

**Land at Denham's Corner, Horton Heath,
Eastleigh, Hampshire**

Archaeology and Heritage Assessment

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Client: Southern Strategic Land

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Section 1: Introduction and Methodology

- 1.1. This archaeology and heritage assessment has been prepared by BSA Heritage Limited on behalf of Southern Strategic Land to support a future planning application for residential development of land at Denham's Corner, lying north of Snakemoor, Horton Heath, Eastleigh, Hampshire.
- 1.2. The assessment considers a single large arable field and area of woodland to its west, as shown on Figure 1. The overall area considered totals approximately 9 hectares. The site's centre point is located at NGR SU 4985 1640. The site slopes down from its centre and circa 36 metres AOD on all sides, with the steepest slopes to the east where a north to south aligned watercourse beyond the site runs close to the administrative boundary between Eastleigh and Winchester districts.
- 1.3. The site is defined by Scorey's Copse to the north and further woodland to the west, except where a part of the woodland to the west is included within the site, through to Botley Road (B3354). Snakemoor Lane defines the site's southern boundary, whilst the main site field's eastern boundary marks the eastern limit of the site, with a meadow beyond.
- 1.4. The British Geological Survey records the site and the surrounding area as consisting entirely of Wittering Formation sand, silt and clay sedimentary geology. To the east of the site, along the course of a stream, alluvial deposits of clay, silt, sand and gravel are recorded. Superficial deposits are not recorded within the site.
- 1.5. A number of existing sources of information have been consulted to inform this assessment. These include the Hampshire Historic Environment Record (HER) which holds records relating to known or suspected archaeological and heritage sites, findspots¹ and the results of past archaeological investigations. Information held by Hampshire's county archives, including historic maps, were also consulted in Winchester. Historic Ordnance Survey maps and useful secondary sources were also available online.
- 1.6. Both the HER and Historic England's online National Heritage List for England, which was also consulted, hold details of designated heritage assets including listed buildings. Eastleigh Borough Council was also consulted as to further information relating to planning policy and heritage information.
- 1.7. Section 3 summarises previously recorded archaeology and heritage for the site and wider study area surrounding it, as well as summarising known historical land use. Section 4 confirms the findings of the site walkover. Section 5 confirms the site's likely archaeological interest, potential impact of development and suitable mitigation of potential adverse effects in accordance with current policy and guidance summarised in Section 2.

¹ Findspots are the location of the recovery of archaeological material only, without associated features.

Section 2: Policy Context

Legislation

- 2.1. The 1990 Planning (Listed Buildings and Conservation Areas) Act, as amended, confirms the duty to preserve or enhance the setting of listed buildings and character and appearance within conservation areas in sections 66 and 72 and is a statutory consideration for the local planning authority (HMSO 1990).
- 2.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.

National Policy

- 2.3. The National Planning Policy Framework (NPPF) has been revised five times in recent years, the first updates since it was originally published in 2012 (DCLG 2012, MLUHC 2023). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed.
- 2.4. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process. In determining applications which cause harm to heritage assets directly, or indirectly, by affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 205).
- 2.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance should be 'wholly exceptional' and 'exceptional' for Grade II listed buildings and conservation areas (Paragraph 206).
- 2.6. Paragraph 208 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 securing an optimal viable use. Paragraph 209 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a: '*...balanced judgement.... having regard to the scale of any harm or loss and the significance of the heritage asset.*'
- 2.7. Where heritage assets are to be lost, Paragraph 211 confirms that an appropriate record of the elements to be lost should be provided by and disseminated and archived by the developer.

Local Policy

- 2.8. Current local policy is Strategic Policy 8: Historic Environment and Policy DM12: Heritage Assets in the 2022 Eastleigh Borough Local Plan (EBC 2022). These policies confirm that the Borough Council will conserve or enhance the Borough's heritage assets in a manner appropriate to their significance in the determination of planning applications for new development. This will be achieved through restricting development which would harm assets and their settings and encouraging proposals which enhance significance. The more detailed Policy DM12 echoes the NPPF in its approach.

