



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND EAST OF ELM GROVE
HAYLING
HAMPSHIRE**

MARCH 2015

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:
Havant Borough Council**

**Site centred at:
SU 72203 99680**

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EXECUTIVE SUMMARY

Land east of Elm Grove, Hayling Island, Hampshire has been assessed to consider the impact of a proposed development on its archaeological potential.

The site has a low archaeological potential. However, the occasional Prehistoric struck flint or evidence for Medieval/Post-Medieval agricultural practices may be found. Such remains have been assessed to be of local archaeological interest.

Redevelopment proposals comprise the demolition of the existing building and builders yard and construction of a sheltered housing development with associated parking, ancillary services and landscaping.

On the basis of the available information, any archaeological assets that may have been present on the study site have been removed through previous development, no further mitigation is considered necessary on this site.

Accordingly, in the absence of any harm to designated or non-designated assets, there is no archaeological constraint to the grant of planning permission and in this instance no planning condition is necessary to secure the archaeological interest of the site.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Peter Reeves of CgMs Consulting on behalf of Planning Issues.
- 1.2 The subject of this Assessment comprises land east of Elm Grove, Hayling Island, Hampshire. The site is centred at SU72203 99680 within the Borough of Havant (see Figures 1 and 2). The site is irregular in shape and measures approximately 1.7ha in extent.
- 1.3 In accordance with government policy, National Planning Policy Framework (NPPF), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site and the significance of any heritage assets on or near the site.
- 1.4 Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Institute for Archaeologists 1994, revised 2012), this desk-based assessment comprises an examination of evidence on the Hampshire Historic Environment Record (HHER) the assessment includes an examination of published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken during February 2015.
- 1.5 The Assessment thus enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). More recently (March 2014) National Planning Policy Guidance (NPPG) has been published.
- 2.2.1 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition that heritage contributes to our knowledge and understanding of the past.
- 2.2.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.2.3 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.2.4 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at

some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.2.5 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.2.6 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.2.7 *Setting* is defined 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.

2.2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.3 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.4 The Local Plan framework is provided by the Havant Borough Core Strategy, adopted in March 2011, has the following heritage policy:

POLICY CS11 PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH
PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT:

1. ENSURES THE KEY LANDSCAPE AND BUILT FORM PRINCIPLES SET OUT IN THE HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT ARE PROTECTED AND WHERE POSSIBLE ENHANCED BY PARTNERSHIP WORKING WITH DEVELOPERS, GROUPS AND THE WIDER COMMUNITY.

4. PROTECTS AND WHERE APPROPRIATE ENHANCES THE BOROUGH'S STATUTORY AND NONSTATUTORY HERITAGE DESIGNATIONS BY APPROPRIATELY MANAGING DEVELOPMENT IN OR ADJACENT TO CONSERVATION AREAS, LISTED BUILDINGS, SCHEDULED ANCIENT MONUMENTS, HISTORIC PARKS AND GARDENS, ARCHAEOLOGICAL SITES, BUILDINGS OF LOCAL HISTORIC OR ARCHITECTURAL INTEREST.

- 2.5 In terms of designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Sites, Historic Battlefield, Registered Parks and Gardens or Historic Wreck designations lie within a 1km radius study area.
- 2.6 A Scheduled Monument, Tournier Bury hillfort, is located 1km to the east. There is no intervisibility between the study site and the monument due to the presence of intervening residential development and the topography.
- 2.7 The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council.
- 2.8 This desk based assessment therefore aims to meet the national and local policy as set out above, in clarifying the archaeological potential of the study site and the need or otherwise for mitigation measures

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the British Geological Survey Online (2014) as London Clay (Clay, Silt and Sand), overlain by superficial deposits consisting of River Terrace Deposits (Sand, Silt and Clay).

3.1.2 No geotechnical information is currently available for the site.

3.2 Topography

3.2.1 The site is located on roughly level ground at c6.5m Above Ordnance Datum (AOD).

3.2.2 There are no watercourses within the study site. Drains link a series of ponds to the south of Tournurbury Farm 900m to the east and My Lord's Pond (a tidal inlet) lies 750m to the south-east..

