

- 3.23. The general settlement patterns established in the preceding prehistoric periods appear to have continued broadly unchanged into the Roman period. The surrounding landscape in this period was primarily rural, characterised by dispersed villas and farmsteads (Hampshire County Council 2010) with a network of well-constructed Roman roads linking the major settlements.
- 3.24. A major urban centre was established at Winchester 12.1km to the north of the Site, and was served by a small, defended town and port at Bitterne, 6.6km to the south-west.
- 3.25. The closest Roman period activity is represented predominantly by chance finds between c.1.32-1.35km to the west of the Site (Fig. 3: Romano-British); two coin-hoards and a small concentration of pottery sherds. Such finds may reflect some level of activity in the local landscape, but do not necessarily denote the existence of any intensive or substantial settlement in these areas.

Potential and significance

- 3.26. There is no indication of a potential for significant (i.e. settlement-related) remains of Roman date to be present within the Site, especially as no associated remains were encountered during the Lower Acre evaluation c.280m to the south (Fig. 2, 3). Any less significant buried remains would not warrant preservation *in situ*.

Early medieval and medieval periods (AD 410 – 1540)

- 3.27. No archaeological evidence for early medieval activity is recorded within the study area. Allington Manor Farm, approximately 1.1km to the west of the Site (Fig. 3: Early Medieval), represents the site of the deserted medieval settlement of *Aldiotona*, established by the time of the Domesday Survey of 1086.
- 3.28. The Site lies in the parish of South Stoneham which is mentioned in the 1086 Domesday Survey and therefore appears to be of early medieval origin (Powell-Smith 2025). The parish boundary follows the entirety of the south-east boundary (edge of Horton Heath) and part of the north-east boundary (watercourse) of the Site (Fig. 2).
- 3.29. The landscape in the medieval period comprised a scattered settlement pattern of manors and farmsteads, reflecting a rural, agricultural-based society (Hampshire County Council 2010). Chalcroft Farm, c.490m south-west of the Site (Fig. 3: 6), has

recorded medieval origins, first appearing in a document of AD 1233 as *Chalfecroft*, meaning 'Calves Paddock'.

- 3.30. During the medieval period, the Site and its surroundings fell within the bounds of the Royal Forest of Bere, which was established by the late 12th or early 13th century as a hunting ground for the Bishops of Winchester (Pile 1989). Medieval forests typically comprised varied landscapes, incorporating areas of managed woodland, heathland, agricultural land and settlement.
- 3.31. By the later part of the medieval period, an increasing demand for timber, along with a decline in the forest's value for hunting, led to the gradual assarting of the forest and the creation of a patchwork of irregular fields and tracts of surviving woodland. As a result, little evidence of medieval activity has been recorded within the study area.
- 3.32. The Site appears to have been situated within Allington Manor in the medieval period. In the early 14th century, the manor was split into two parts (Page 1911), with the Site subsequently forming part of Great Allington. Much of the land within both portions of the manor was acquired by Winchester College in the 15th century. The Site could have been therefore part of the agricultural hinterland associated with the Manor, although no traces of medieval ridge and furrow are depicted within the Site by Lidar (Fig. 4) nor by post-war aerial photographs (with the slight earthworks visible on Lidar more likely associated with later agricultural activity).

Potential and significance

- 3.33. Situated away from any medieval settlements, it is likely that the Site comprised a mixture of heath and woodland during in the earlier medieval period, coming into agricultural use by the end of the period. As such, there is considered to be a very low potential of encountering settlement remains within the Site.
- 3.34. Therefore, there is no indication of a potential for significant remains of this period to be present within the Site. Any less significant buried remains, such as remnants of ridge and furrow or other medieval agricultural features, would not warrant preservation *in situ*.