Guidance

- 2.9. The Government has produced Planning Practice Guidance which supports the NPPF (MLUHC 2023). This includes a section titled *Conserving and Enhancing the Historic Environment*. Historic England has also produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed the assessment.
- 2.10. Historic England released an updated version of its *The Setting of Heritage Assets* in 2017, designed to guide its own staff, local planning advisors and specialists in determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets. The Guidance provides advice on assessing the effect of development proposals and how to avoid or minimise loss of, or enhance significance.
- 2.11. The Guidance confirms that consideration of setting is a matter of 'informed judgement' and sets out five stages involved in robust assessment of setting. The heritage assets which have a setting, whether designated or undesignated, have to be defined through a suitable level of research. However, the Guidance confirms that setting is not a heritage asset or designation in itself.
- 2.12. The Guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance.
- 2.13. Given past Appeal decisions in relation to the effect of development on highly visible assets such as churches, the Guidance includes specific reference to these and states:

'Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.'

Section 3: Existing Baseline

- 3.1. This section details sites and finds recorded by the Hampshire Historic Environment Record (HER) for the site and its environs, as well as the results of past archaeological investigation. These records were complemented by information available from the Hampshire archives and Historic England's National Heritage List for England and Heritage Gateway, online. The latter confirmed records held by the Winchester HER for that part of the study area which it covers.
- 3.2. Historic maps and pertinent secondary sources were also available online. Figure 1 marks the location of sites and records mentioned below and reproduces part of the Ordnance Survey map of the 1900s.
- 3.3. The Hampshire HER holds a small number of records for the kilometre radius study area and one or two which duplicate information under a different reference, or which record post-medieval sites away from the site, are not detailed below or in Appendix 1 as they would not be directly affected and do not inform an understanding of the site's archaeological potential.

Designated Heritage

- 3.4. The only designated heritage assets within the study area are two listed buildings. The closest of these to the site is several hundred metres distant and a Grade II listed 18th century aisled threshing barn circa 400 metres south east of the site at Little Snakemoor Farm (Figure 1, HER 41826). This barn is timber framed on a brick base and covered in a mix of weatherboarding and corrugated iron sheets.
- 3.5. More than half a kilometre north east of the site lies the Durley parish Church of the Holy Cross, which is Grade II* listed (HER 10507, Plate 1). This is a largely early 14th century stone building with Victorian 'restoration' by John Colson and son, including rendering in roughcast. The tiled roof has Victorian dormers and a broach spire. The Winchester HER designates the churchyard as an area of archaeological potential.
- 3.6. The next closest listed buildings all lie in the north of Horton Heath village and beyond the HER study area, more than a kilometre from the site's northern boundary. They are also all clearly screened by later development to their south. Marked on Figure 1 from east to west are 'The Cockpit', a brick and tile, 'many gabled' small country house; the thatched and brick infilled 17th century and later 'Saxon Court' and 'Rambler's Cottage' of similar date and build to Saxon Court. All three are Grade II listed.

Other HER Records

- 3.7. No HER records are located within the site itself. The closest all record post-medieval buildings or sites. To the immediate south west of the site, HERs 41804 and 41819 record a non-designated late 19th century former coach house and the site of the related Lane End Farm farmhouse respectively.
- 3.8. To the south east of the site, HERs 41846 and 41847 record non-designated former barns and cowshed at Snakemoor Farm, south of Snakemoor Road (Plate 2). North east of the site, HER 52268 records a landscape park which is known from historic maps to have surrounded 'Snakemoor House' in the 19th century. The house is now known as Oakmoor House.

- 3.9. The only indication of pre post-medieval activity within the study area is the find of a piece of a potentially middle Bronze Age gold torc and two related small fragments of copper alloy metalwork located approximately half a kilometre south east of the site (HER 70311). These finds were recovered by a metal-detectorist in 2013.
- 3.10. The only substantive fieldwork which has occurred within the study area is two phases of archaeological evaluation by trial trenching approximately half a kilometre west of the site at Lower Acre (HER 72250, Taylor 2021). A circa 5% sample of the site found nothing significant and only indications of post-medieval cultivation.
- 3.11. The evaluation report confirms that the area had been thought to be devoid of early activity, although Mesolithic flints have been found and more recent investigations indicate prehistoric and later settlement to the west. That geophysics may not work well on the geology is also noted.
- 3.12. Hampshire HER also provided historic landscape character information, but this provides no indication of particular archaeological potential or historic landscape significance and the review of historic maps provided below is more focussed.