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410
Anglo Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1749
Modern	AD 1750	-	Present

4.1 Introduction

- 4.1.1 This assessment comprises a review of archaeological findspots within a 1km radius of the study site, also referred to as the study area, held on the Hampshire Historic Environment Record (HHER) (Figure 2), together with a historic map regression exercise charting the development of the study area from the 18th century onwards.
- 4.1.2 No designated World Heritage Sites, Registered Parks and Gardens, Historic Wrecks or Historic Battlefields lie within the study area (Figure 2). The site does not lie within an Area of Archaeological Potential.
- 4.1.3 A single Scheduled Monument Tournbury Fort, located 900m to the east, an Iron Age fort is not visible from the site.

4.2 **Early Prehistoric - Palaeolithic, Mesolithic & Neolithic**

- 4.2.1 Although there are several extremely important early prehistoric archaeological sites along the Coastal Plain, Boxgrove for instance, their location tends to depend on very specific geological and topographical factors.
- 4.2.2 No archaeological assets belonging to the earliest Prehistoric periods (Palaeolithic and Mesolithic) have been recorded either within the study site or the 1km study area.
- 4.2.3 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance. Locally sea level rise (and periodic regressions) would also have been a significant influence on prehistoric land use.
- 4.2.4 A reworked Neolithic flint axe was found on a public footpath c.500m to the north-west of the study site at SU472000 100200 (HHER reference 23602). The polished flint axe had broken and then been fashioned into a scraper.
- 4.2.5 A review of the data from the HHER indicates that only a limited scatter of early prehistoric artefacts have been recovered, although the presence of naturally occurring springs and marshes in the vicinity of site may suggest that the general area was attractive to early human populations. The likelihood of early prehistoric material/deposits being found on the study site is considered to be low and any evidence is likely to relate to isolated flint tools/flakes associated with periodic hunting episodes.

4.3 **Late Prehistoric - Bronze Age & Iron Age**

- 4.3.1 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

- 4.3.2 Several records clustered together on the HHER indicate the presence of a Bronze Age settlement located near to the Elm Close Estate (Figure 2), c.650m to the south-west of the study site. The records include; three hearths (23338 at SU47203 99330) suggesting three separate round houses, pottery (23341 and 41017) and a hoard of 27 bronze palstaves (23335).
- 4.3.3 To the north-west of the site a number of Bronze Age arrowheads (23603) were found on the same footpath as the Neolithic polished axe fragment (paragraph 4.3.4).
- 4.3.4 A barbed and tanged arrowhead is recorded c.950m to the west of the site (Figure 2 HHER reference 23337). Approximately 400m to the south-east of the site Bronze Age pottery fragments were recorded during an archaeological evaluation to the north of Goldring Close (67973). An undated cremation, buried in a pit, was also recorded (66995).
- 4.3.5 A single Iron Age asset (HHER reference 23329), 900m to the east of the site is noted. Despite very limited investigation, the small multivallate lowland fort of Tournier Bury (Scheduled Monument number 1001945) has been dated based on a sherd of Iron Age pottery found below rampart material. However, within the rampart material Early Medieval pottery (HHER reference 23331) has been recorded and therefore Tournier Bury may be a similar monument type to Ampress Camp near Boldre, also a lowland multivallate fort, believed to be of Early Medieval foundation.
- 4.3.6 Due to the limited number of late prehistoric features and finds recorded within the study area, the likelihood for material of this period being found on the study site is thought to be low.

4.4 **Roman**

- 4.4.1 The focus of Roman settlement in the area was at Havant, 6km to the north of the site, with no evidence of any Roman routes leading south onto Hayling Island. An Iron Age temple, south beyond the study area, was enlarged and improved during the Roman period.
- 4.4.2 The HHER does not record any Roman assets either within the study site or the study area.

