

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**East Horton Golf Club, Mortimers Lane,
Eastleigh, Hampshire**

Archaeological Desk Based Assessment

**by Genni Elliott and
Michael Murray**

Site Code: EHGC 24/52

(SU 5087 1823)

East Horton Golf Club, Mortimers Lane, Eastleigh, Hampshire

Archaeological Desk-based Assessment for East Horton Golf Club

by Genni Elliott and Michael Murray
Thames Valley Archaeological Services Ltd

Site Code EHGC 24/52

May 2024

Summary

Site name: East Horton Golf Club, Mortimers Lane, Eastleigh, Hampshire

Grid reference: SU 5087 1823

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Genni Elliott

Site code: EHGC 24/52

Area of site: c. 11.55ha (Phase 1: c. 3.95ha, Phase 2: c. 7.59ha)

Summary of results: There are no known heritage assets on the sites to be affected by development. However, fieldwalking and excavation in advance of the extraction of sand from a large area adjacent to the western area had revealed Roman features. The prevalence of archaeology from all periods in the wider surrounding area suggests the potential for as of yet unknown archaeology. Significant Mesolithic activity has been uncovered in multiple locations around the sites, and a Bronze Age barrow was mentioned in Anglo-Saxon charters and a modern aerial survey to the east. The Roman finds and features to the west could potentially continue under East Horton Farm and the northernmost field of phase 1.

The proposal sites are also adjacent to and potentially within view of listed buildings and unlisted buildings of local interest. While these buildings will not be directly affected, the development design needs to be sympathetic to their setting, especially with regards to East Horton Farm.

It is considered that it will be necessary to provide further information about the potential of the proposal site from field observations in order to understand the extent of the quarried area, the level of truncation that farming activity may have caused to potential underlying archaeology, and to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor.

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East Horton Golf Club, Mortimers Lane, Eastleigh, Hampshire

Archaeological Desk-based Assessment

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Report 24/52

Introduction

This report is an assessment of the archaeological potential for two parcels of land located at East Horton Golf Club, Mortimers Lane, Eastleigh, Hampshire (Fig. 1, NGR: SU 5087 1823). The project was commissioned by Ms. Tracey Bull, of Exdell Management, Briarwood, Green Lane, Southampton, SO31 7DF (on behalf of East Horton Golf Club) and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from both Eastleigh Borough Council and Winchester City Council for drainage improvement works through reprofiling in order to improve play and therefore allow the golf course to be open more regularly and ensuring its viability (phase 1). Thereafter, infill will be utilised to create a new driving range to the east (phase 2). This desk-based assessment will accompany the application in order to allow as informed a decision to be made regarding the proposal's archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2024) and the Council's local plan policies.

Site description, location and geology

East Horton Golf Club is located to the east of Fair Oak and north-east of Horton Heath (SU 5087 1823; Fig. 1). It is to the south of the B3037, Mortimers Lane, which links the villages of Fair Oak and Lower Upham. The golf club land extends southwest from Mortimers Lane, following the general direction of a tributary of the River Hamble, which runs through part of the land. The two proposal sites, phase 1 and 2, lie at the south-west end of the golf club and span the Winchester and Eastleigh Council boundaries.

A site visit conducted on 3 May 2024 showed that the Phase 1 area currently consists of a flat, naturally undulating landscape that gently rises where the green meets Durley Copse in the south-eastern portion of the site (Pls. 1-3). The site possesses mature trees positioned along established concrete and gravel pathways. A ditch stream runs north to south along the centre of the site. The site is bound by a tree and shrub hedgerow to the west and south, a wooden post and rail fence along the north along with structures associated with the golf

course, and is partly bounded by the Durley Copse in the east. The remaining area in the east is open to another area of the golf course not associated with the proposed development.

The Phase 2 area is similarly a naturally undulating green with large flat areas. A hedgerow bounds the site along the north-west to south-east extent (Pls. 4-6). Mature trees are dotted around the area and the site is bound on the opposite side by a line of mature trees with low-lying shrubs. In the southern section of the site, earthworks have formed mounds for use in golfing activities. The area behind these mounds open to another area of the golf course not included within the proposed development. In the north, the site is bound by a modern brick garden wall, a cultivated hedge, and driveway access. A man-made drainage ditch runs north-west to south-east in the northernmost area of the proposed Phase 2 site.

The geology is complex, reflecting the river valley. Phase 1 contains an area of alluvium whilst the remainder of the site consists of London Clay above Durley Sand. Phase 2 is similar, without the alluvium but with an area of Whitecliff sand between the London Clay and Durley Sand (BGS 1987). The golf club lies within a river valley which is reflected in the slope of the land; heights above Ordnance Datum sloping down from some 55m at Greenwood Lane to 37m on the river, and again sloping up to the northwest to some 39m within the phase 2 site on the northwest side of the river. Along the river it is relatively flat.

Planning background and development proposals

Planning permission is to be sought from both Eastleigh Borough Council and Winchester City Council for drainage improvement works through reprofiling in order to improve play and therefore allow the golf course to be open more regularly and ensuring its viability in phase 1, and to have infill to create a new driving range in phase 2 (Fig. 20).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in December 2024 (NPPF 2024) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2024, 74) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 207 and 208 state that

‘207. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2024, 73) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2024, 72) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2024, 71) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 210 to 216:

‘210. In determining planning applications, local planning authorities should take account of:

- ‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘212. 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.

‘213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- ‘a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- ‘b) 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 exceptional⁷⁵.

Footnote 75 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘215. 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.

‘216. 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.’

Paragraph 218 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷⁶. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

Footnote 76 ‘Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2024, 78) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2024, 78) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The Winchester local plan joint core strategy (adopted 2013) (WLP 2013) contains the following relevant policies;

‘Policy CP20 - Heritage and Landscape Character

‘The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District’s distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Particular emphasis should be given to conserving:

- ‘● recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- ‘● local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.’

A number of policies have also been ‘saved’ from the Winchester District Local Plan Review (adopted 2006) (WDLPR 2006) which include;

‘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.’

‘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.’

The Eastleigh Borough Local Plan 2016-2036) (adopted 2022) (EBLP 2022) contains the following relevant policy:

‘Strategic policy S8, Historic Environment

‘1. 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.

The site does not lie within a conservation area for either Winchester City or Eastleigh Borough Council.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Winchester and Hampshire Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The proposal site lies within the Hampshire basin formed by outcrops of tertiary geology not noted for their high density of archaeological deposits. These geologies are also rarely suited for prospection by geophysics or aerial photography, in contrast to the nearby archaeologically rich Hampshire chalkland. The small number of recorded archaeological remains have come from small-scale investigations or isolated chance recovery of archaeological finds. Recent survey fieldwork has, however, begun to demonstrate that these outcrops show archaeological potential.

At Hatch Farm, Eastleigh, Middle Iron Age occupations have been discovered (Taylor 2020a), with further Iron Age occupation at Bedhampton (Bray and Platt 2017). At Stubbington, near Havant, fieldwork in advance of a new road revealed a Roman enclosure and settlement with some Iron Age activity (Manisse 2020). Two sections of road infrastructure were evaluated (Taylor and Attard 2020; Taylor 2020) with only a couple of Medieval linear features identified.

A series of watching briefs conducted between 1987 and 2000 in the field on the immediate western boundary of phase 1 will be frequently referenced (WA 2001). It will be important to note that all of this work took place in the field to the north-west and not within the bounds of the current proposal areas (WA 1987, fig. 1; WA 2001, fig. 1). Because of frequent changes in quarry ownership, management and personnel, one of the reports included the caveat that an unspecified duration of topsoil stripping and haul road construction was carried out without their presence or guidance (WA 2001, 3). Despite the abundant amount of archaeology in the immediate area of phase 1 revealed by these actions, it must be borne in mind that some heritage assets may have been destroyed or de-contextualized. The same can be said for the areas that were already quarried prior to any formal archaeological monitoring.

Hampshire and Winchester Historic Environment Record

Searches were made on the Hampshire Historic Environment Record (HER) on 15th April 2024, and on the Winchester Historic Environment Record on 22nd April 2024 for a radius of 1 km around the proposal site. These revealed 27 entries within the search radius. These are summarized as Appendix 1, and their locations are plotted on Figure 1.

Mesolithic

Fieldwalking surveys carried out just south-west of the proposed sites yielded 2 areas of Mesolithic surface scatters [1]. One indicated potential long-term occupation and the other was interpreted as seasonal or short-term. An amorphous feature yielded 24 worked flints, with a further 50 pieces recovered as surface finds. Several worked flints were also noted in subsoil during an evaluation at the corner of Knowle Lane and Mortimers Lane, less than 1km north-west of the sites [2]. Ten Mesolithic cores and five microliths were found during gravel extraction at Knowle Hill to the west [3]. A series of assessments uncovered a more substantial Mesolithic occupation site [4] consisting of 10 sub-circular features and potential hearths forming 2 clusters.

Bronze Age

The watching briefs uncovered an unspecified number of Bronze Age pits [4]. A 'Barrow Copse' ('*Beorh Halt*') is mentioned in an Anglo-Saxon charter was presumably referring to a Bronze Age barrow [5], potentially located on the west edge of Greenwood, to the south-east of the proposed areas. There are, however, no visible traces of the barrow. Another barrow, or section of the previous one, was detected in the northern section of Greenwood via aerial imagery [6]. It is likewise not visible to the naked eye on the ground, and any relevant aerial images were unavailable.

Prehistoric

The watching briefs uncovered multiple features that were assessed as either prehistoric or Roman [4]. An arrangement of 6 post holes were diagnosed as a possible raised granary (a second entry might refer to the same feature or another of similar form). Three large ditches formed an enclosure measuring 30m by 80m, and another series of ditches formed a potential field system. A array of 'V' shaped and flat-bottomed ditches intersected and mainly orientated east-west and north-south. Amongst other finds, prehistoric flints were recovered during fieldwalking prior to sand extraction in the field north-west of phase 1, and at East Horton Farm [7]. As noted above this HER entry is wrongly located and should be further east.

Roman

A series of assessments and chance finds from the field to the immediate north-west of phase 1 are highly suggestive of a potential Roman site. It was in fact the possibility of a Roman settlement that prompted the county archaeologist at the time to require an evaluation (WA 1987, 1). Two schoolboys found several pieces of early Roman pottery in an open sandpit in 1963 [8], and in 1965 around the same spot a complex of Roman ditches was found and excavated by a group of sixth-formers from Richard Taunton School in Southampton (WA 2001, 2). These ditches held a pottery assemblage of assorted finewares dated to mid the first century AD, including samian, *terra nigra*, and a rim sherd with *graffito*.