Historic Maps

- 3.13. The earliest useful maps available include a late 18th century map of Hampshire by Milne and the Greenwoods' county map of 1826. Neither of these maps is detailed, but Milne's suggests woodland within or close to the site and 'Snakemore Farm' may have been what later became Snakemoor/Oakmoor House. Much of Horton Heath was heathland at the time.
- 3.14. The map of 1826 is not entirely clear, but does appear to show woodland alongside Botley Road. Little Snakemoor Farm is shown, but not those closer to the site or Snakemoor House.
- 3.15. Almost all of the site lay within a northern extension of Botley parish and its circa 1840 Tithe map confirms that the now single site field included four areas at that time. In the north, what remains as 'Scorey's Copse' extended further south into the site (Figure 1). A further small copse of approximately an acre's extent lay in the south east corner of the site.
- 3.16. The majority of the field was divided into two arable fields: 'Upper Benhams' to the west and 'Lower Benhams' to the east. The latter was slightly longer from north to south and incorporated the acre copse in its south east corner. All of this land was owned by a Joseph Barnard and farmed by a Charles Whale. Land to the east of the site lay in Durley parish and was also tenanted by Charles Whale. The small area of the site to the west lay in Mansbridge parish, for which a Tithe Map was not available.
- 3.17. The first edition Ordnance Survey map of 1870 shows much of the site as one field, indicating the copse and a north to south field boundary had been lost (Figure 1). To the north, the edge of Scorey's Copse is as in the early 20th century, whilst the link to Botley Road was not wooded, albeit a small orchard lay where Lane End Farm was subsequently built. A small structure may be shown within the orchard, as are boundary stones between Botley and Mansbridge parishes. Snakemoor Farm lay south east of the site, but Snakemoor House is absent.
- 3.18. By 1897, there is no change shown within the site other than that the sliver of land in the west lay within a wider orchard and Snakemoor House is marked to the north east. By the early 20th century, unnamed buildings are shown where the HER records Lane End Farm south west of the site. No change is shown by the 1940s within or adjacent to the site.

Other Sources

- 3.19. Limited useful information was available from secondary sources, with the site lying on the periphery of Durley, Botley and Mansbridge parishes. *Place-Names of Hampshire* confirms Durley was first documented in 901AD, whilst Botley was first recorded in the Domesday Survey (Gover 1961). Snakemoor was first recorded in 1596 according to Gover, although it is also noted as only mentioned from the 17th century (Bosworth 1989).
- 3.20. Pevsner only makes reference to Holy Cross church in the area of the site and notes it to be a '*pleasing hamlet church*' (O'Brien et al 2018). Nothing of use is mentioned by the Victoria County History, whilst a local history indicates the Bernard/Barnard Family were local landowners from the later 17th century and that Snakemoor House dates to 1888 and was later used as a school, which may have precipitated the name change to Oakmoor House (Bosworth 1989).

Section 4: Site Visit

- 4.1. The site and wider area were visited in October 2024 in order to identify any hitherto unrecorded features of interest within the site and confirm current land use. The wider area was also considered to inform an understanding of the relationship between the site and heritage assets which might be adversely affected by development.
- 4.2. The walkover of the site confirmed that it is almost all now cultivated (Plates 3 & 4). At the time of the visit, much of the main site field was under a maize crop, although this has more recently been harvested. Small areas of open ground lay on the edges of the arable field. The site has pronounced topography, with higher ground at its centre and sloping downwards to west, east and south.
- 4.3. In the west of the site, a mix of trees remains through which access to Botley Road is proposed (Plate 5). Land to the east of the site lies at a lower elevation and is largely grass and marshy, with a stream to its east (Plate 7). There is much vegetation which screens the site from residences on all sides.
- 4.4. It was difficult to see the buildings now located at Lane End Farm, but none of them appeared to be of any great age (Plate 6). Visits to Snakemoor Farm, The Cockpit and Holy Cross church confirmed that there is no intervisibility between the listed buildings or the older farm structures at Snakemoor and the site. The same is true of other designated heritage assets. Despite the raised topography of parts of the site, it was clear that its development would not affect the significance of any designated or non-designated heritage assets.