4.4.3 Overall, the archaeological potential of the study site for Roman evidence is defined as low/nil.

4.5 **Saxon and Medieval**

4.5.1 A Saxon settlement is suspected at East Stoke, c2km to the south-east of the site. However, it is well documented that this settlement was inundated (and no longer exists) in the Early Medieval period.

4.5.2 A single entry on the HHER (23584 at SU47220 100040) records a Saxon inscribed stone located at St Mary's Church, located 350m to the north of the Site. The inscribed stone is believed to originate from the site of the Saxon church in East Stoke and was brought to the current spot to mark the founding of a new church.

4.5.3 The HHER does not record any assets belonging to the Saxon period either within the study site or the study area. Therefore the archaeological potential of the study site for Saxon evidence is defined as low/nil.

4.5.4 A small lowland hillfort, Tournier Bury, located to the east of the study site has previously been discussed (paragraph 4.4.5 above) as an Iron Age asset. However, along the Hampshire coastline it has been suggested that a series of small multivallate lowland forts were constructed in the 'Dark Ages' or Early Medieval period adjacent to waterways/inlets possibly to tax goods being imported/exported via these routes.

4.5.5 A similar example exists at Ampress Camp and, as with Tournier Bury, had no discernible internal features. The two forts are sited within marshy areas and the multivallate defences of both consist of two ramparts c.1.5m in height.

4.5.6 Throughout the early Medieval period, Hayling Island was covered in dense woodland (VCH Vol 3, 1908). The current names of North Hayling and South Hayling replaced North Wood and South Wood.

4.5.7 Mengham (HHER 41282) centred 600m to the south of the site is first mentioned in 1272 (Mongeham) and West Town (HHER 41284) is first mentioned in 1327 (Westeter, west of village).

4.5.8 Earthworks observed 900m to the north-west of the site (HHER 54959) may represent the shrunken remains of the hamlet of Higworth.

4.5.9 Throughout these periods it is probable that woodland clearance occurred at a greater pace across the southern part of Hayling Island resulting in dispersed small scale agricultural settlement.

4.5.10 Overall the archaeological potential of the study site for Medieval evidence can be defined as low/nil.

4.6 **Post Medieval and Modern (including map regression exercise)**

4.6.1 During the majority of the Post-Medieval period the site is likely to have remained as agricultural land within a sparsely populated landscape.

4.6.2 Taylor's map of 1759 (Figure 3) indicates the site lies in open ground to the south of St Mary's Church. The map shows the difference in development between Hayling and Portsea Islands with the latter far more populated and reached via a road bridge; Milne's map of 1791 (Figure 4) depicts a similar layout.

4.6.3 The 1797 Ordnance Survey Drawing (Figure 5) shows the site primarily occupied a single field plot. The map depicts a very sparsely populated area. This sparse populated landscape is shown on C & J Greenwood's map of 1826 (Figure 6).

4.6.4 The South Hayling Tithe map of 1844 (Figure 7) and associated Award provide a detailed depiction of the site, the eastern part of which lies a field plot, recorded as arable, and is accessed with a Cottage and Garden (Rose Cottage) fronting Elm Grove.

4.6.5 The Ordnance Survey of 1867 (Figure 8) depicts a hedgeline forming the eastern boundary of the site. The southern of the two cottages is annotated as Rose Cottage, the northern (unnamed) cottage is depicted with a well in the garden. The layout of the site remains unchanged in 1898 (Figure 9) although Palmerston Road and its associated houses has been constructed.

4.6.6 The 1908 Ordnance Survey (Figure 10) depicts increased residential development to the south of the site and the large field to the east has been subdivided into allotments.

4.6.7 The Ordnance Survey map 1932 (Figure 11) depicts residential development to the west of Elm Grove. The majority of the site lies within the grounds of a Social Club (bowling green and tennis courts). By 1968 (Figure 12) the study site has more or less

taken its current form, with the builders yard depicted on the 1990 Ordnance Survey (Figure 13).