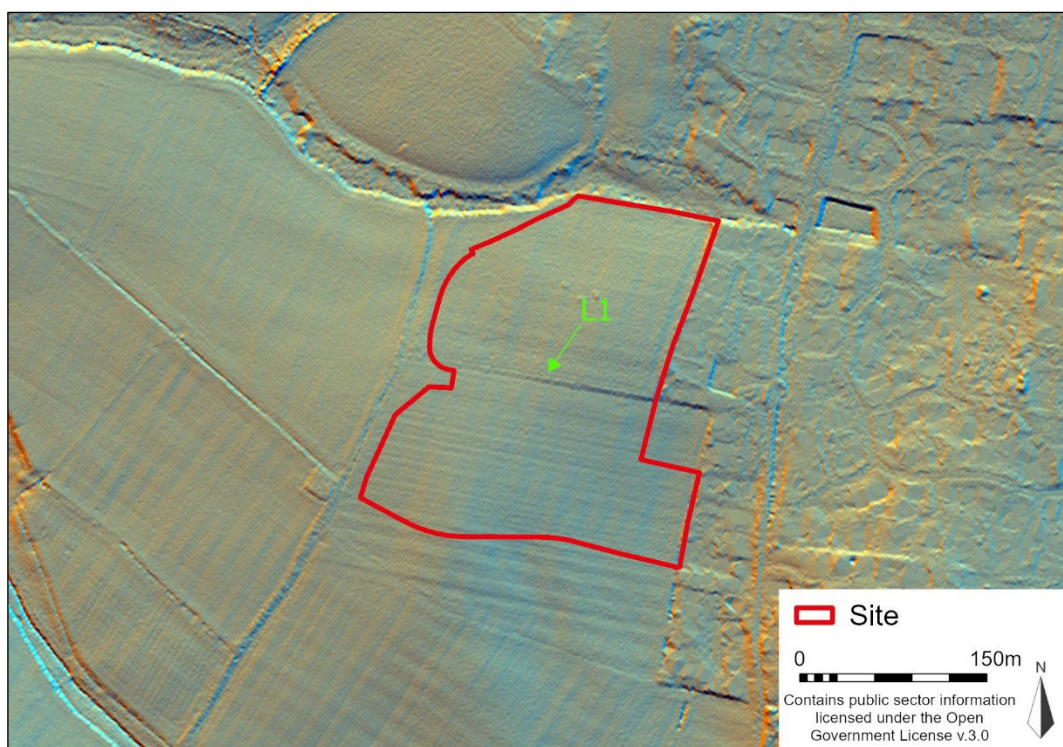


Fig. 4 Lidar 2020 DTM SLRM R10 data of the Site (1m resolution)

Post-medieval and modern periods (1540 – present)

- 3.35. The pattern of settlement in the study area established in the medieval period largely continued through the post-medieval period, and the area surrounding the Site remained rural and agricultural in nature, interspersed with isolated farmsteads. All of the Grade II Listed buildings within the study area were constructed during this period, except The Cockpit which was built in the modern period (Fig. 3).
- 3.36. The gradual assarting of the Forest of Bere continued into the post-medieval period through a process of piecemeal enclosure and, subsequently, in a more formal manner under the 18th and 19th century Enclosure Acts. Despite the loss of woodland and resultant formation of a more regular field pattern, numerous copses survive within the existing landscape as remnants of the former medieval forest. Traces of this ancient woodland (that which has existed since at least AD 1600) are extant within the study area (Fig. 3).
- 3.37. The landscape surrounding the Site appears to have remained largely undeveloped and rural in character throughout the post-medieval period. Milne's map of 1791 (Fig. 5) depicts the approximate location of the Site within an area of (presumably) agricultural land, with Horton Heath to the east and three structures comprising

Foxhall Farm to the north. Other pockets of woodland are depicted within the surrounding landscape.

- 3.38. The South Stoneham Tithe Map of 1844 (Fig. 6), which incorporates the Site, records that the land at this time comprised of two fields, which were probably created through gradual, informal enclosure during the medieval or early post-medieval periods. Many of the existing field boundaries, demarcated by mature hedgerows, are visible on the map, particularly along the northern, western and eastern Site boundaries.