Section 5: Impact Assessment and Conclusions

- 5.1. This archaeology and heritage assessment supports promotion of land located at Denham's Corner, Horton Heath, Eastleigh, Hampshire for residential and related development within a single arable field lying east of Botley Road and north of Snakemoor Lane. Early assessment of the site's archaeological potential and relationship with nearby designated heritage has been completed on behalf of Southern Strategic Land in accordance with current policy and guidance.
- 5.2. The report has been informed by data obtained from the Hampshire Historic Environment Record, the Hampshire archives and online sources, including Historic England's National Heritage List for England. These sources informed a site walkover in October 2024.
- 5.3. No features of archaeological significance survive within or are known to have lain within the site. Indeed, there is limited evidence for human activity nearby until the post-medieval period. It is likely the land was only settled in more recent centuries, with a long history as heathland and woodland.
- 5.4. Although the area is known to have seen prehistoric activity, the site has low archaeological potential. Any sub-surface remains are likely to have been truncated by cultivation in recent centuries, whilst parts of the north and south east of the site are known to have been wooded, which would also have disturbed any remains through root action.
- 5.5. Although some prehistoric finds have been made more widely, extensive trial trenching west of the site in an area with likely a similar history proved an absence of any significant remains. In light of this, it is recommended that any further requirement for field evaluation of the site could be secured through a planning condition. A phased approach including initial non-intrusive geophysical survey followed by targeted trial trenching is likely to be appropriate.
- 5.6. Few designated heritage assets lie within the study area, with the only assets which might be harmed through change to their setting lying a minimum of several hundred metres distant. These include Grade II listed post-medieval structures and a Grade II* listed medieval church to the north east. However, the site visit confirmed that none of these designated assets, nor any other heritage assets, would be harmed by development of the site through change to their setting, including closer historic farm buildings.
- 5.7. The western and eastern boundaries to the main site field and that bordering Snakemoor Lane mark long-standing boundaries. Nonetheless, it is anticipated that these will largely be retained and enhanced as part of any development such that there would be no significant heritage harm to them. The site area is not of any intrinsic historic landscape interest.

Section 6: References and Sources

Bosworth J. 1989 *Durley in Old Pictures* Bishop Waltham

Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London

English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the Sustainable Management of the Historic Environment* London

Gover J. E. 1972 *The Place-Names of Hampshire* Cambridge?

Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment* London

Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* London HMSO 1990 *Planning (Listed Buildings and Conservation Areas) Act* London

Ministry for Levelling Up, Housing and Communities (MLUHC) 2023 *National Planning Policy Framework* London (6th edition)

Eastleigh Borough Council (EBC) 2022 *Eastleigh Borough Local Plan (2016 – 2036)* Eastleigh

O'Brien C., Bailey B., Pevsner N. & Lloyd D. 2018 *The Buildings of England – Hampshire: South* New Haven

Page, W. (ed.) 1911 *The Victoria County History of Hampshire and the Isle of Wight*, vol. III, London

Taylor A. 2021 Land at Lower Acre, Horton Heath, Eastleigh, Hampshire – An Archaeological Evaluation for Eastleigh Borough Council, Reading (unpublished TVAS client report ref. 21/186)

Maps

T. Milne's map of Hampshire of 1791

C. & J. Greenwoods' map of Hampshire of 1826

Tithe maps and awards for Botley and Durley of circa 1840 (available on CD at Hampshire archives)

Twenty five inch to the mile Ordnance Survey maps of 1909 & 1946 (Sheet LVIII.14)

Six inch to the mile Ordnance Survey maps of 1871, 1897, 1910 & 1946 (Sheet LVIII.SW)

Web Sources

Britain from Above website accessed at www.britainfromabove.org.uk

British Geological Survey online geology viewer at
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British History Online accessed at www.british-history.ac.uk

Eastleigh Borough Council website accessed at www.eastleigh.gov.uk/planning
Google aerial image accessed at www.google.com/maps/places/shenley