4.6.8 As part of the coastline closest to Europe the shoreline of Hayling Island was heavily protected against possible invasion during World War II. Pillboxes are recorded (Figure 2) at HHER references 64961 and 64959 c.1km to the south-west of the study site. HHER 64960 marks the site of an air raid shelter.

4.6.9 A former searchlight installation (now demolished) is noted c.150m to the south-west of the site on the Cherrywood Gardens Estate (HHER reference 41675) and a pillbox (demolished) was located c.180m to the north-west of the site at the staggered junction formed by Elm Grove, Church Road, St Mary's Road and Tournerbury Lane.

4.6.10 A further pillbox is recorded 900m to the south-east of the site on the north side of the T-junction formed by Selmore Road, Salterns Lane and Rails Lane (the latter leading up from the coast).

4.6.11 Hayling Island was also a staging area for the D-Day Landings. A temporary military camp is noted on the HHER at SU471571 099581

4.6.12 The Google Earth image (2007, Figure 14) depicts the site little changed from today.

4.6.13 The potential of the study site for Post-Medieval and Modern evidence can be identified as low.

4.7 **Negative Evidence**

4.7.1 Negative archaeological evaluations have been undertaken at Tournerbury Farm c950m north-east of the site (37048) and c600m to the east (57317) at Tournerbury Plantations.

4.8 **Assessment of Significance**

4.8.1 National policy for archaeology (NPPF section 1.3) enshrines the concept of the 'significance' of heritage assets. 'Significance' (as defined in the NPPF) centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

- 4.8.2 There are no designated or undesignated archaeological assets located within the study site and the potential for as yet undiscovered assets of any significance is low.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 The Elm Grove site frontage occupied by a 20th century building (with extensions) with the central area and the area fronting Elm Grove used for carparking (Plates 1 to 4) and the rear part of the site a builders yard (Plates 5 to 7). It was noted during the site visit that the car park has an extensive below ground drainage network.

5.2 The Proposed Development

5.2.1 Redevelopment proposals comprise the construction of a sheltered housing development with associated parking, ancillary services and landscaping (Figure 15).

5.3 Impact on Heritage Assets

5.3.1 In view of previous development and the study site's low archaeological potential, the redevelopment proposals will have no impact on below ground archaeological deposits.

5.3.2 Accordingly, no policy condition is required in this instance to secure the archaeological interest of the site.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land east of Elm Grove, Hayling, Hampshire has been reviewed for its archaeological potential.
- 6.2 In accordance with central and local government planning policy, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.3 Based on current evidence the site has a low archaeological potential.
- 6.4 Redevelopment proposals comprise the construction of a sheltered housing development with associated parking, ancillary services and landscaping.
- 6.5 On the basis of the available information, any archaeological assets that may have been present on the study site have been removed through previous development and therefore no further mitigation is required on this site.