Fig. 5 Extract of Milne's map of 1791, with approximate location of Site marked in red



Fig. 6 Extract from 1844 South Stoneham Tithe map

- 3.39. The 1871 First Edition Ordnance Survey map and subsequent Ordnance Survey Editions (reproduced in CA 2020) record relatively little change within the Site over the course of the late 19th and 20th centuries, with changes including rearrangements to the field layout, including removal and repositioning of some boundaries. A roughly east to west field boundary, seen as a current established hedgerow, runs through the middle of the Site. This boundary is seen on LiDAR imagery (Fig. 4, L1) and the 1844 tithe map (Fig. 6) indicating it likely has origins as a medieval or post-medieval field boundary.
- 3.40. The Historic Landscape Character (HLC) within the Site, as defined by the Hampshire Historic Landscape Assessment, comprises HLC type 1.10 - Parliamentary fields. This HLC type is composed of medium regular fields with straight boundaries (parliamentary type enclosure). Within the Site, this HLC type has been subject to some boundary loss over the course of the late 19th and 20th centuries.

Potential and significance

- 3.41. Based on the review of the cartographic sources discussed above, the Site comprised agricultural land by the post-medieval period and has continued as such to the present, where not affected by modern construction (with some disturbance within

the Site likely associated with the development to the south of which the extent is unclear). As such it is anticipated that buried remains of former agricultural features such as field boundaries, drainage ditches and stock enclosures, may be encountered but such features would be of little to no heritage significance.

- 3.42. The 1844 Tithe map illustrates that some of the extant boundaries within the Site, demarcated by hedgerows, were established by this date. As such, these hedgerows may qualify as historically important under the archaeology and history criteria of the 1997 Hedgerows Regulations (Appendix 1). However, 'important' hedgerows do not comprise designated heritage assets, and do not confer a specific level of heritage significance.
- 3.43. The boundary between the historic parishes of Durley and South Stoneham remains visible along the northern and eastern boundary of the Site as the watercourse and the modern village of Horton Heath respectively. This boundary does not comprise an important hedgerow but is of historic interest as an extant landscape feature.

4. IMPACT ASSESSMENT

Previous impacts

- 4.1. A review of the available cartographic, documentary and satellite evidence indicates that the Site has remained largely undeveloped and has been in use as agricultural and/or pastoral land.
- 4.2. Differences in current land use and previous development across areas of the Site indicate different level of previous impact on any potential archaeology. These include:
- Centre of fields: The fields appear not to have been affected by recent construction works. These areas will have been subjected to earlier agricultural impacts such as plough activity, fencing and land drainage. These activities are expected to have had a fairly limited impact on any underlying archaeological remains, mainly affecting the upper soil horizons. Archaeological features, if present, would likely survive in those areas.
 - Vegetation: the extant field boundaries and the stream valley are formed of hedgerows or trees. Localised, higher areas of impact are anticipated to have been

experienced within the footprint of current field boundaries where these are represented by ditches and hedgerows. Given the dense, established nature of the hedgerows, any potential archaeology within their footprint is likely to be heavily disturbed or destroyed by rooting. Any field boundary ditches associated with the hedgerows are likely to have removed any underlying archaeological remains.

- Watercourse: The banks of the stream to the north may have been subject to some slight adjustment or redirection in the past. No archaeological features are anticipated to have been located here.

4.3. Overall, there is some potential for archaeological remains to have survived within the undisturbed areas of the Site, where undeveloped fields are located. Past agricultural impacts may have reduced the completeness of any remains that may be present and reduced or removed their significance, although these activities are expected to have impacted mainly upper soil horizons.

Potential development effects

4.4. The physical effects of the proposed development upon the potential archaeological remains will primarily result from groundworks associated with preparatory works and construction. The details of the works to be carried out as part of the development are not yet finalised, but it is considered that these may include:

- pre-construction impacts associated with ground investigation works;
- ground reduction;
- construction ground works, including excavations for building foundations and service trenches, and stripping for creation of roads and hard surfaces;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting

4.5. The abovementioned ground works and excavations in relation to the proposed development could result in disturbance to, or loss of, any buried archaeological features that may be present within their footprint, in turn leading to the total or partial loss of significance of these assets. However, on the basis of the available information, it is deemed unlikely that any highly significant remains would be present.

