

Appendix EDP 4

Hampshire County Council Advice

Sarah Hockin

From: Historic Environment <historic.environment@hants.gov.uk>
Sent: 09 February 2024 11:28
To: Martin, Clare
Subject: RE: land south of Mortimer's Lane, Fair Oak, SO50 7DZ

You don't often get email from historic.environment@hants.gov.uk. [Learn why this is important](#)

Dear Ms. Martin,

Thank you for your consultation. The site lies within a landscape of some archaeological potential, with a particular focus of later prehistoric and Roman remains. Archaeological investigations immediately to the south of the site revealed a complex of ditches containing significant quantities of Roman pottery, indicative of nearby settlement.

I would draw your attention to the Archaeology and Heritage Baseline Study which has been submitted in support of this pre-application request (EDP 2023). This describes the site's archaeological potential as follows (para 5.10): *'The Site does not contain any known or recorded 'non-designated' archaeological sites, features, deposits or remains and so again, proposals for residential development would be similarly unconstrained in that regard. It is also considered to have no more than a moderate potential to contain hitherto unknown or unrecorded archaeological remains of significance, although only for prehistoric archaeology. For all other periods the Site is assessed as having just a low potential for the presence of significant non-designated archaeological remains, preserved as below-ground features and deposits.'*

This document concludes, with regards to below ground archaeology (para 5.11):

'As such, there is no reason to believe the Site contains archaeological remains of sufficient significance to warrant preservation in situ and present a constraint to development. In that respect, it is considered that any archaeological features or deposits that are present will most likely be of low or local interest and be capable of being preserved by record, during a phased archaeological investigation undertaken prior to the development commencing and secured by a suitably worded planning condition. Overall, there is absolutely no reason to believe or expect that non-designated archaeology will or should be a significant constraint to the Site's development for residential dwellings.'

Whilst I generally support the conclusion presented in this document, I cannot endorse the wider assessment of archaeological potential as it appears to understate the archaeological potential of all periods. Although not submitted with the pre-application documents, I am aware that an archaeological geophysical survey has been undertaken on the proposed development site and it has identified a range of anomalies which are consistent with archaeological remains. As such, the site has a high potential for archaeological remains. However, I agree that archaeological matters are unlikely to be overriding and that they can be suitably addressed through condition. I would recommend that any planning application includes an updated archaeological heritage statement that includes an assessment of the geophysical survey and puts forward a suitably mature archaeological mitigation strategy.

Yours sincerely,

Thom Hayes BA(Hons) MRes, ACIfA
Senior Archaeologist

Waste and Environmental Services
Universal Services
Hampshire County Council
Three Minsters House
The Castle, Winchester
Hampshire SO23 8UD
Email: thom.hayes@hants.gov.uk
Phone: 0370 779 3795

Our values



Working as one organisation

Integrity and respect

Professionalism

Making a difference

Continuous improvement

From: Martin, Clare <Clare.Martin@eastleigh.gov.uk>

Sent: Thursday, February 8, 2024 3:15 PM

To: Historic Environment <historic.environment@hants.gov.uk>

Subject: land south of Mortimer's Lane, Fair Oak, SO50 7DZ

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Hello

Please can I have your comments on the pre-application enquiry for 250 houses at land south of Mortimer's Road.

Many thanks

Clare

Appendix EDP 5
Pre-Application Response from the Built Heritage Consultant

Q/23/96485 – Land south of Mortimers Lane, Fair Oak, SO50 7DZ.

Context.

This site is situated to the east of Fair Oak on the edge of the ever expanding village boundary, a small field away from the Mortimers Farm complex of listed buildings to its east. There are two further listed buildings a short distance from the southern tip of the proposed building site now known as East Horton Golf Club formerly a farm.

The proposed development site is very roughly square with a paddock a third of the width in the north-west corner linking it to Mortimers Lane. There is a line of mature trees along the northern boundary of the 'square' and the same up the western boundary of the north-eastern third in which Mortimers Farm is situate toward the north end of this. Likewise, at the southern tip is a pond surrounded by mature trees, shielding East Horton Golf Club.

The Proposal.

The majority of the site is generally quite well shielded from the Mortimers Farm group of heritage assets but the access link to the road is currently completely open. In order to retain this farm steading in some sort of rural setting it is imperative to retain the small field or paddock between the development link to the road and Mortimers Farm, as is the field to the east of the farmstead. Further, the eastern boundary of the link paddock to Mortimers Lane needs to have a band of trees and bushes to provide visual separation of the new development from the existing heritage assets to minimise the harm to their setting to an acceptable level.

This landscape work should take place at the earliest opportunity in order to protect the setting from the new development as soon as possible, together with the reinforcement of the northern boundary of the site to the south of the existing complex.

Conclusion.