SOURCES CONSULTED

1. **General**

British Library
Hampshire Historic Environment Record
Hampshire Records Office

2. **Internet**

<http://www.british-history.ac.uk/>
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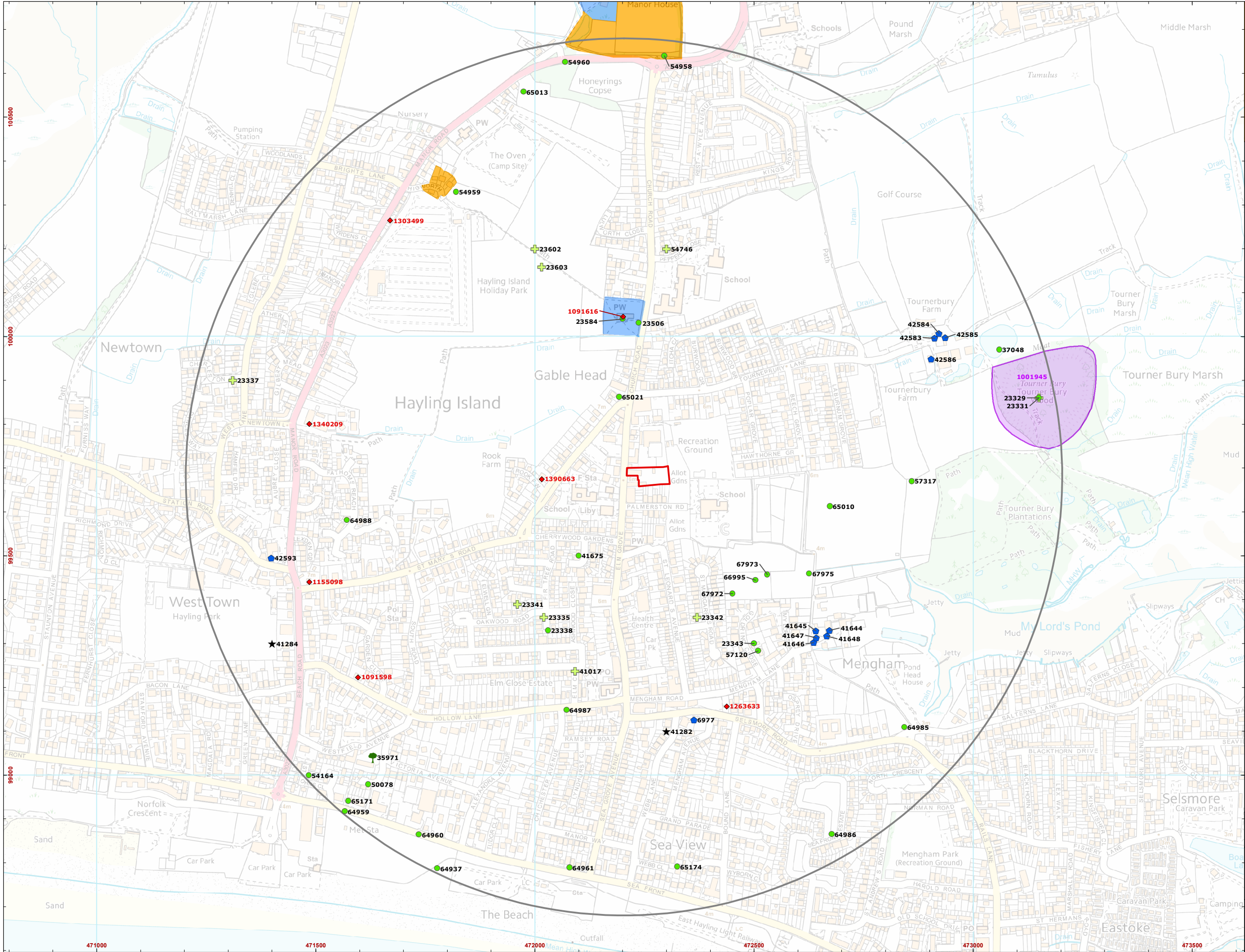
Victoria County History *A History of the County of Hampshire: Volume 3* 1908

4. **Cartographic**

1759 Taylor
1791 Milne
1797 Ordnance Survey Drawing
1826 C & J Greenwood
1842 Havant Tithe
1869 Ordnance Survey
1898 Ordnance Survey