The previously mentioned fieldwalking survey ahead of sand extraction also produced Roman pottery and a Roman ditch [7]. Later during extraction, two early Roman pits and a ditch were excavated. The grid coordinates from these HER entries appear to be incorrect, as they would lie in the northern-most field of phase 1 where no extraction appears to have taken place. These entries are likely associated with entries in the field directly north-west of phase 1 [4, 8].

An arrangement of 6 post holes from the Wessex watching brief were diagnosed as a possible Roman raised granary [4], but it is unclear if it is the same one as previously mentioned as prehistoric or Roman. The same site also revealed a Roman enclosure that was diagnosed as a possible small farmstead.

Anglo-Saxon

There is no recorded Anglo-Saxon archaeology in or around the area of interest, but there are three documentary references to geographic locations in Anglo-Saxon charters. The first is a reference to Greenwood [9], a wooded area to the east of the sites. This is the same area of forest that covers the potential Bronze Age barrow previously mentioned as ‘Barrow Copse’ [5]. It was included in the AD 900-901 charter in which King Edward I granted lands (including Durley) to the church (Currie 1994, 122). While the HER entries do not relate their reference numbers of [5] and [9] to each other, they could both refer to the same charter and reference while using different modern and contemporary place names. Knowle Hill, the current location of Knowle Lodge to the west of the sites [10] is first documented in the same transaction the of same AD 900-901 charter (Currie, 1994, 122). ‘*CNOLLGETTE*’, means ‘Roundhill/Gate House of William *CNOLLE*’. It was also assessed as part of the RCHME Medieval Settlement Project.

Medieval and Post-Medieval

The previously mentioned evaluation at the corner of Knowle and Mortimers Lane [2] also exposed ditches of a potential post-Medieval field system, along with finds of Medieval and Post-Medieval CBM. The fieldwalking survey incorrectly placed within phase 1 already mentioned found a large amount of post-medieval pottery prior to sand extraction [7].

A group of large quarry pits are visible in aerial photographs from a survey carried out by the Historic Environment Service of Cornwall County Council, on behalf of the aggregate producing areas in Hampshire [14]. Greenwood Lodge is an unlisted building to the south of the sites, and was likely the former residence of a Lady Jenner [11].

There is an unlisted late 19th or early 20th century barn at East Horton Farm just north of phase 1 that was once cattle shed [12]. Another unlisted barn Mortimers Farm was a former cartshed, and is now a cattle shed [13]. It has been heavily restored and its date is not specified.

Modern, undated, negative

Multiple undated post holes were excavated during the series of watching briefs performed by Wessex Archaeology [4]. An 80-trench evaluation conducted at Land at Pember's Hill Farm, Mortimers Lane, Fair Oak, Eastleigh found nothing of archaeological significance [15].

Scheduled Ancient Monuments

There were no scheduled monuments within the search area.

Portable Antiquities Scheme

A search of the portable antiquities scheme database was carried out on 16th April 2024 covering the four grid squares; SU 5017, SU 5018, SU 5117 and SU 5118. This returned no results.

Cartographic and documentary sources

Neither Horton or Fair Oak are mentioned in Domesday Book, with the closest settlements of any note being Bishopstoke to the west and Durley to the south-east. Both of these correspond to the tithe maps of the area, with the sites being split between them. Bishopstoke is recorded as '*Stoches*' in Domesday Book of 1086, and '*Stoke Episcopi*' in 1270. This comes from the Old English meaning 'outlying farmstead or hamlet', with the later

addition referring to its possession by the Bishop of Winchester (Mills 1998, 40). In Domesday Book it is recorded as held in demesne by the Bishop of Winchester. In the time of Edward I, it was assessed at 5 hides, with land for 5 ploughs. The manor itself had 2 ploughs, 6 villans, and 5 bordars, with 3 ploughs. There were 6 slaves, a mill rendering 10 shillings, a church, 74 acres of meadow and woodland for 10 pigs. It was worth £6 pre-conquest, and £8 in 1086 (Williams and Martin 2002, 95).

The earliest mention of Bishopstoke appears in AD 948 when King Edred granted 11 *mansae* at Stoke to the Thegn Aelfric, which was then endowed to Winchester Cathedral by King Edgar with land in Bishopstoke. The whole manor of Bishopstoke was given by the King in 1284 to John, Bishop of Winchester and his successors. In 1650 it was sold to Dr. Thomas Cox and Malahy Dewdney, with the site of the manor sold to Dr. Cox 5 years later. Bishopstoke was restored to the see of Winchester at the restoration and remained in its possession until 1869, when it was handed over to the Ecclesiastical Commissioners. A park was present at an early date and certainly by 1305 (VCH 1908, 308–10).

Durley was recorded in AD 901 as '*Deorleage*', and in AD 1086 as '*Derleie*' meaning pasture or clearing frequented by deer (Mills 1998, 120; Cameron 1996, 202). Domesday Book shows that pre-conquest it was held by Saewulf, had woodland for 6 pigs, and was valued at 10s. By 1086 it was held by Edmund as tenant under Hugh, and included 2 villans with 1 plough, 1 half-acre of meadow, and was valued at 3s (Williams and Martin 2002, 124). Durley was included in a grant of land to the abbey of Newminster by Edward the Elder in AD 900, but it subsequently became the property of the Bishops of Winchester as part of the manor of Bishop's Waltham (VCH 1908, 288–90).

A range of Ordnance Survey and other historical maps of the area were consulted online in order to ascertain what activity had been taking place throughout the site's later history, and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's map Hampshire from 1575 (Fig. 3). There are no place names or settlement indicators for Fair Oak, but there are for Durley, Bishopstoke, and Bishop's Waltham. The site can be approximately located between these areas to the east of the *Ichin flu*, River Itchen. Norden's 1595 map of Hampshire (not illustrated) includes hundred boundaries, showing the area of interest likely crossing the bounds of the Fawley and Waltham Hundreds. His map of 1590-1610 (Fig. 4) shows a little more detail with Bishopstoke being marked as a '*parifh & place of cure*'.

In Moll's 1600's map (Fig. 5) major roads have been introduced, and the area of interest, around Bishopstoke and Durley, continues to cross the boundary of the Fawley and now Budlesgate hundred. Keer's

1605 and Norden's 1607 maps add no further details, as do the other maps from the 17th century (Speed, Blaeu, Blome and Morden). Kitchin's 1751 map (Fig. 6) shows the same detail but the quality of cartography is noticeably better. Harrison's 1788 map shows the same but with the incorporation of more major roads.

Taylor's 1759 map (Fig. 7) is the first map to show the area in useful detail in the modern sense, with significantly more roads present and the village of Fair Oak being labelled for the first time. Mortimers Lane can be identified heading east out of Fair Oak, and likely Knowle Lane heading south from it. The proposal sites can be located within the area south and east of these roads, but unfortunately, they are on the edge of a map sheet. *Horton* is labelled on the edge of the next map sheet and it is likely this refers to what is now East Horton Farm, adjacent to the proposal site.

Milne's 1791 map (Fig. 8) shows more detail of the local area and includes Mortimers Farm, Greenwood Farm, and East Horton Farm (At this point Horton Farm). The site can be located within the vicinity of Horton Farm, crossing the hundred boundaries of Bishops Waltham and Fawley Hundred.

The preliminary Ordnance Survey map of the early 1800's shows the river dividing the proposal site, with Horton Farm now being labelled as *Lower Horton Farm*. Durley Copse is indicated with a road to Greenwood Farm dividing it. Greenwood's map of 1826 (Fig. 9) shows slightly less detail though some lakes are indicated in the vicinity of Horton Farm.

The first maps to locate the site accurately are the Bishopstoke (Fig. 10) and Durley (Fig. 11) tithe maps. Phase 1 predominantly lies within the Bishopstoke tithe map and covers two fields numbered 627 and 628, both recorded as owned by George Charles Wilson and occupied by Mary Vear. 627 is known as Barn Close and was in arable use whilst 628 was known as the Old Orchard and was in use as pasture. Land within Durley parish lies adjacent to the river and was labelled as field 115, owned by Thomas Pink Senior and occupied by Richard Marshall. It was described as Long Meadow and was in use as pasture. Phase 2 predominantly lies within Durley parish and within fields 42 and 46, which are recorded as owned by Thomas Pink Senior and occupied by Richard Marshall. 42 is described as Barn Field, and 46 as Little Hill Croft, both in arable usage. Within Bishopstoke the site lies within field 630 which is owned by George Charles Wilson and occupied by Mary Vear. It is described as Little Meadow and was in use as pasture.

With the establishment of the Ordnance Survey, mapping became more accurate, displays more detail, and more maps were produced of local areas at larger scales. The first edition Ordnance Survey map dates to 1868 (Fig. 12) and shows a similar situation to the earlier tithe maps. The area around East Horton Farm has changed very little whilst on the other side of the river and within Durley parish, the large field 42 has been subdivided to

form the north-eastern boundary of the proposal site. Fields to the southeast are labelled as 'Brick field' with a brick kiln present. The next available map of 1888 (Fig. 13) shows further sub-division within the Durley parish field with the phase 2 main field now sub-divided in two. It is otherwise unaltered. Old sandpits are present in the fields to the southeast, and a small pond is shown within the building area of East Horton Farm. No further changes are noted by 1896 but by 1910 (Fig. 14) the large phase 2 field within Durley parish has reverted back to a single field. No further changes are seen through 1939 or 1957. By 1968 (Fig. 15) the sub-division is once again present within phase 2, but there are no other changes within this area. Land to the southwest of East Horton Farm, within phase 1, has been sub-divided and the far southwest field is now labelled as 'Market Gardens'. The 1985 map reveals no changes. Later maps from 2001 (Fig. 16) onwards no longer show any field boundaries, but the area around East Horton farm is now labelled as a 'Golf Centre' with a golf course to the northeast.

The earliest available satellite imagery on Google Earth shows the golf course established by 2000 with quarry works in the field immediately to the northwest of phase 1, and reinstated between 2005 and 2012.

Listed buildings

A total of six listed buildings were identified within the search area, all Grade II. Greenwood Farmhouse, now Greenwood Manor is an early 19th century building and is affiliated with the unlisted Greenwood Lodge [11]. Both are located to the south on the opposite side of Greenwood, and are not in a position to be affected by any development.

Mortimer's Farm is a cluster of buildings north of the sites with several listed buildings, whose photographic surveys were conducted by the RCHME [13]. Mortimers Farmhouse originated in the 17th or 18th century. The barn and granary are 18th century and both also listed. These buildings are not in a position to be affected by any development due to the intervening distance.