Provided the visual separation is achieved at the earliest opportunity in order to minimise the harm to the setting of these listed buildings, no objection.

23.12.2023.

Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.

Built Heritage Consultant.

Plans

Plan EDP 1: Overview of Designated Heritage Assets

(edp7852_d014c 02 December 2024 GYo/EBR)

Plan EDP 2: Overview of HER Data

(edp7852_d015c 02 December 2024 GYo/EBR)

Plan EDP 3: Extracts of Historic Mapping (1840 Bishopstoke Parish Tithe Map)

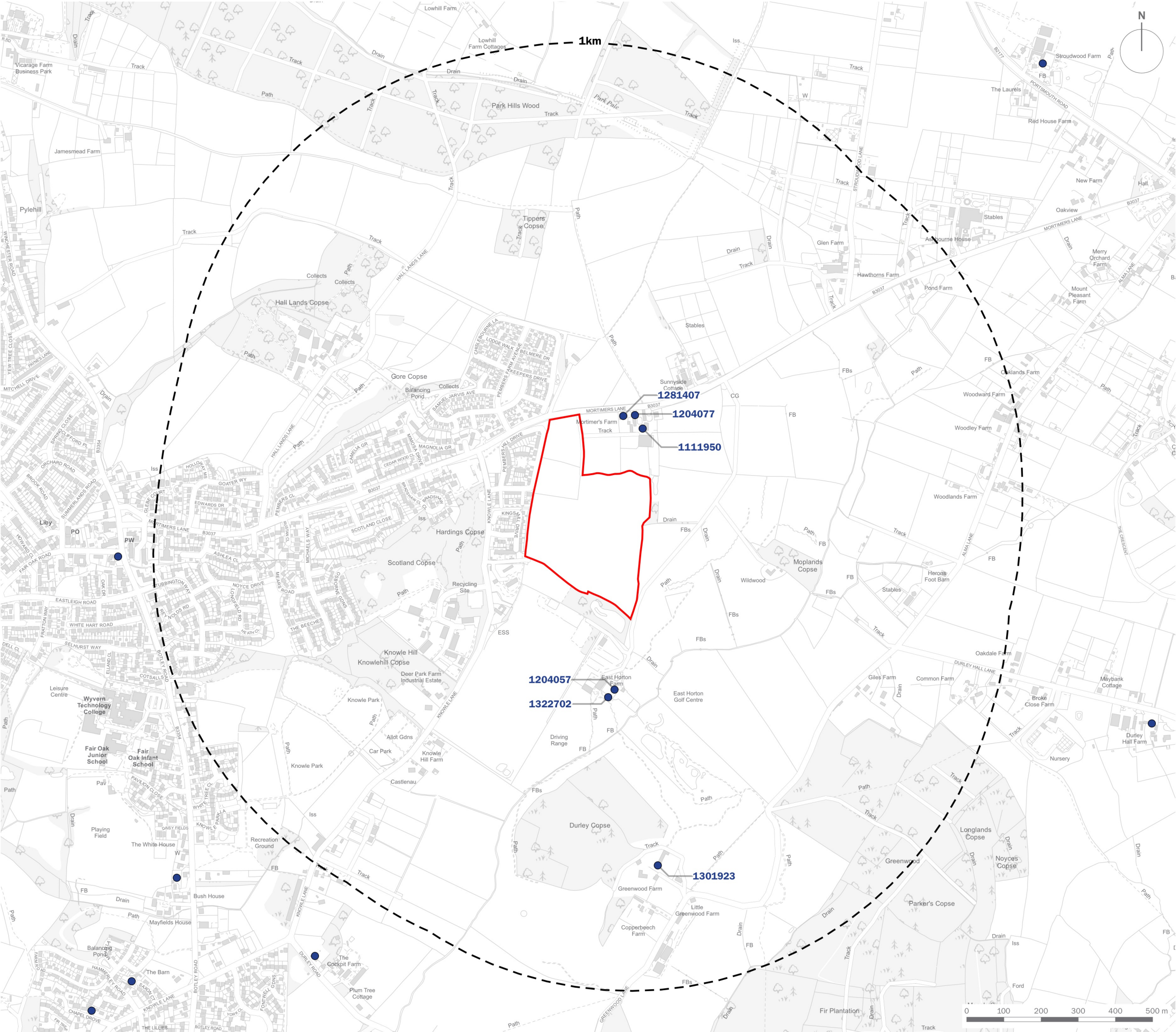
(edp7852_d016c 02 December 2024 GYo/EBR)

Plan EDP 4: Extracts of Historic OS Mapping

(edp7852_d017c 02 December 2024 GYo/EBR)

Plan EDP 5: Overview of Listed and Historic Buildings at Mortimer's Farm and East Horton Farm

(edp7852_d020c 02 December 2024 GYo/EBR)