Known and potential archaeological remains

4.6. This statement has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely

physically affected by development within the Site. The available information, including the results of previous archaeological investigations within the Site, suggest a low potential for significant buried archaeological remains to be encountered within the Site.

- 4.7. The proposed development is likely to result in significant impacts to any buried archaeological features that may be present within the Site. The works have the potential to result in the damage to or loss of any such features, resulting in a total or partial loss of significance of these features. Any adverse impacts upon the buried archaeological resource would be permanent and irreversible in nature.
- 4.8. It is unlikely, however, that significant archaeological remains would be encountered. Where any archaeological remains might be present these are likely to reflect evidence of agricultural practice in the form of infilled field boundaries, plough furrows and residual or unstratified artefacts, perhaps linked to Mesolithic activity which is recorded in the surrounding landscape. Any such remains are likely to be of low and local heritage significance, and it is therefore considered that the potential archaeological resource within the Site would not require preservation *in situ*, nor would it influence development design.
- 4.9. The 1844 Tithe Map illustrates that the majority of the extant boundaries within the Site, demarcated by hedgerows, were established by these dates. As such, these hedgerows may qualify as historically important under the archaeology and history criteria of the 1997 Hedgerows Regulations (Appendix 1). The boundary between the historic parishes of Durley and South Stoneham remains the south-east boundary of the village of Horton Heath coinciding with the eastern and northern boundaries of the Site. Whilst these boundaries are of historic interest as extant landscape features, any potential impacts would affect only a small section of the feature overall, and it would continue to be understood from historic sources.
- 4.10. Whilst retention of some of the hedgerows and boundaries is proposed (including vegetation along the external boundaries of the Site and along the historic parish boundary), the surviving internal boundaries will be largely removed, with breaches for access introduced to some of the external boundaries. The hedgerows are common and well-understood landscape features that are in themselves of only limited evidential and historical value, especially considering the common HLC type that is recorded at the Site. The Hedgerow Regulations are a notification mechanism

by which sufficient notice of removal must be given to the local authority. The Reserved Matters application would serve as an appropriate notification.

Further works

- 4.11. A programme of further archaeological investigation may be required by the archaeological advisor at Hampshire County Council. In response to the outline planning application for the One Horton Heath development (0/20/89498), David Hopkins, Hampshire County Archaeologist, recommended that an archaeological condition be attached to any planning permission to secure a programme of archaeological mitigation (via email, dated 13/01/21).
- 4.12. It is considered likely that this would also be the case for the current Reserved Matters application, however the scope of any work will be agreed with the Hampshire County Archaeologist.

5. CONCLUSIONS

- 5.1. This assessment has identified known and potential heritage assets located within the Site and its environs, which may be affected by the proposals. The significance of known and potential heritage assets of archaeological interest has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, have been assessed. Any physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the Reserved Matters application.
- 5.2. This assessment has determined that there is some potential to encounter artefacts of prehistoric date, especially Mesolithic, based on previously recorded artefacts within the Site close surroundings, as well further discoveries in the surrounding study area.
- 5.3. Whilst there is a slight potential for the presence of buried archaeological remains within the Site, due to a focus on agriculture from at least the medieval period onwards, such remains are likely to be of little to no significance. Any such remains are likely to reflect evidence of agricultural practices in the form of infilled field boundaries, plough furrows and residual or unstratified artefacts.
- 5.4. Any buried archaeological remains within the Site would be impacted by the proposed groundworks, however they would be unlikely to represent an absolute constraint on development, and no significant archaeological remains were encountered during previous investigations in the vicinity of the Site.
- 5.5. However, as parts of the Site are still in agricultural use, impacts from previous works are likely to be more limited. As such, further archaeological investigation may be required and the scope of such works, which can be secured as a condition to planning permission, will be agreed with the archaeological advisor at Hampshire County Council.
- 5.6. The proposed development is likely to remove some hedgerows considered 'important' under the archaeology and history criteria of the 1997 Hedgerows Regulations (Appendix 1). However, their loss would not be considered a significant heritage impact.