1909 Ordnance Survey
1933 Ordnance Survey
1963 Ordnance Survey
1975 Ordnance Survey
2007 Google Earth View







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Site Boundary

**Search Area
(1km radius)**

**Designated
Heritage Assets:**

- Listed Building
- Scheduled Monument

**Non-Designated
Heritage Assets:**

- Monument
- Findspot
- Name
- Historic Park or Garden
- Historic Building

**Area of High
Archaeological
Potential**

**Area of
Archaeological
Potential**

N

Scale at A3: 1:8,000

0 250m

Figure 2:
HER Plot



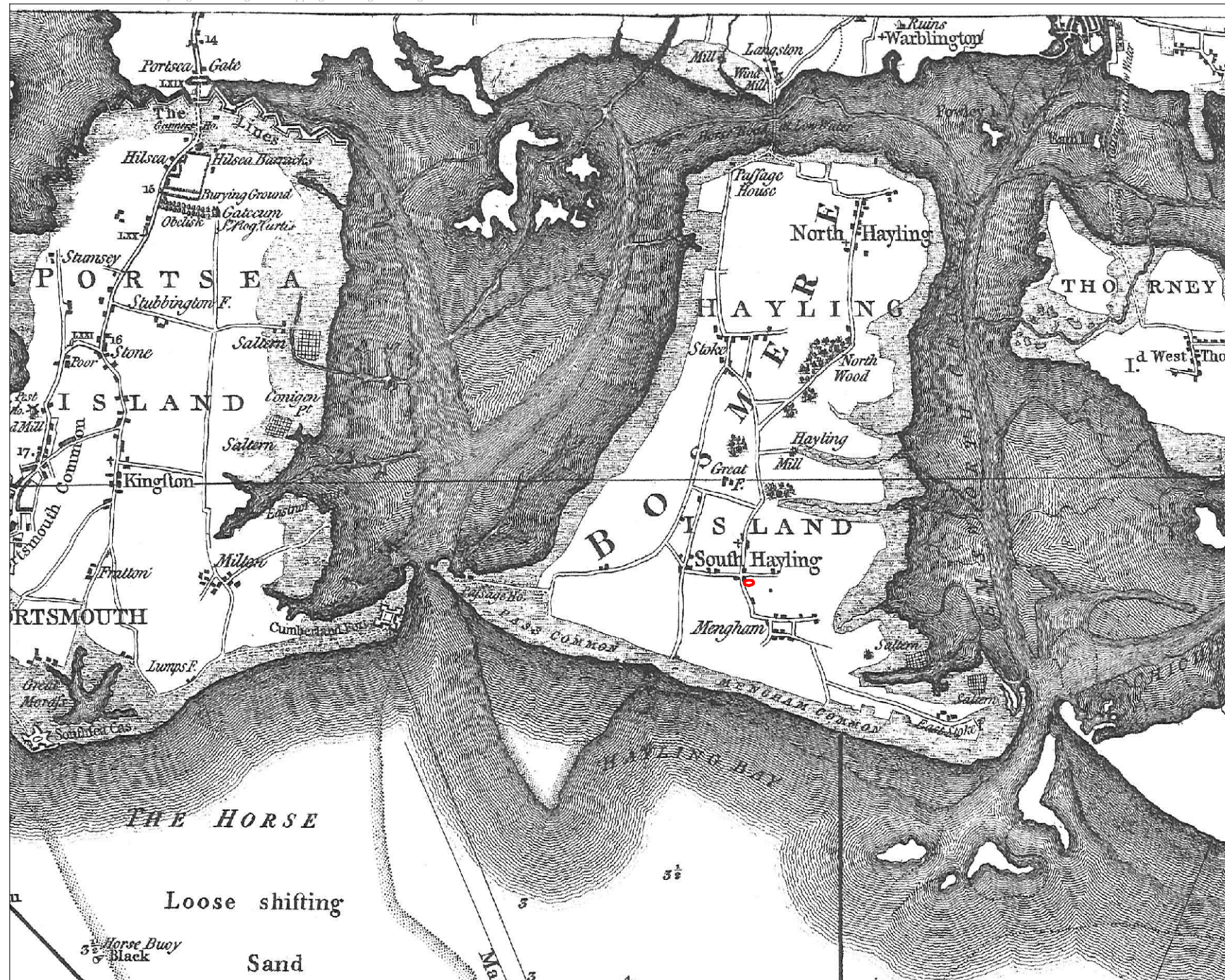
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 Site Location