The grounds of East Horton Farmhouse [12] are wedged between phase 1 and 2 of the proposed works, and for this reason the listed buildings within said grounds are the most likely heritage assets to be affected by the works. East Horton Farmhouse is listed, was built in the 16th or 17th century, and was recently modernized. The barn to the south-east of the farmhouse is 17th century and also grade II listed. Another barn on the grounds is unlisted. Because of the very close proximity, development on the site would need to be sympathetic to the settings of these heritage assets.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are hedgerows on the site that could qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997 (now modified by government guidance to include boundaries depicted on pre-1845 maps). Any hedgerow along the river marks the boundary of Bishopstoke parish with Durley parish. In addition, part of the south-west boundary of phase 1 and where it meets Greenwood Lane are likely to consist of historic hedgerow due to be shown as boundaries on the Durley tithe map of 1839. Permissions would be needed to remove or break through these hedges.

Aerial Photographs

A search was made on the Historic England Archive’s database of aerial photographs on 2nd May 2024. This revealed 27 vertical prints from 15 sorties flown between September 1946 and April 2004 (Appendix 3). Only three of these photographs were available and were viewed on May 2nd 2024. No specialist oblique images were available. A sortie conducted 21 September 1946 just barely missed the area of interest in the top-left of the frame. The next sorties from 13 April 1947 (Upper left), and 14 May 1959 (Bottom right) both show East Horton Farm, all of phase 1, and a portion of phase 2. Neither shows any discernible earthworks or cropmarks, but a sand pit in the field north-west of phase 1 corresponds to OS maps from 1896 to 1993. It is also the same field and quarry where the Wessex Archaeology fieldwork took place [4, 7, 8]. Neither of the available aerial photos included Greenwood, which is the potential site of a previously discussed Bronze Age barrow viewed in an aerial survey [6] and alluded to in 10th century Anglo-Saxon charters [5, 9].

LiDAR

LiDAR Composite data tiles LIDAR-DTM-1m-2022-SU41ne/SU51nw were downloaded from the Environment Agency website, combined and added to a Geographical Information System programme, QGIS. The single tile gives complete coverage of the site and its surrounding area.

Terrain analysis was carried out in QGIS using the ‘hillshade’ function. Virtual shade plot files were created using the Relief Visualization Toolbox 2.2.1 software. Virtual shade plot files with a vertical angle of

15° from the earth's surface were created at 90° intervals from azimuth 45° to 315° with vertical settings of $z=1$ (Fig. 18). The hillshade visualisation shows three field boundaries surrounding and within the proposal sites (Fig. 19). Those within the site boundaries, two in phase 1 and one in phase 2, are more defined, but field boundaries can also be seen within the woodland to the south of the phase 1. Phase 1 and the surrounding area to the north and south-east, shows some evidence of possible agricultural ridge and furrow features. There is also the presence of linear features, which may be linked to drainage within phase 2, and an additional possible trackway aligned north-east – south-west cutting through a section of the golf course to the north-east of the proposal site. It is also worth noting that analysis of the imaging shows a large mound to the west of the proposal sites, though historic mapping gives no indication of what this may be, it is possible that during the landscaping the golf course excess soil was moved here and levelled, though this is just speculation.

Discussion

There are no known heritage assets within either site but there is potential for heritage assets within the proximity of the site in position to be affected by its development. The proximity of both phases to the East Horton Farm complex [Fig. 1: 12], containing 2 grade II listed and 1 unlisted building, means that any development needs to be sympathetic to these heritage assets and maintain the local character. Mortimer's Farm [13] and Greenwood Farm [11], are located too far from the development to be affected by it.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Archaeological fieldwork during and ahead of sand extraction in the field north-west of phase 1 revealed archaeology from several periods, with emphasis on a potential Roman settlement. Given the abundance of Mesolithic finds in the vicinity and their rarity in most regions, the possibility of more finds of worked flints should be taken into consideration. The area of sand extraction that uncovered evidence of Bronze Age activity, and the documentation of potential barrow(s) should likewise raise the possibility of Bronze Age settlement. Potential undated archaeological activity was also revealed in the LiDAR survey. Agriculture related ridge and furrow features are present in the southern portion of phase 1, and linear features (potential drainage systems) and a trackway are in phase 2.

The cartographic evidence of the area shows that the site and surrounding area has seen periodic re-orienting of field boundaries and more recently been subjected to quarrying activity. HER entries show several

events and assessments occurring within phase 1 [7] ahead of sand extraction. The grid reference given for this in the HER places it within the proposed development area but a search of old planning applications shows that extraction did not occur within the bounds of phase 1, and it is reasonably certain that the locations for those entries lie in the larger field immediately north-west covered by other entries [4, 8]. So if any archaeology is present in phase 1 it has been spared destruction by quarrying. Farming activity is another matter: as tithe maps and contemporary records show fields in both phases as having been at least partially used as arable land, which could likely have led to some disturbance below topsoil level. This correlates with the ridge and furrow features revealed in the aforementioned LiDAR survey.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and implemented by a competent archaeological contractor. It could be implemented by a suitably worded condition applied to any consent gained.

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APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	31020 31021	50340 17730 50400 17690	Fieldwalking	Mesolithic	Two surface scatters of Mesolithic flint one indicating extensive use and one seasonal or short-term occupation.
2	68643	50500 18820	Evaluation	Mesolithic Medieval Post-Medieval	Conducted at Land at The Corner of Knowle Lane And Mortimer's Lane, Fair Oak. Several features uncovered including ditches of a potential Post-Medieval field system. Subsoil finds included worked flints and Medieval/ Post-Medieval CBM.
3	25927	49900 18400	Findspot	Mesolithic	10 Mesolithic cores and 5 microliths recovered as stray finds found during gravel extraction at Knowle Hill.
4	55646	50500 18300	Watching Brief	Mesolithic Bronze Age Prehistoric Roman Undated	Series of watching briefs between 1987 and 2000. Possible occupation site. 10 sub-circular features, potential hearths.. Indistinct feature yielded 24 pieces of worked flint. 50 worked Mesolithic flint surface finds. Unspecified number of Bronze Age pits. 6 postholes formed potential raised granary, prehistoric or Roman (possibly two of these). Possible prehistoric or Roman ditched enclosure. Series of linear features, potential prehistoric or Roman field system. Numerous 'V' shaped and flat-bottomed intersecting ditches, mainly orientated east-west and north-south. Roman or prehistoric. Numerous undated postholes across site.
5	MWC1902	512 176	Documentary	Bronze Age Saxon	'Barrow Copse' (<i>Beorh Halt</i>) mentioned in charter c.AD 900.
6	MWC1903 EWC1903	516 179	Aerial Survey	Bronze Age	Potential barrow, no visible signs on ground.
7	31017 31014 31015 31018	45070 11819	Watching brief Findspot Excavation Fieldwalking Survey	Prehistoric, Roman Post-Medieval	Series of watching briefs/ recording actions conducted ahead of/during sand extraction. Worked flint and sherd of Roman pottery recovered during fieldwalking. Early Roman ditch and two pits excavated. Large amount of post-medieval pottery recovered.
8	21662	45060 11830	Findspot Excavation	Roman	Early Roman pottery from recently opened sandpit, 1963. Complex of ditches excavated Pottery of mid 1st century AD included imports
9	EWC1902	512 176	Documentary	Saxon	Greenwood mentioned in Anglo-Saxon land charters.
10	39161	49970 17790	Documentary	Saxon	'Knowle Hill', now Knowle Lodge, first documented in AD 901 as CNOLLGETTE. Assessed as part of the RCHME Medieval Settlement Project.
11	MWC1888 EWC1888 MWC1887 DWC4564	509 177 5087 1774	Building Listed building	Post-Medieval	Greenwood Lodge, Durley, unlisted. Greenwood Farmhouse, now Greenwood Manor. Early C19. Grade II listed.
12	5722 5723	50758 18216 50742 18196	Building Listed building	Post-Medieval	East Horton Farmhouse, C16-C17 and barn, C17, both Grade II listed. Barn north-west of Horton Farmhouse, Late C19 or early C20. Unlisted.
13	5724 5725 5726 41797	50783 18951 50835 18917 50815 18954 50847 18926	Building Recording Listed building	Post-Medieval	Mortimers Farm, cluster of buildings. Photographic survey conducted by the RCHME. Farmhouse, C17-C18. Grade II listed. Barn to south-west of Mortimer's Farmhouse, C18. Grade II listed. Granary west of Mortimer's Farmhouse, C18. Grade II listed. Barn south-east of Mortimer's Farmhouse. No date specified but heavily restored. Unlisted.
14	58315	50206 18491	Photographic	Post-Medieval Modern	Quarry pits visible on aerial photographs,
15	70254	50477 19068	Evaluation	Negative	80 trenches, nothing archaeological found.