6. REFERENCES

- Allen, M., Blick, N., Brindle, T., Evans, T., Fulford, M., Holbrook, N., Richards, J.D. & Smith, A. 2016 *The Rural Settlement of Roman Britain: an online resource*
- British Geological Survey 2025 *Geology of Britain Viewer, 1:50,000 geological mapping, bedrock and superficial* - <http://mapapps.bgs.ac.uk/geologyofbritain/3d/index.html>
- Chartered Institute for Archaeologists 2020 *Standard and Guidance for Historic Environment Desk-Based Assessment*
- Cotswold Archaeology 2020 *Land at Horton Heath, Eastleigh, Hampshire Heritage Desk-Based Assessment*
- Cotswold Archaeology 2021 *One Horton Heath, Phase 3 Road 'The Avenue', Eastleigh, Hampshire: Heritage Desk-Based Assessment* CA Report: AN0270_1
- Cotswold Archaeology 2025a *One Horton Heath, Eastleigh, Hampshire: Quobleigh Breach Archaeology Statement* CA Report: AN0365_1
- Cotswold Archaeology 2025b *One Horton Heath, Eastleigh, Hampshire: Upper Acre Archaeology Statement* CA Report: AN1053_1
- Eastleigh Borough Council 2022 *Eastleigh Borough Local Plan 2016-2036* <https://www.eastleigh.gov.uk/media/11234/eastleigh-borough-local-plan.pdf>
- English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
- Hampshire County Council 1999 *Hampshire Historic Landscape Assessment*
- Hampshire County Council 2010 *An Overview of the Hampshire Landscape* - http://www3.hants.gov.uk/an_overview_of_the_hampshire_landscape-2.pdf
- Hampshire County Council 2012 *The Atlas of Hampshire's Archaeology*.
- Hey, G. and Hind, J., 2014 *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas* Oxford Archaeology/Wessex Archaeology
- Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*
- Historic England 2016 *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*

-
- Historic England 2018 *The Light Fantastic: Using Airborne LiDAR in Archaeological Survey*
- Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*
- Historic England 2023 *The National Heritage List for England* <https://historicengland.org.uk/listing/the-list/>
- Kokalj Z., and Maja Somrak M., 2019 *Why not a single image? Combining Visualizations to Facilitate Fieldwork and On-Screen Mapping. Remote Sensing* 11 (7): 747
- Kokalj Ž., and Hesse R., 2017 *Airborne Laser Scanning Raster Visualisation: A guide to Good Practice*
- Lambrick, G. 2010 *Solent Thames Research Framework Resource Assessment: The Late Bronze Age and Iron Age Period*
- Ministry for Housing, Communities and Local Government 2024 *National Planning Policy Framework (NPPF)*; published December 2024
- Natural England 2014 *National Character Area 128: South Hampshire Lowlands*
- Page, W. 1911 'Parishes: South Stoneham', in *A History of the County of Hampshire: Volume 3*, British History <https://www.british-history.ac.uk/vch/hants/vol3/pp481-489>
- Pile, J. 1989 *Aspects of the Forest of Bere from the Late Iron Age to the Middle Ages*, Proceedings of the Hampshire Field Club and Archaeological Society, Vol. 45, 113-119
- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament
- Powell-Smith, A. 2025 <https://opendomesday.org/> Accessed 15th December 2025
- Thames Valley Archaeological Services 2020a *Access Road, Land at North West Horton Heath, Eastleigh, Hampshire: Archaeological Evaluation*. Site Code HHE20/08
- Thames Valley Archaeological Services 2020b *Access Road, Land at West Horton Heath, Eastleigh, Hampshire: Archaeological Evaluation*. Site Code WHHE20/09
- Thames Valley Archaeological Services 2021a *Land at Lower Acre, Horton Heath, Eastleigh, Hampshire Project specification for an archaeological evaluation*. Ref. 19e105evLAE
- Thames Valley Archaeological Services 2021b *Land at Horton Heath, Road 3, Eastleigh, Hampshire Project specification for an archaeological evaluation*. Site Code SHHE 21/208
- Wymer, J. 1999 *The Lower Palaeolithic Occupation of Britain* Wessex Archaeology & English Heritage