Not to Scale:
Illustrative Only

Figure 3:
1759 Taylor



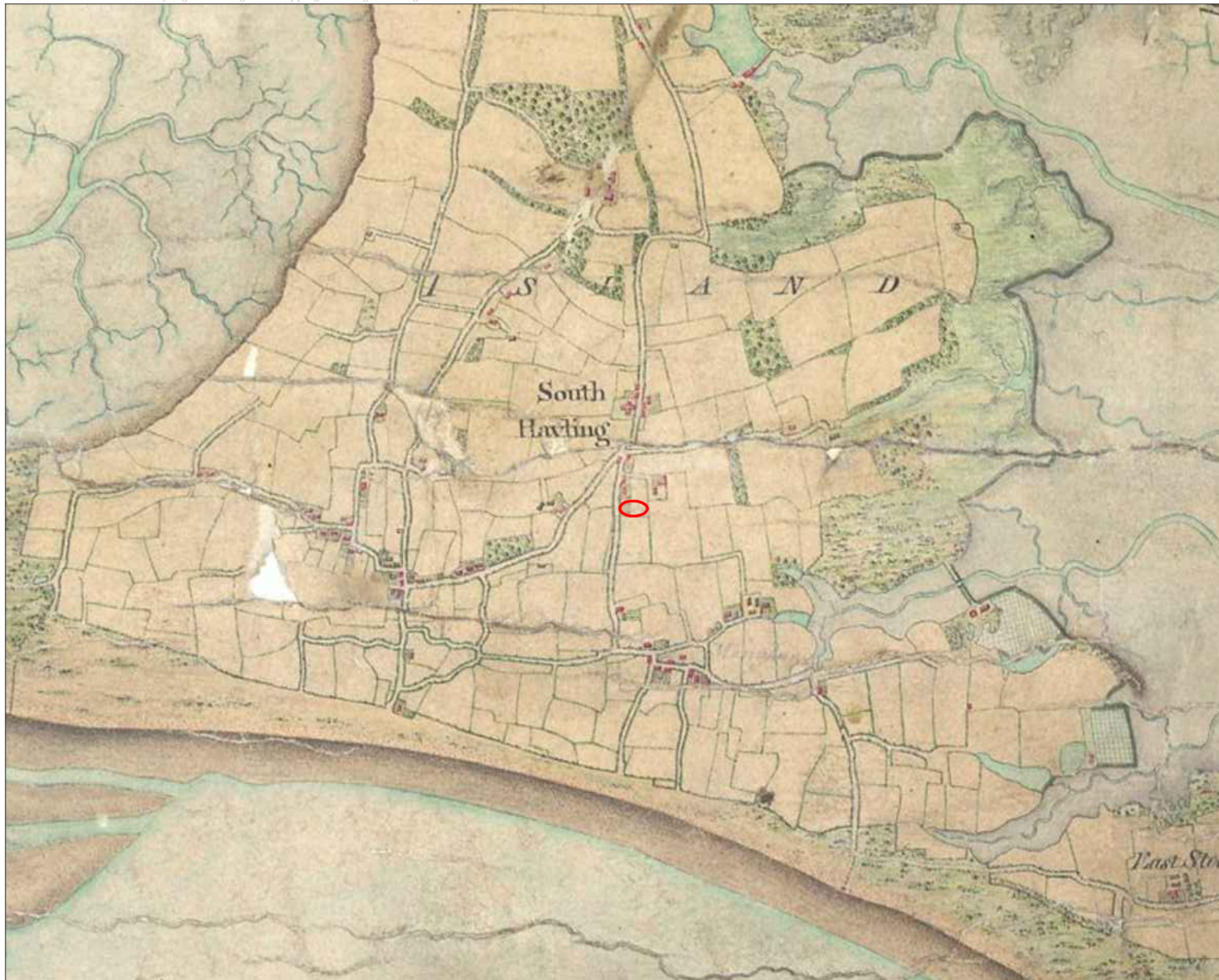
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 Site Location