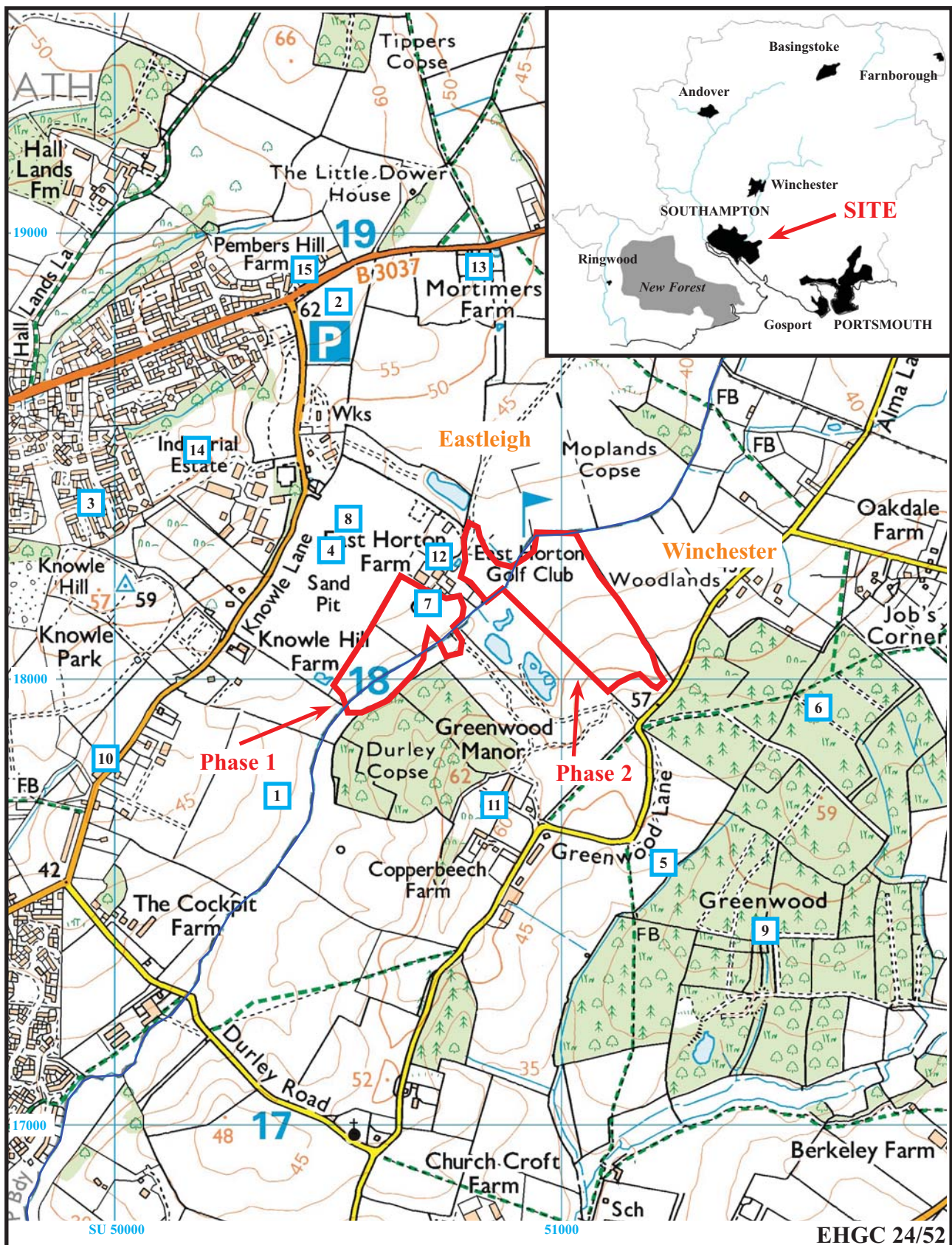
APPENDIX 2: Historic and modern maps consulted

1575	Saxton's Map of Hampshire (Fig. 3)
1595	Norden's Map of Hampshire
1610	Norden's Map of Hampshire (Fig. 4)
1611	Speed's Map of Hampshire
1600's	Moll's Map of Hampshire (Fig. 5)
1645	Blaeu's Map of Hampshire
1673	Blome's Map of Hampshire
1695	Morden's Map of Hampshire
1751	Kitchin's Map of Hampshire (Fig. 6)
1759	Taylor's Map of Hampshire (Fig. 7)
1788	Harrison's Map of Hampshire
1791	Milne's Map of Hampshire (Fig. 8)
1826	Greenwood's Map of Hampshire (Fig. 9)
1839	Bishopstoke Tithe Map (Fig. 10)
1839	Durley Tithe Map (Fig. 11)
1868	Ordnance Survey (Fig. 12)
1888	Ordnance Survey (Fig. 13)
1896	Ordnance Survey
1908-1910	Ordnance Survey (Fig. 14)
1939	Ordnance Survey
1957	Ordnance Survey
1962	Ordnance Survey
1968	Ordnance Survey (Fig. 15)
1985	Ordnance Survey
1993	Ordnance Survey
2010	Ordnance Survey
2001	Ordnance Survey (Fig. 16)
2024	Ordnance Survey (Fig. 17)

APPENDIX 3: Aerial Photographs consulted

Vertical

No	Sortie number	Frame number	Grid ref (SU)	Date	Comment
1	RAF/CPE/UK/1749	4417	SU 506 178	21 SEP 1946	Area of interest not in frame, infra-red vertical.
2	RAF/CPE/UK/1749	4418	SU 514 178	21 SEP 1946	
3	RAF/CPE/UK/1768	3103	SU 511 188	07 OCT 1946	
4	RAF/CPE/UK/1768	3104	SU 515 181	07 OCT 1946	
5	RAF/CPE/UK/1992	3203	SU 514 185	13 APR 1947	Area of interest partially in frame, upper left, vertical infra-red.
6	RAF/CPE/UK/1992	3204	SU 507 185	13 APR 1947	
7	RAF/58/2860	257	SU 510 172	14 MAY 1959	Area of interest partially in frame, bottom-right, fan of 43 cameras.
8	RAF/58/2860	258	SU 504 172	14 MAY 1959	
9	MAL/82003	31	SU 509 175	24 MAR 1982	
10	MAL/82003	32	SU 509 189	24 MAR 1982	
11	US/7GR/LOC443	7001	SU 507 175	10 NOV 1944	
12	OS/72093	52	SU 505 180	21 APR 1972	
13	OS/66187	112	SU 506 177	22 JUL 1966	
14	OS/66187	113	SU 506 183	22 JUL 1966	
15	OS/85070	2	SU 508 179	30 MAY 1985	
16	OS/85070	3	SU 508 186	30 MAY 1985	
17	OS/86065	104	SU 505 186	19 MAY 1986	
18	OS/86065	105	SU 505 177	19 MAY 1986	
19	OS/90036	68	SU 506 182	01 APR 1990	
20	OS/90036	69	SU 512 182	01 APR 1990	
21	OS/95214	195	SU 511 181	29 JUN 1995	
22	OS/95214	196	SU 504 181	29 JUN 1995	
23	OS/00998	2321	SU 507 182	07 APR 2000	
24	OS/00998	2322	SU 514 182	07 APR 2000	
25	OS/04511	78	SU 510 175	23 APR 2004	
26	OS/04511	79	SU 501 175	23 APR 2004	
27	OS/04512	67	SU 508 175	24 APR 2004	



**East Horton Golf Club, Mortimers Lane,
Eastleigh, Hampshire, 2024**

Archaeological Desk-based Assessment

Figure 1. Location of site within Eastleigh and Hampshire,
showing locations of HER entries.

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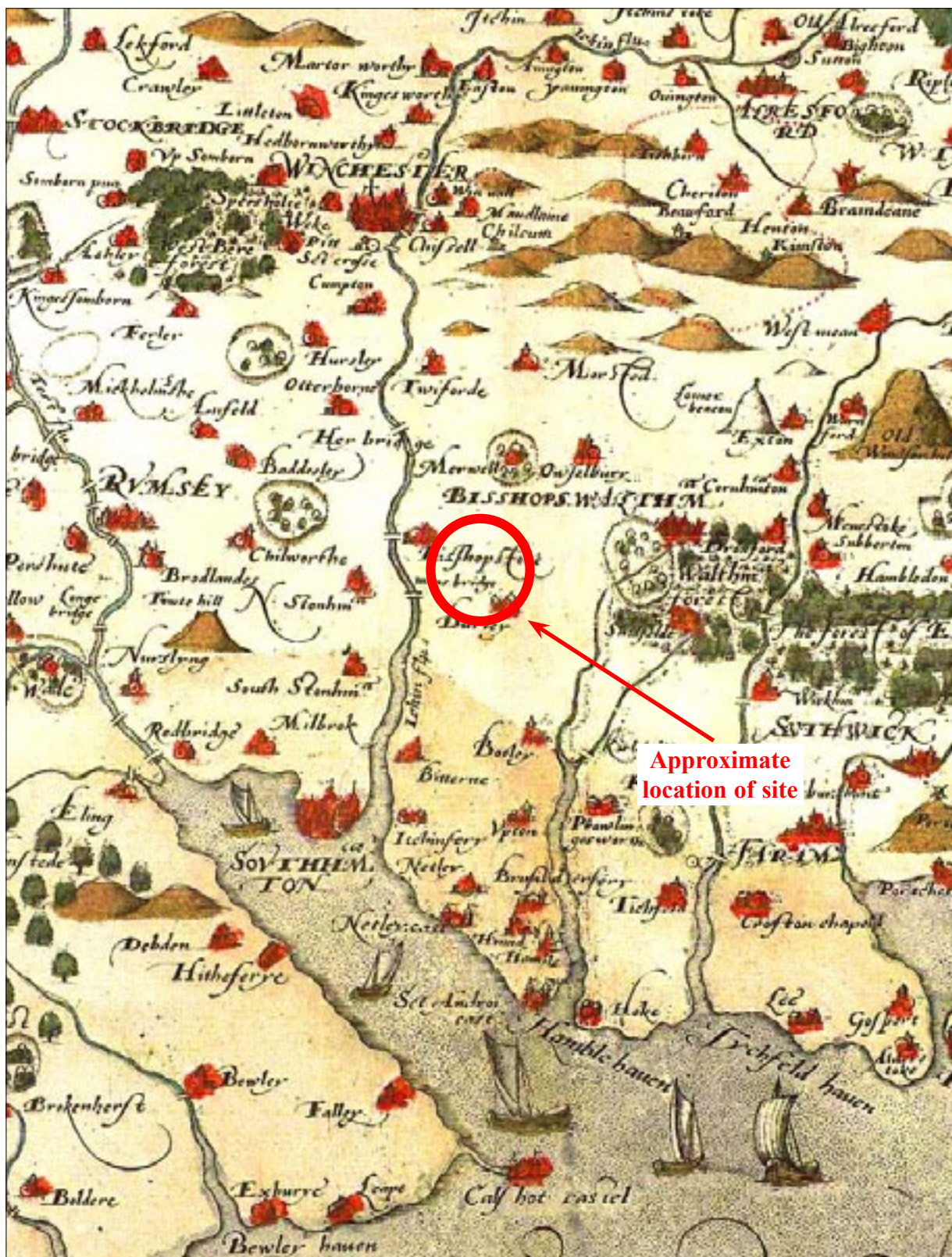
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**East Horton Golf Club, Mortimers Lane,
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Archaeological Desk-based Assessment
Figure 2. Current site layout