Site Boundary

1km Study Area

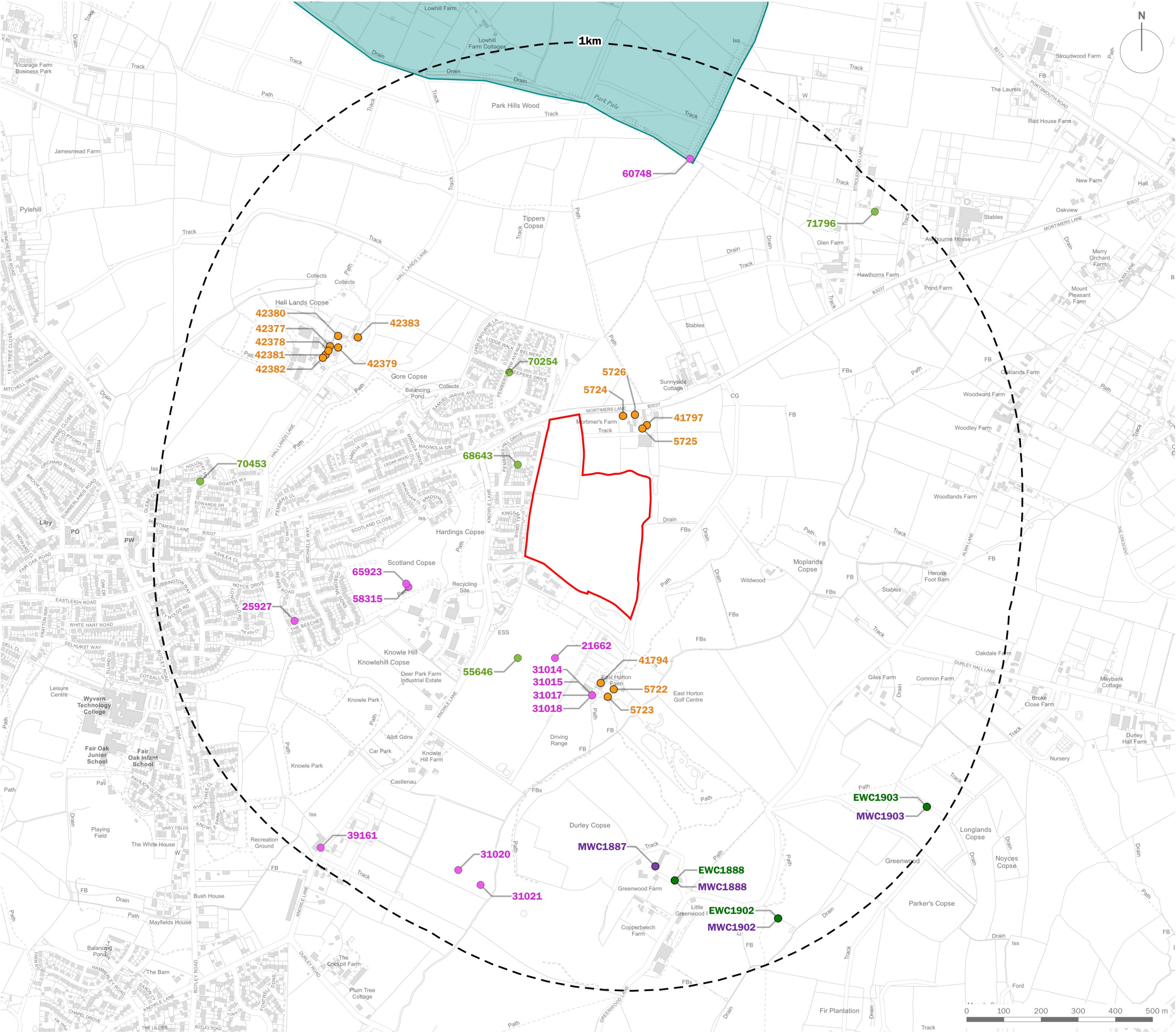
Grade II Listed Building

client			
Bloor Homes Ltd			
project title			
Mortimers Lane, Fair Oak			
drawing title			
Overview of Designated Heritage Assets			
date	02 DECEMBER 2024	drawn by	GYo
drawing number	edp7852_d014c	checked	EBR
scale	1:10,000 @ A3	QA	DJo

edp

the environmental
dimension partnership

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



Site Boundary

1km Study Area

Hampshire HER

Historic Building

Event

Monument

Winchester HER

Event

Monument

Historic Deer Park

client	Bloor Homes Ltd		
project title	Mortimers Lane, Fair Oak		
drawing title	Overview of HER Data		
date	02 DECEMBER 2024	drawn by	GYo
drawing number	edp7852_d015c	checked	EBR
scale	1:10,000 @ A3	QA	DJo