Zakšek K., Oštir K. and Kokalj Z., 2011 *Sky-View Factor as a Relief Visualization Technique. Remote Sensing* 3(2): 398-415

Cartographic sources

1646	Blaeu, <i>Hantonia sive Sovthantonensis comitatvs vulgo Hant-shire</i>
1751	Hinton, <i>A new improved map of Hampshire</i>
1759	Blatt, <i>Map of Hampshire, inc.the Isle of Wight, 2</i>
1791	Milnes, <i>Map of Hampshire</i>
1825	<i>South Stoneham: Great Allington Manor Enclosure Map (Q23/2/122/1)</i>
1840	Bishopstoke Tithe Map
1871	Ordnance Survey 1:10,560 scale
1897	Ordnance Survey 1:10,560 scale
1910	Ordnance Survey 1: 10,560 scale
1939	Ordnance Survey 1: 10,560 scale
1962-3	Ordnance Survey 1: 10,560 scale

Aerial photographs

1985 – 2025 Google Earth Imagery

Sortie Number	Library Number	Date	Frame Number
RAF/106G/UK/649	28	12 AUG 1945	6118
RAF/106G/UK/649	28	12 AUG 1945	6119
RAF/106G/UK/649	28	12 AUG 1945	6120
RAF/106G/UK/649	28	12 AUG 1945	6180
RAF/106G/UK/649	28	12 AUG 1945	6181
RAF/106G/UK/649	28	12 AUG 1945	6182
RAF/106G/UK/649	28	12 AUG 1945	6183
RAF/106G/UK/600	35	04 AUG 1945	6056
RAF/106G/UK/600	35	04 AUG 1945	6057
RAF/106G/UK/600	35	04 AUG 1945	6058
RAF/106G/UK/600	35	04 AUG 1945	6170
RAF/106G/UK/600	35	04 AUG 1945	6171
RAF/106G/UK/600	35	04 AUG 1945	6172
RAF/106G/UK/600	35	04 AUG 1945	6280
RAF/106G/UK/600	35	04 AUG 1945	6281
RAF/106G/UK/600	35	04 AUG 1945	6282
RAF/106G/UK/600	35	04 AUG 1945	6283
RAF/106G/UK/737	43	27 AUG 1945	6073
RAF/106G/UK/737	43	27 AUG 1945	6074

Sortie Number	Library Number	Date	Frame Number
RAF/106G/UK/737	43	27 AUG 1945	6075
RAF/106G/UK/737	43	27 AUG 1945	6076
RAF/106G/UK/737	43	27 AUG 1945	6095
RAF/106G/UK/737	43	27 AUG 1945	6096
RAF/106G/UK/737	43	27 AUG 1945	6135
RAF/106G/UK/737	43	27 AUG 1945	6136
RAF/106G/UK/728	48	26 AUG 1945	6036
RAF/106G/UK/728	48	26 AUG 1945	6037
RAF/106G/UK/728	48	26 AUG 1945	6038
RAF/106G/UK/861	82	29 SEP 1945	6207
RAF/106G/UK/861	82	29 SEP 1945	6208
RAF/106G/UK/861	82	29 SEP 1945	6209
RAF/106G/UK/861	82	29 SEP 1945	6210
RAF/106G/UK/917	102	11 OCT 1945	5012
RAF/106G/UK/917	102	11 OCT 1945	5013
RAF/106G/UK/917	102	11 OCT 1945	5014
RAF/106G/UK/917	102	11 OCT 1945	5015
RAF/106G/UK/917	102	11 OCT 1945	5040
RAF/106G/UK/917	102	11 OCT 1945	5041
RAF/106G/UK/917	102	11 OCT 1945	5042
RAF/106G/UK/917	102	11 OCT 1945	5043
RAF/106G/UK/1322	313	28 MAR 1946	5138
RAF/106G/UK/1322	313	28 MAR 1946	5139
RAF/106G/UK/1322	313	28 MAR 1946	5140
RAF/106G/UK/1566	394	07 JUN 1946	5126
RAF/106G/UK/1566	394	07 JUN 1946	5127
RAF/106G/UK/1566	394	07 JUN 1946	5128
RAF/CPE/UK/1749	468	21 SEP 1946	4414
RAF/CPE/UK/1749	468	21 SEP 1946	4415
RAF/CPE/UK/1768	484	07 OCT 1946	4095
RAF/CPE/UK/1768	484	07 OCT 1946	4096
RAF/CPE/UK/1992	591	13 APR 1947	3215
RAF/540/258	1013	20 OCT 1949	5009
RAF/82/765	1421	20 APR 1953	311
RAF/82/765	1421	20 APR 1953	340
RAF/82/765	1421	20 APR 1953	366
RAF/82/765	1421	20 APR 1953	367
RAF/58/2860	1920	14 MAY 1959	260
RAF/58/2860	1920	14 MAY 1959	261
RAF/106G/UK/493	4958	08 JUL 1945	5044
RAF/106G/UK/493	4958	08 JUL 1945	5047
RAF/106G/UK/493	4958	08 JUL 1945	5048
RAF/106G/UK/493	4958	08 JUL 1945	5049
RAF/106G/UK/493	4958	08 JUL 1945	5050
OS/71019	9080	22 MAR 1971	84