Getmappingplc, Infoterre Ltd & Bluesky Mayar Technologies

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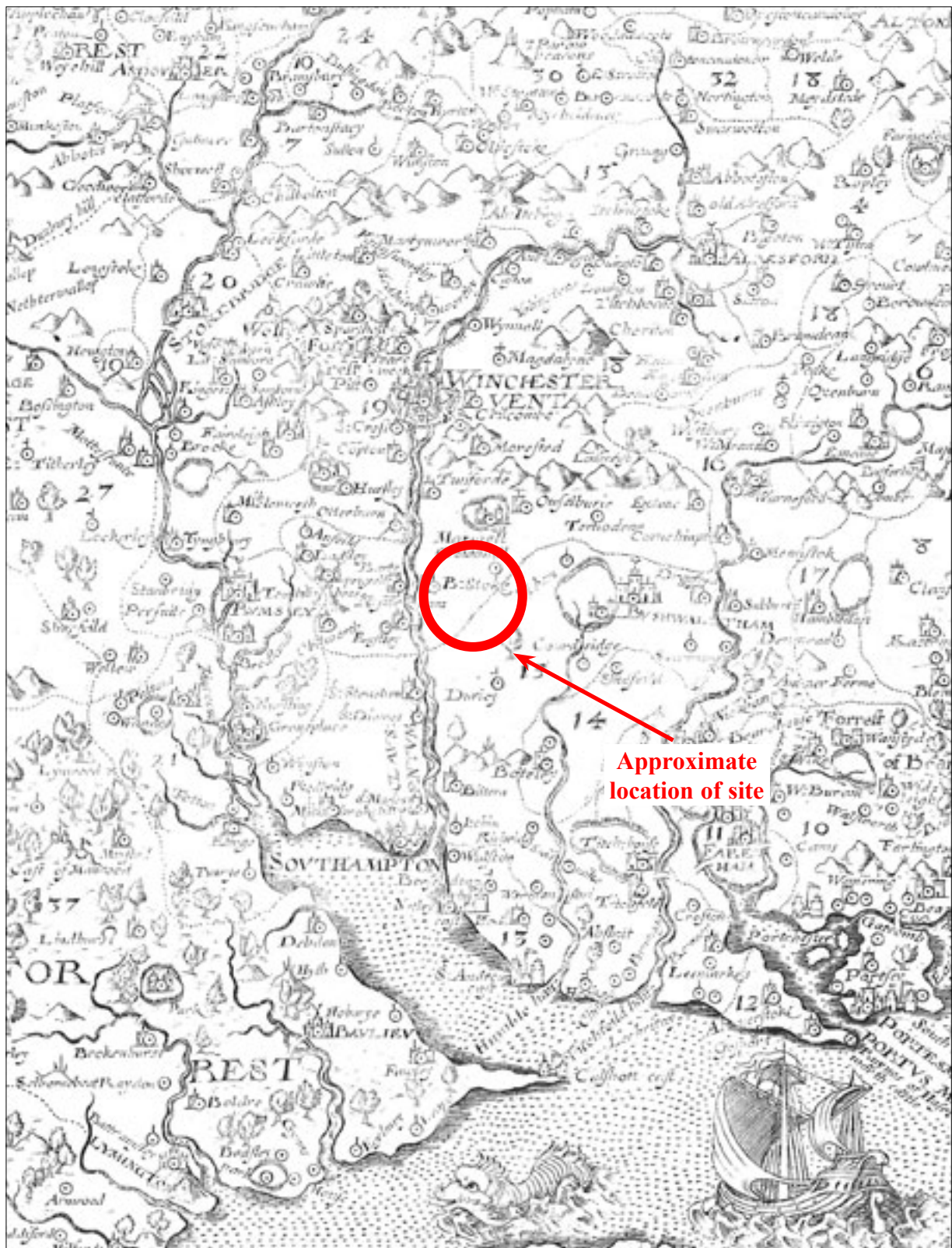


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Eastleigh, Hampshire, 2024
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Figure 3. Saxton's map of Hampshire, 1575.

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Figure 4. Norden's map of Hampshire, 1590-1610.

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Figure 5. Moll's map of Hampshire, 1600's.

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Figure 6. Kitchen's map of Hampshire, 1751.

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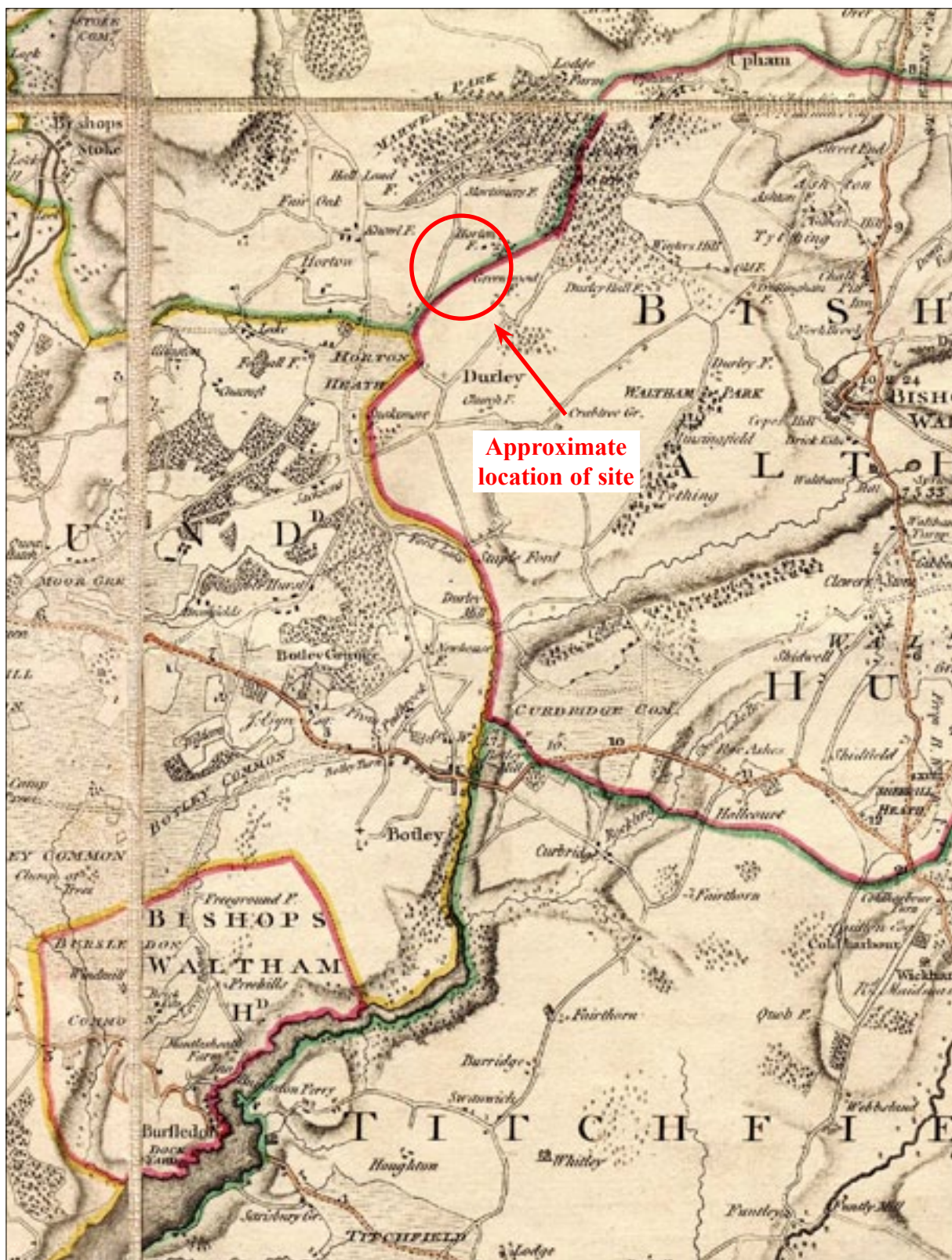


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Figure 7. Taylor's Map of Hampshire, 1759.

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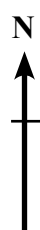


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Figure 8. Milne's Map of Hampshire, 1791.

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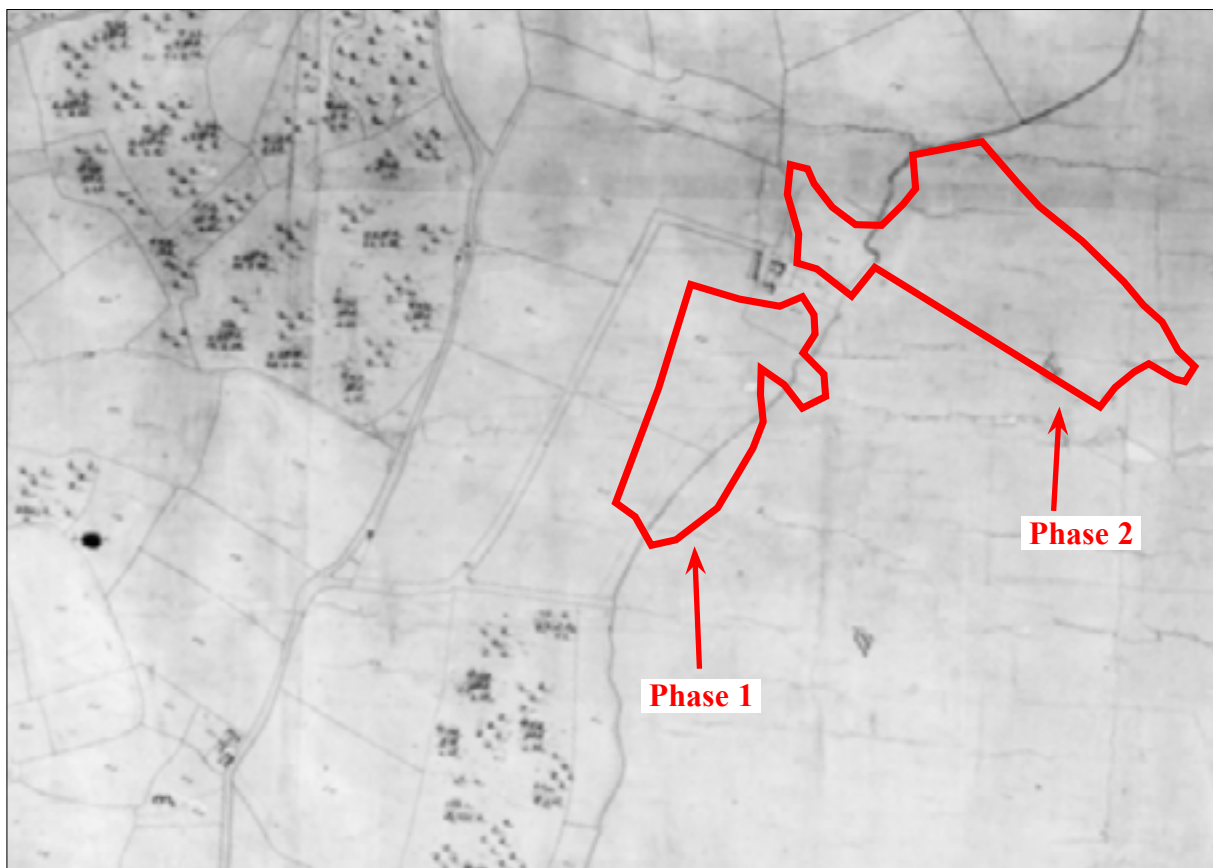


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Figure 9. Greenwood's Map of Hampshire, 1826.