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/listing/the-list

Maps of site accessed at National Library of Scotland at www.nls.uk

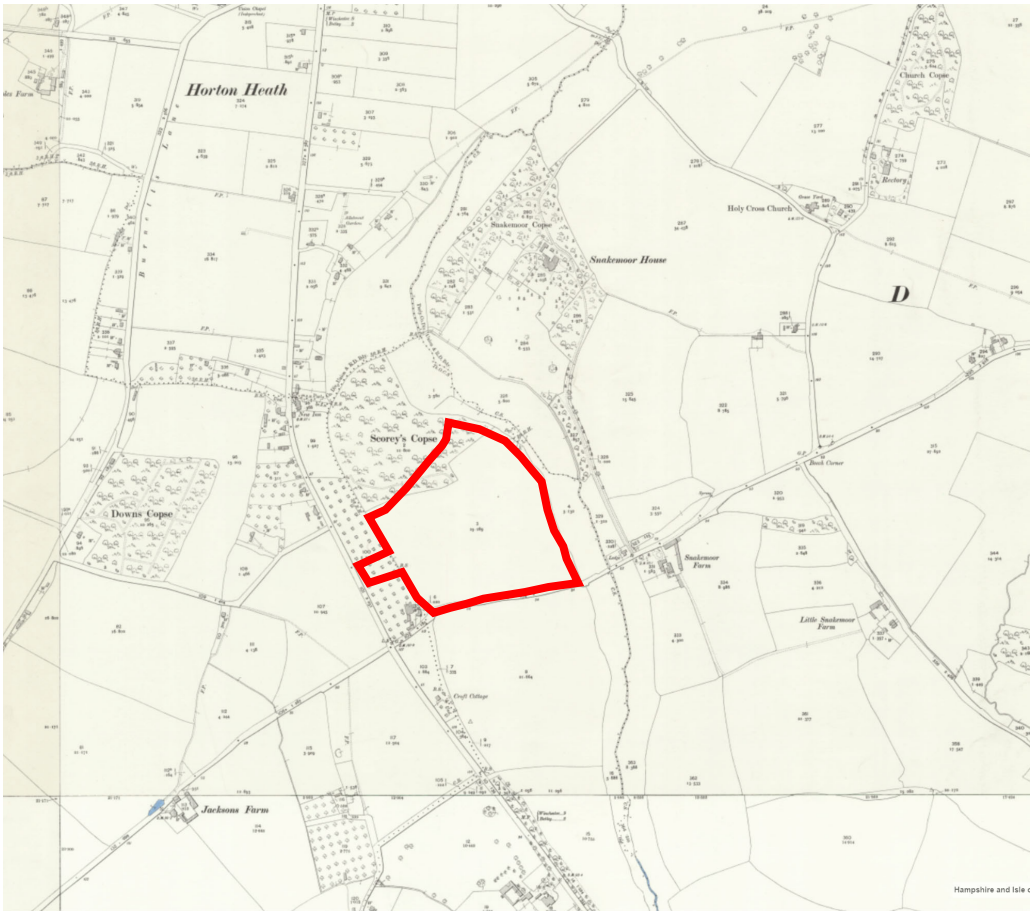
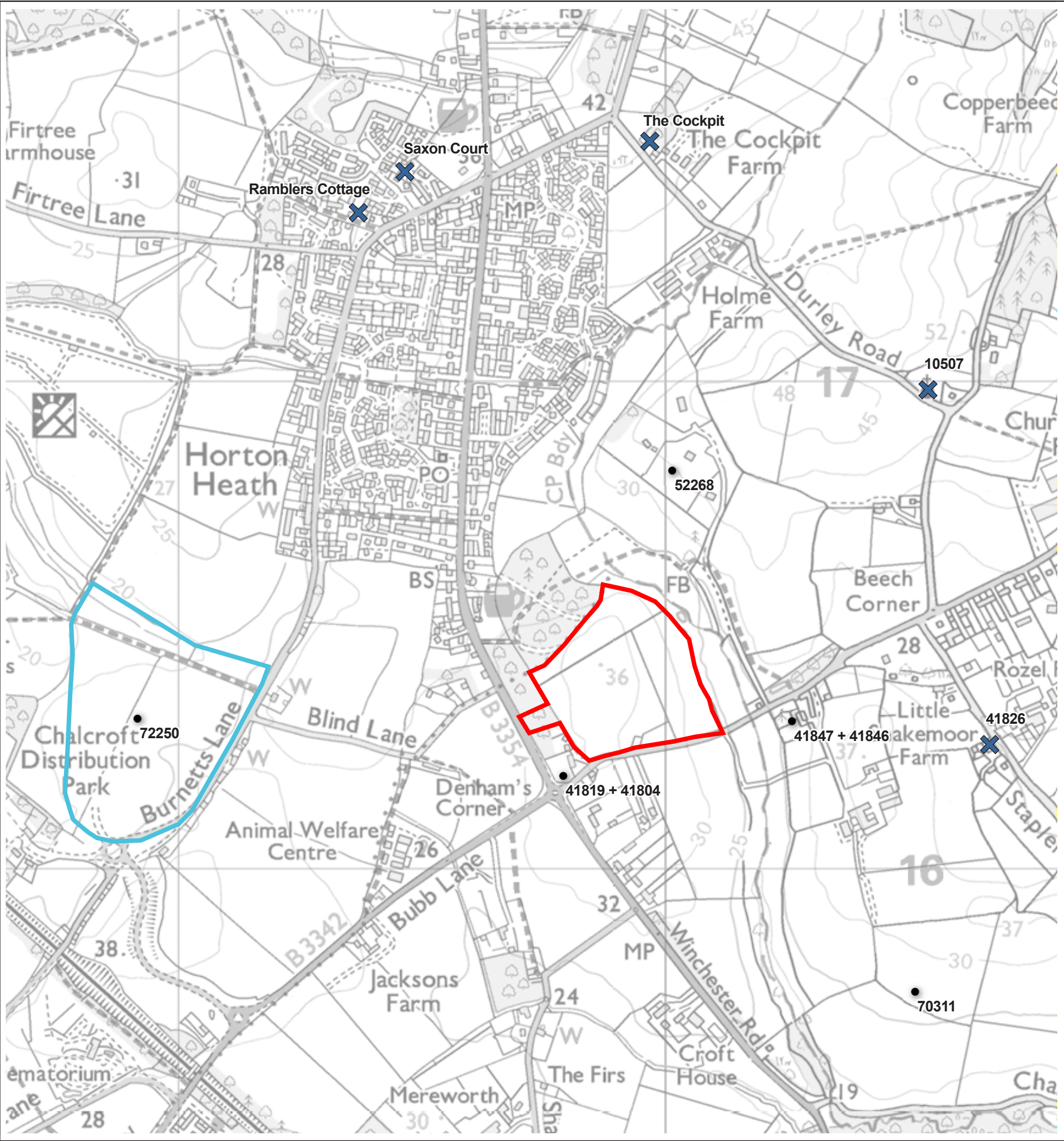
Street Map Ordnance Survey map of area accessed at www.streetmap.co.uk