Sortie Number	Library Number	Date	Frame Number
OS/71019	9080	22 MAR 1971	85
OS/71019	9080	22 MAR 1971	86
OS/66187	10542	22 JUL 1966	41
OS/66187	10542	22 JUL 1966	42
OS/66187	10542	22 JUL 1966	43
OS/90036	13658	01 APR 1990	48
OS/90036	13658	01 APR 1990	49
OS/95214	14443	29 JUN 1995	138
OS/95214	14443	29 JUN 1995	139
OS/95214	14443	29 JUN 1995	164
OS/95214	14443	29 JUN 1995	165
OS/00998	15755	07 APR 2000	2350
OS/00998	15755	07 APR 2000	2351
OS/00998	15755	07 APR 2000	2376
OS/00998	15755	07 APR 2000	2377

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘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’ (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 202 of the NPPF (2024) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 212 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 213 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

Paragraph 215 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

Development Plan

Current local planning policy within Eastleigh Borough is guided by the Local Plan (2016-2036), which was adopted in April 2022. Those of relevance to heritage include:

Strategic Policy 8: Historic Environment

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

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

Policy DM12, Heritage Assets:

Development of a heritage asset or within their setting will be permitted provided:

- i. it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:

-
- a. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and
 - b. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
 - ii. it achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - iii. where necessary, it secures the long-term future maintenance and management of the asset;
 - iv. where possible, it enables public enjoyment and interpretation of the asset; and
 - v. a heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.

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

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting'. GPA2 notes that 'a Desk-Based Assessment will determine, as far as is reasonably possible from existing

records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to

individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states 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 effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2024) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage

assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Important Hedgerows

Extracted from Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997.

Provision 4. For the purposes of section 97 (hedgerows) of the Environment Act 1995 and these Regulations, a hedgerow is “important” if it, or the hedgerow of which it is a stretch,

(a) has existed for 30 years or more; **and**

(b) satisfies at least one of the criteria listed in Part II of Schedule 1.

Schedule 1: *Additional criteria for determining ‘Important’ hedgerows;*

PART II

Criteria

Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1845.
2. The hedgerow incorporates an archaeological feature which is-
 - a. included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - b. recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
 - a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - b) is associated with any monument or feature on that site.
4. The hedgerow-
 - a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts (a); or
 - b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - i. is substantially complete; or
 - ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for

the purposes of development control within the authority's area, as a key landscape characteristic

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Period	NGR	HER ref. HE ref.
1	Access road Land at North West Horton Heath	Previous Investigation	448394 117788	70958
2	Access Road Land at West Horton Heath		448874 116048	70968
3	Land at Lower Acre		448900 116300	72250
4	Road 3 Land at Horton Heath		448500 117000	72251
5	Mesolithic Macehead	Mesolithic	449000 117000	37067
6	Chalcroft Farm	Medieval	448500 116600	41429
7	Grade II Listed Firtree Farmhouse	Post-medieval	448583 117488	1111949

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