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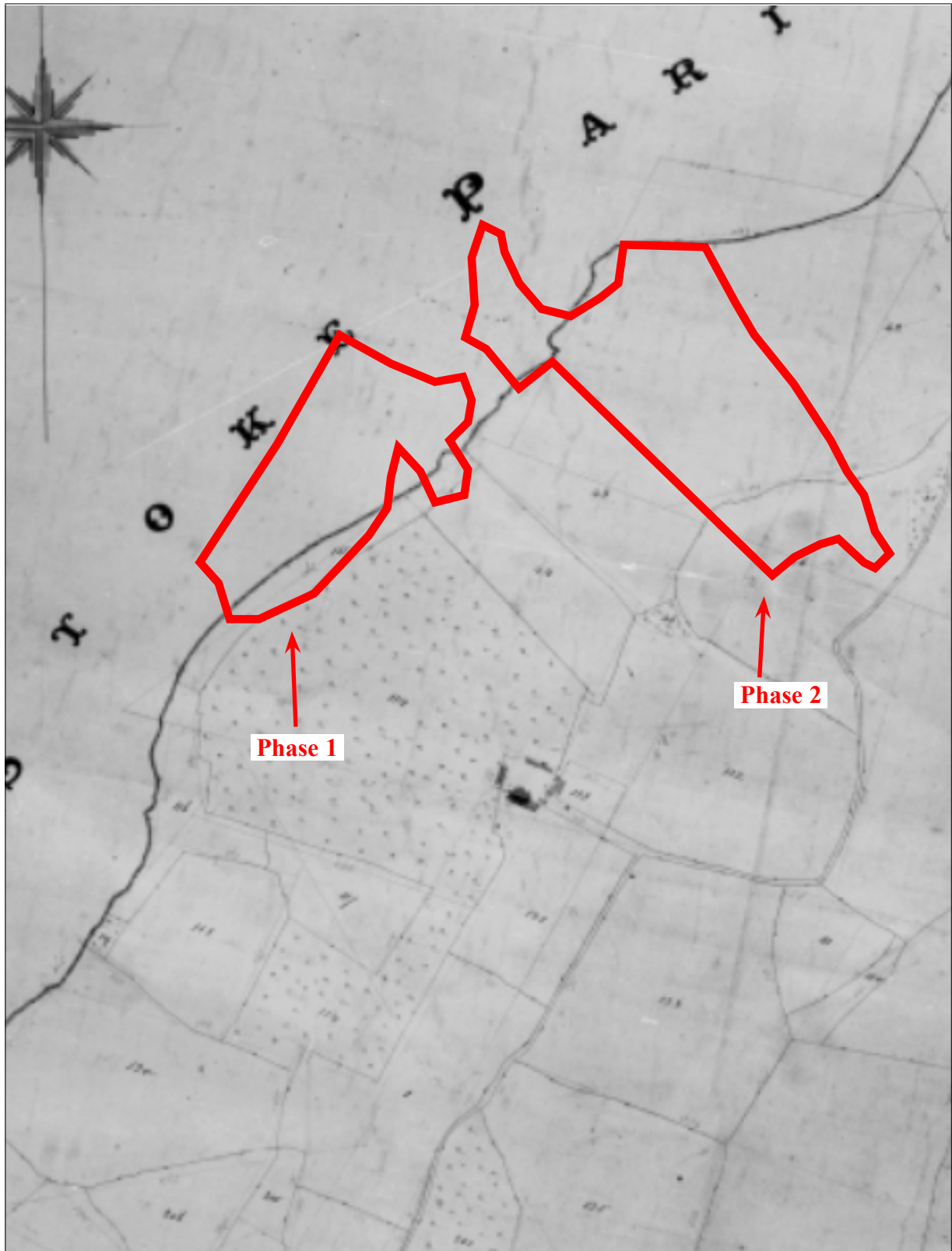


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Figure 10. Bishopstoke Tithe Map, 1839.

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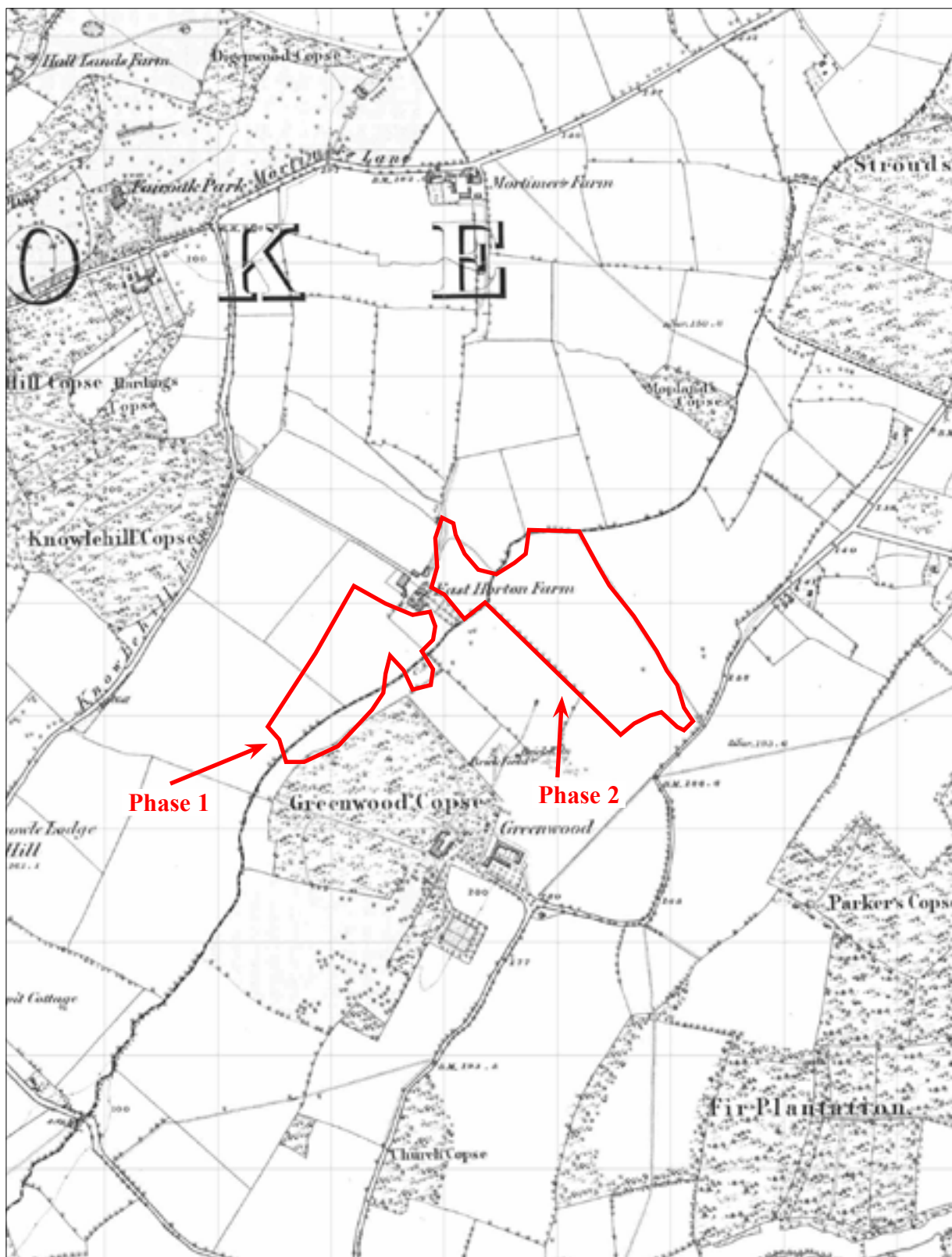


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Figure 11. Durley Tithe Map, 1839.

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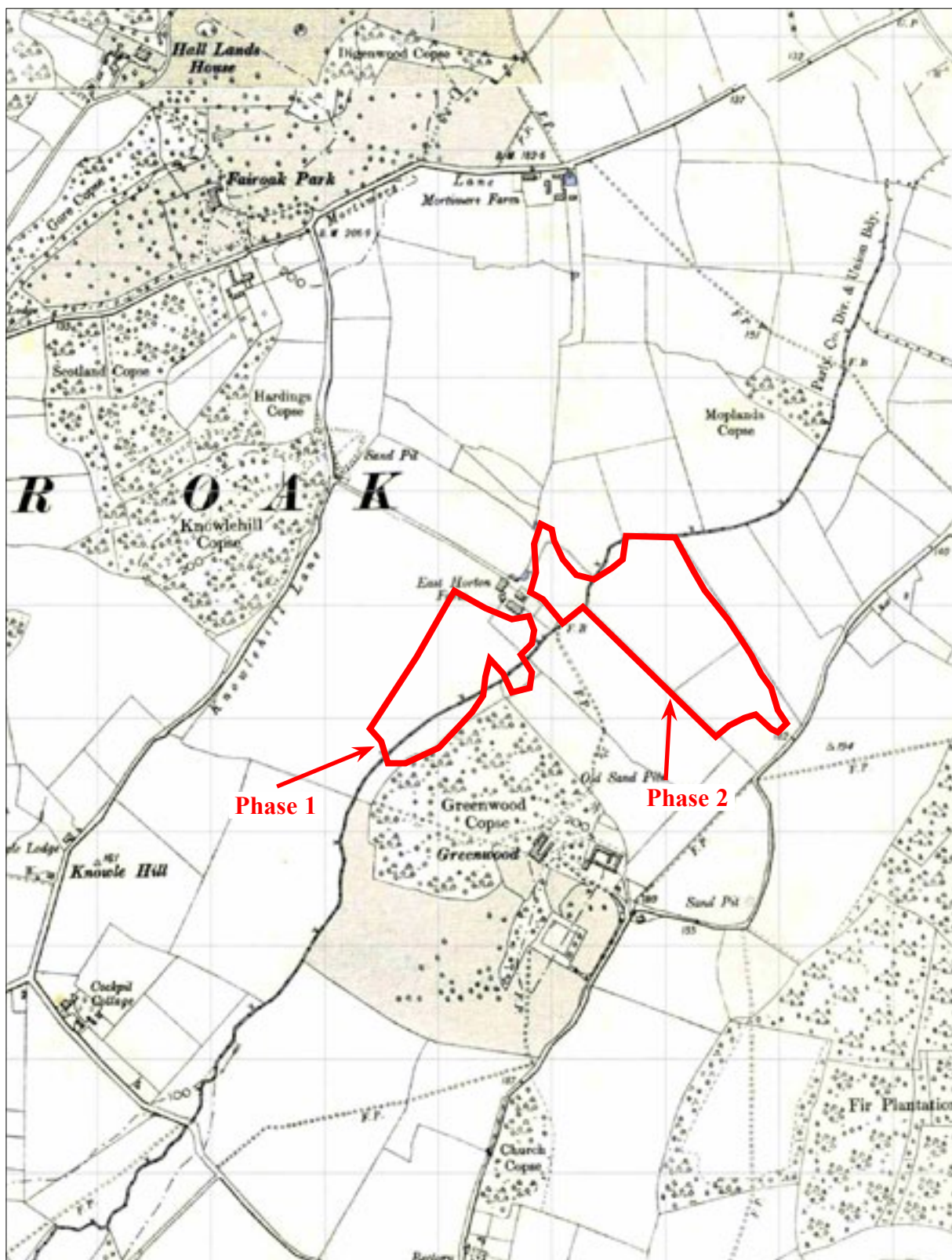


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Figure 12. Ordnance Survey Map of Hampshire, 1868.