Winchester Historic Environment Record data accessed via www.heritagegateway.org.uk

Appendix 1: Hampshire Historic Environment Record Gazetteer

HER no.	NGR (SU prefix)	Period	Notes
10507	4505 1169	Medieval	Church of The Holy Cross is Grade II* listed and dates from circa 1300, with alterations in 19 th century.
41804	4498 1162	19 th century	Unlisted former coach house to Lane End Farm has date stone of 1898 and in brick with pitched slate roof. Related late Victorian farmhouse has been lost. See also HER 41819.
41819	4498 1162	19 th century	Site of Lane End Farm farmhouse built circa 1880, but lost since 1982. See also HER 41804.
41826	4507 1162	18 th century	Grade II listed threshing barn at Little Snakemoor Farm is timber framed and largely weatherboarded with some corrugated metal panels and roof (was thatched). Attached are later brick former stables. HERs 41829 and 41830 record unlisted brick and slate roofed cart shed and stables respectively.
41846	4503 1163	18 th century	Unlisted barn of brick and tile at Snakemoor Farm since converted to coach house, piggery and stables. HER 41847 records the site of an 18 th century brick barn which collapsed and was removed between 1981 and 1991.
41847	4503 1163	19 th century	Unlisted brick and tile former cowshed at Snakemoor Farm.
52268	4499 1168	19 th century	Records landscape park of later than 1810 at Oakmoor House, formerly known as Snakemoor House.
70311	4505 1157	Bronze Age	Possible MBA gold torc fragment and two small copper alloy metal ingots/fragments found by metal detectorist on cultivated land in 2013.
72250	4489 1163	19 th century	Evaluation in 2021 by TVAS across circa 12.5ha and involving over 120 trenches found no significant remains and only 19 th century ditches and furrows.

Figure 1: Site and Identified Heritage and Archaeology



OS 25 inch Map of 1908



- KEY
- Site area
 - Listed building
 - Other HER records
 - HER 72250

Project Land at Horton Heath, Hampshire

Drawing Title **Figure 1: Site and Identified Heritage Elements**

Scale As shown (approximate at A3)

Drawing No. BSA 2436-81

Date October 2024

Checked BS/MP

Plates



Plate 1: Church of the Holy Cross, looking east



Plate 2: Buildings at Snakemoor Farm, looking south east



Plate 3: West side of site, looking north towards Scorey's Copse



Plate 4: South side of site, looking north east



Plate 5: Botley Road, looking south east



Plate 6: Buildings at Lane End Farm, looking north



Plate 7: Land east of site, looking south



Plate 8: Snakemoor Farm farmhouse, looking south east