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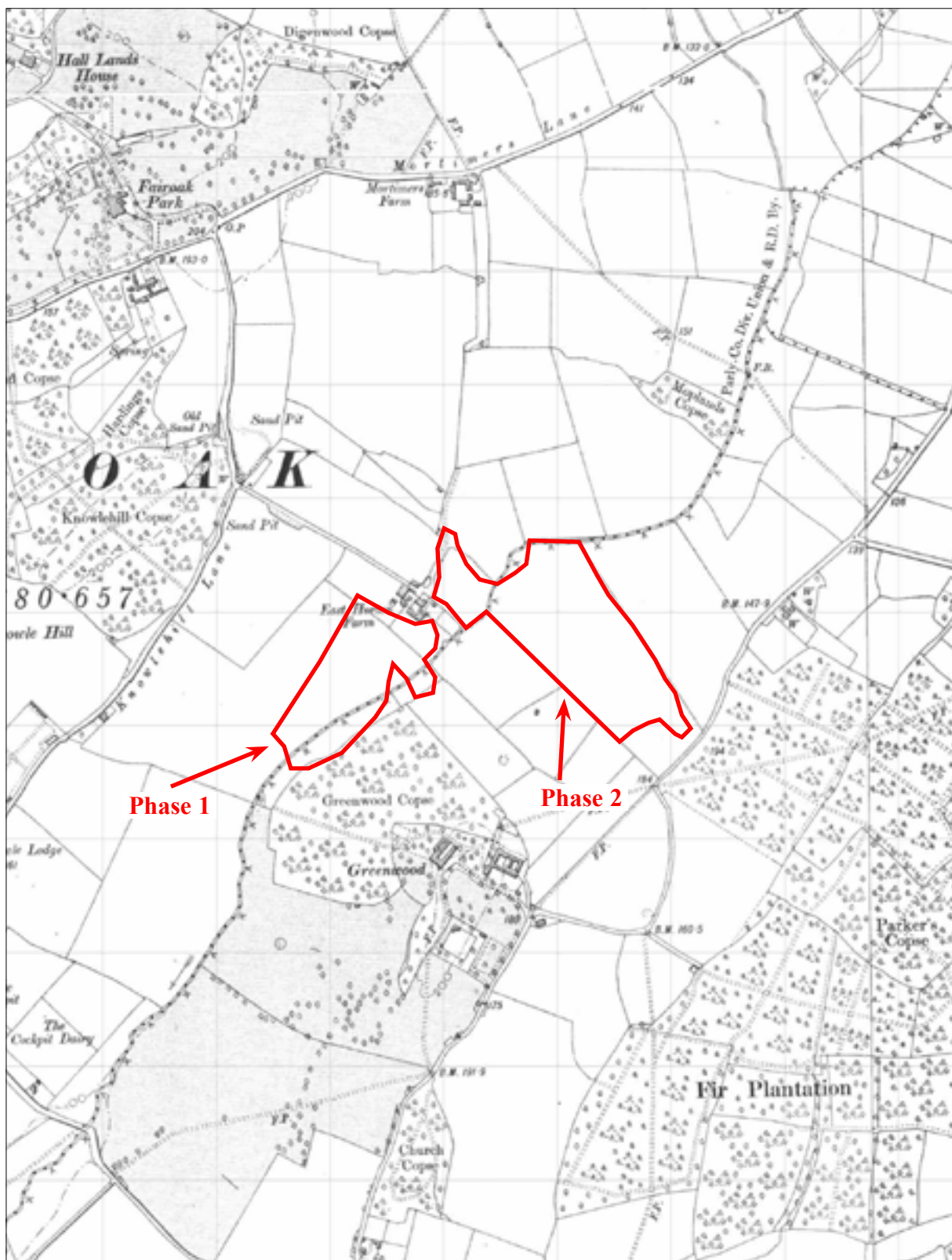


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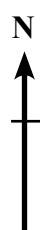


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Figure 13. Ordnance Survey Map of Hampshire, 1888.

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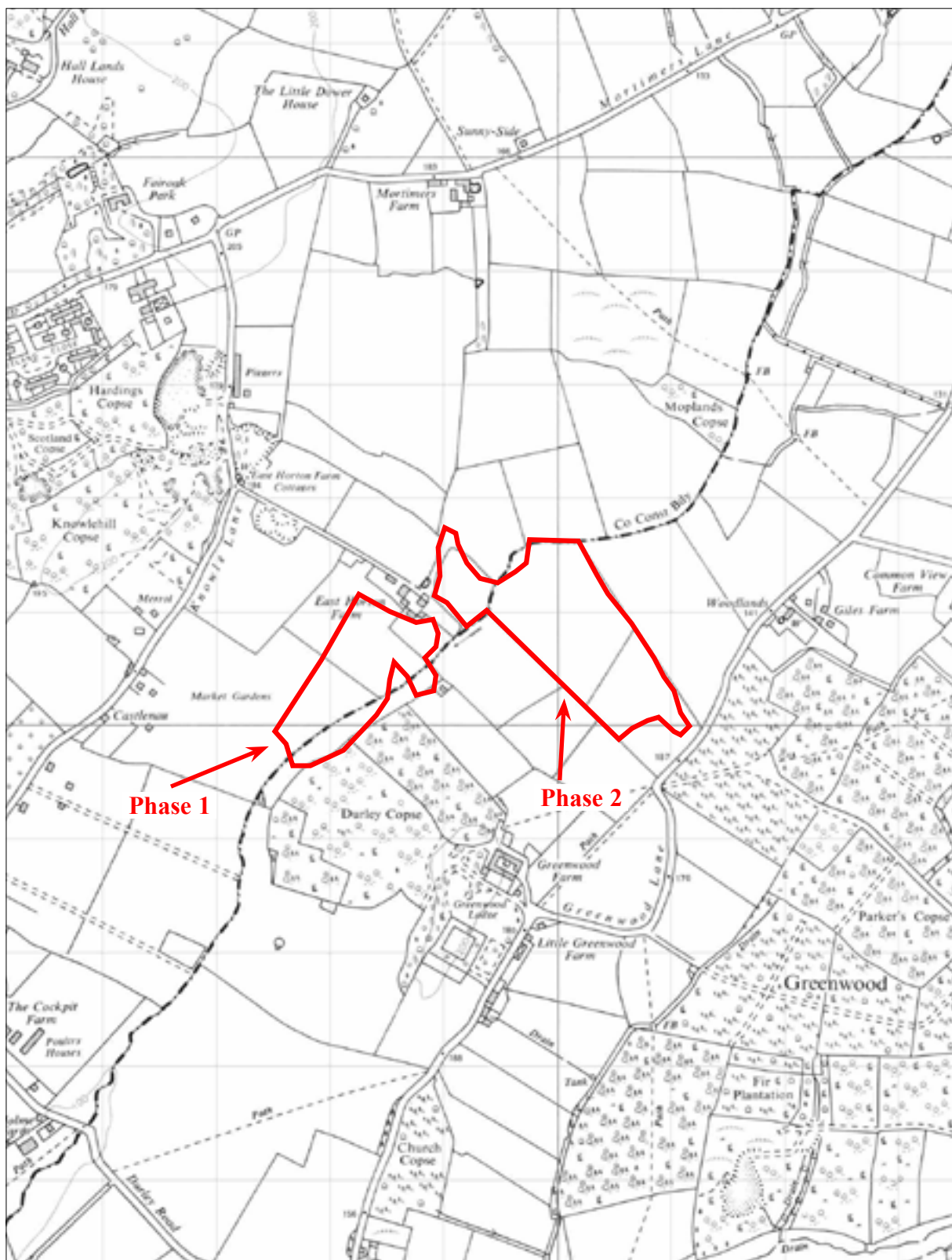


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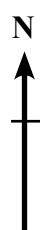


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Figure 14. Ordnance Survey Map of Hampshire, 1908-1910.

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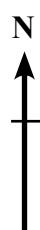


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Figure 15. Ordnance Survey Map of Hampshire, 1968.

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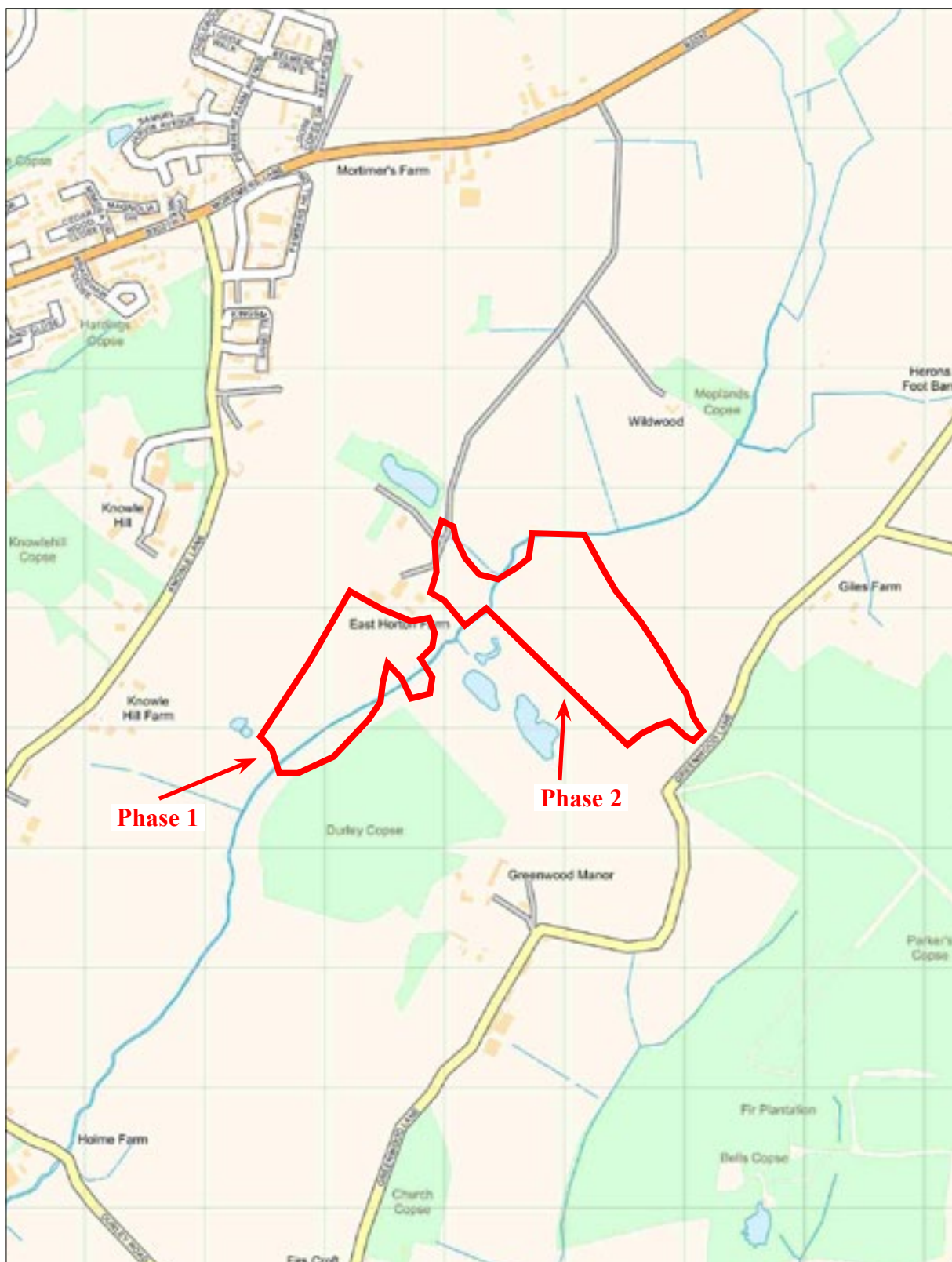


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Figure 16. Ordnance Survey Map of Hampshire, 2001.

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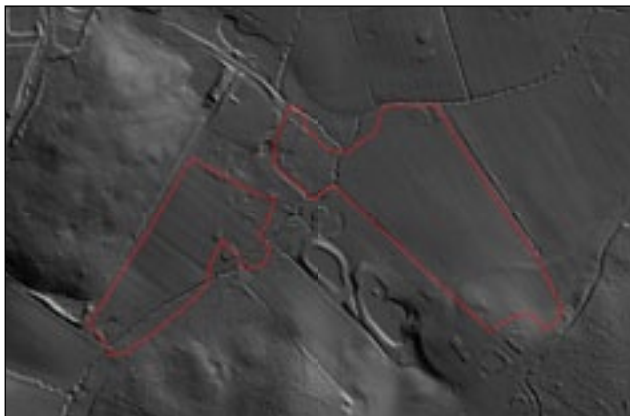


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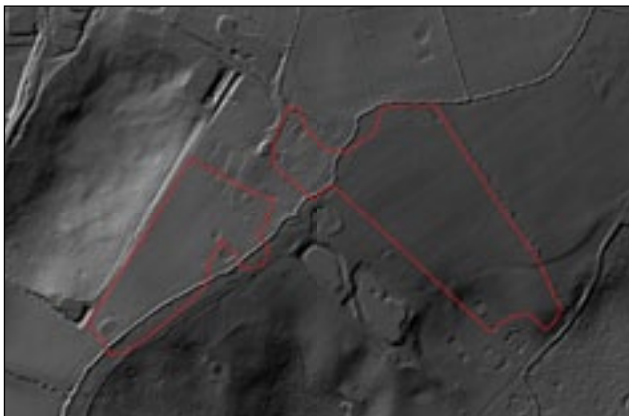


**East Horton Golf Club, Mortimers Lane,
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Figure 17. Ordnance Survey Map of Hampshire, 2024.

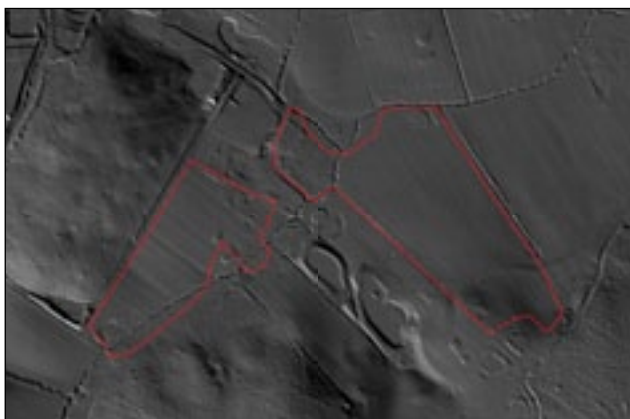
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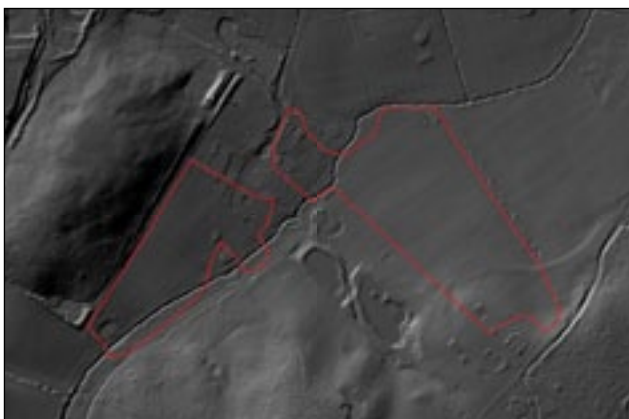
a. Azimuth 45°, vertical angle 15°.



b. Azimuth 135°, vertical angle 15°.



c. Azimuth 225°, vertical angle 15°.



d. Azimuth 315°, vertical angle 15°.

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**East Horton Golf Club, Mortimers Lane,
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Figure 18. Lidar 'hillshade' gray scale plots.

Not to scale

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**East Horton Golf Club, Mortimers Lane,
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Figure 20. Client development plans.**

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Plate 1. Southern area of Phase 2 site, looking NW.



Plate 2. Central Phase 1 area, looking N.



Plate 3. View across Phase 1 green, looking SE.



Plate 4. View across Phase 2 green from NW-SE boundary, looking SE.



Plate 5. View across Phase 2 green, looking NW.



Plate 6. Man-made earthen mounds, looking SE.

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**East Horton Golf Club, Mortimers Lane,
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Archaeological Desk-based Assessment
Plates 1-6.**

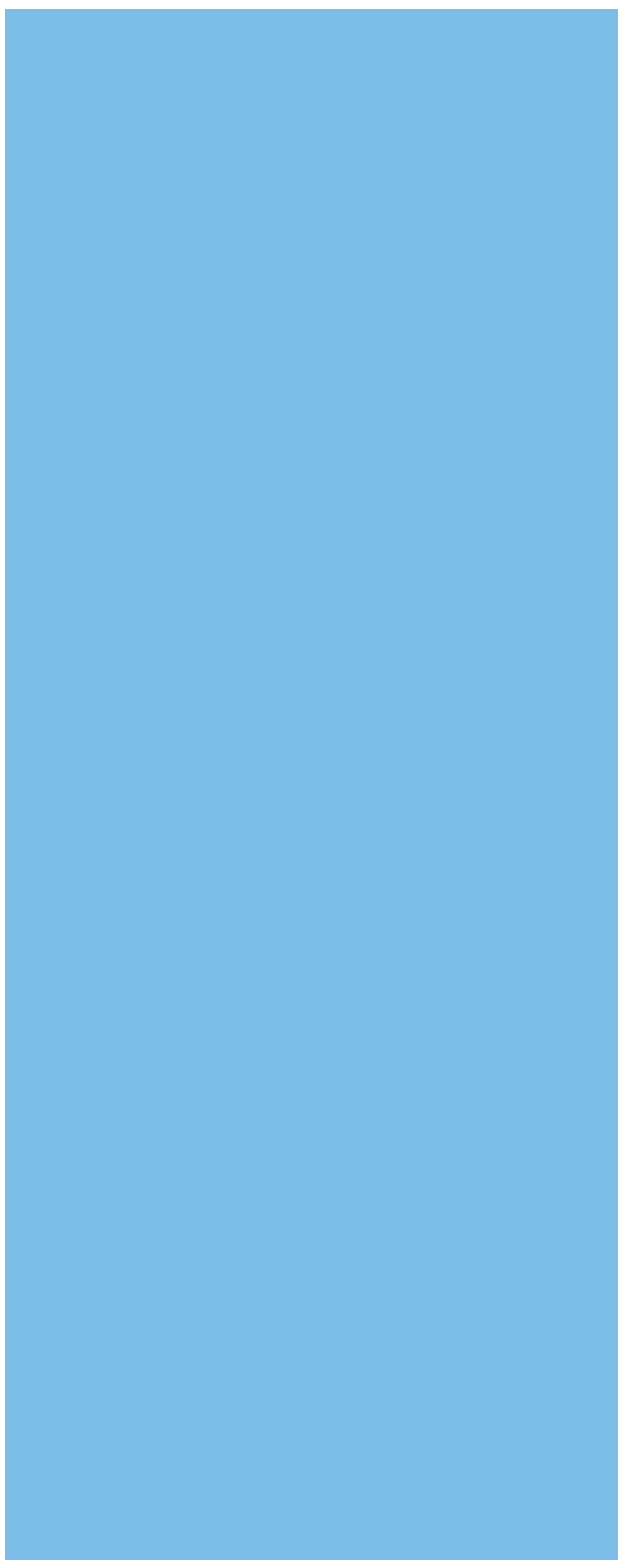
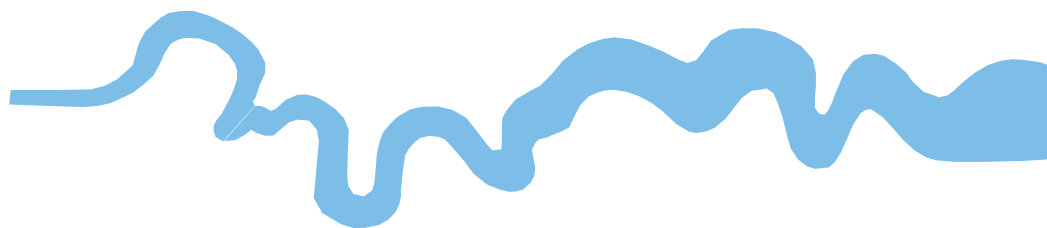


TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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