Not to Scale:
Illustrative Only

Figure 4:
1791 Milne



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 Site Location



Not to Scale:
Illustrative Only

Figure 5:
1797 Ordnance Survey
Drawing



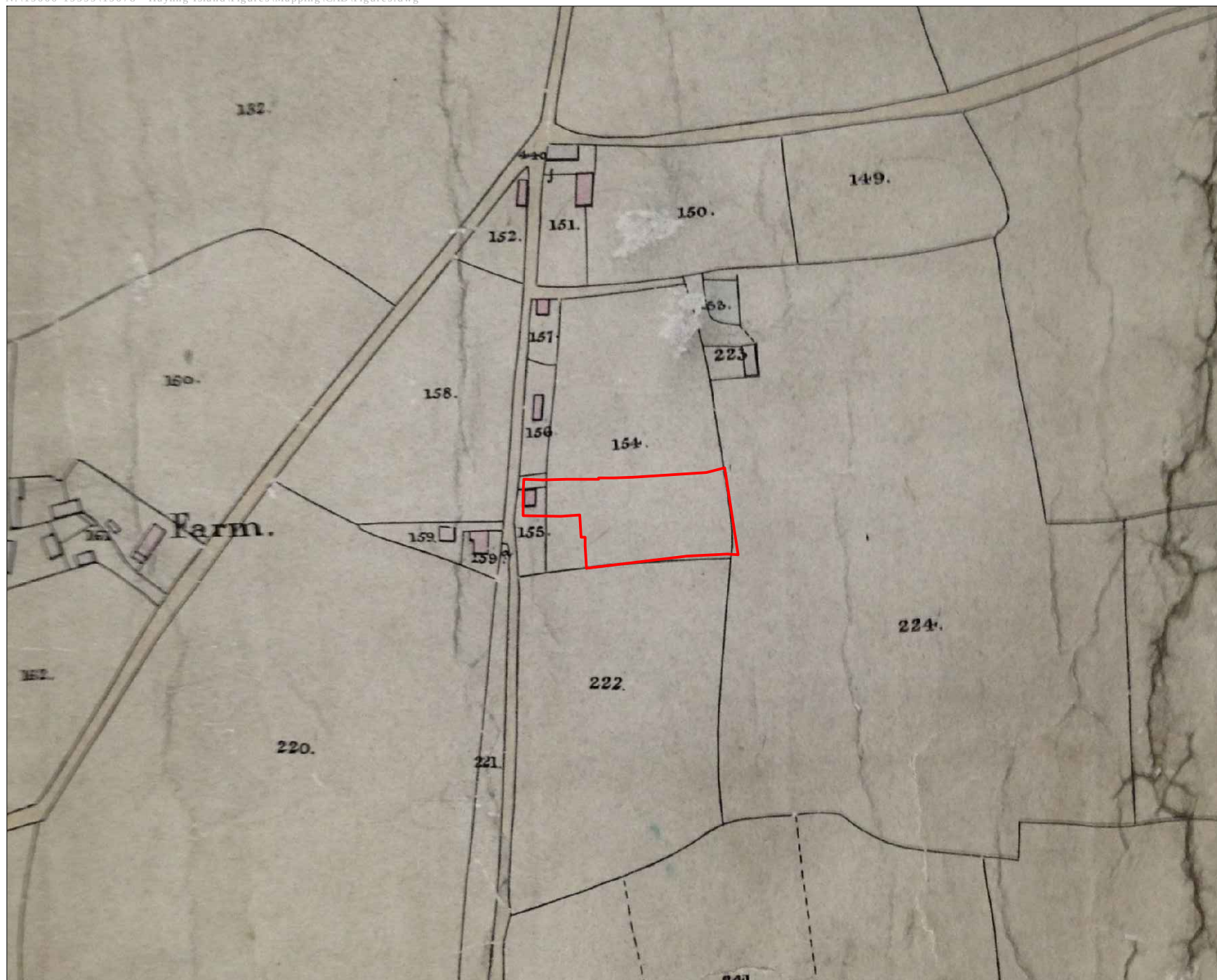
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 Site Location



Not to Scale:
Illustrative Only

Figure 6:
1826 C & J Greenwood



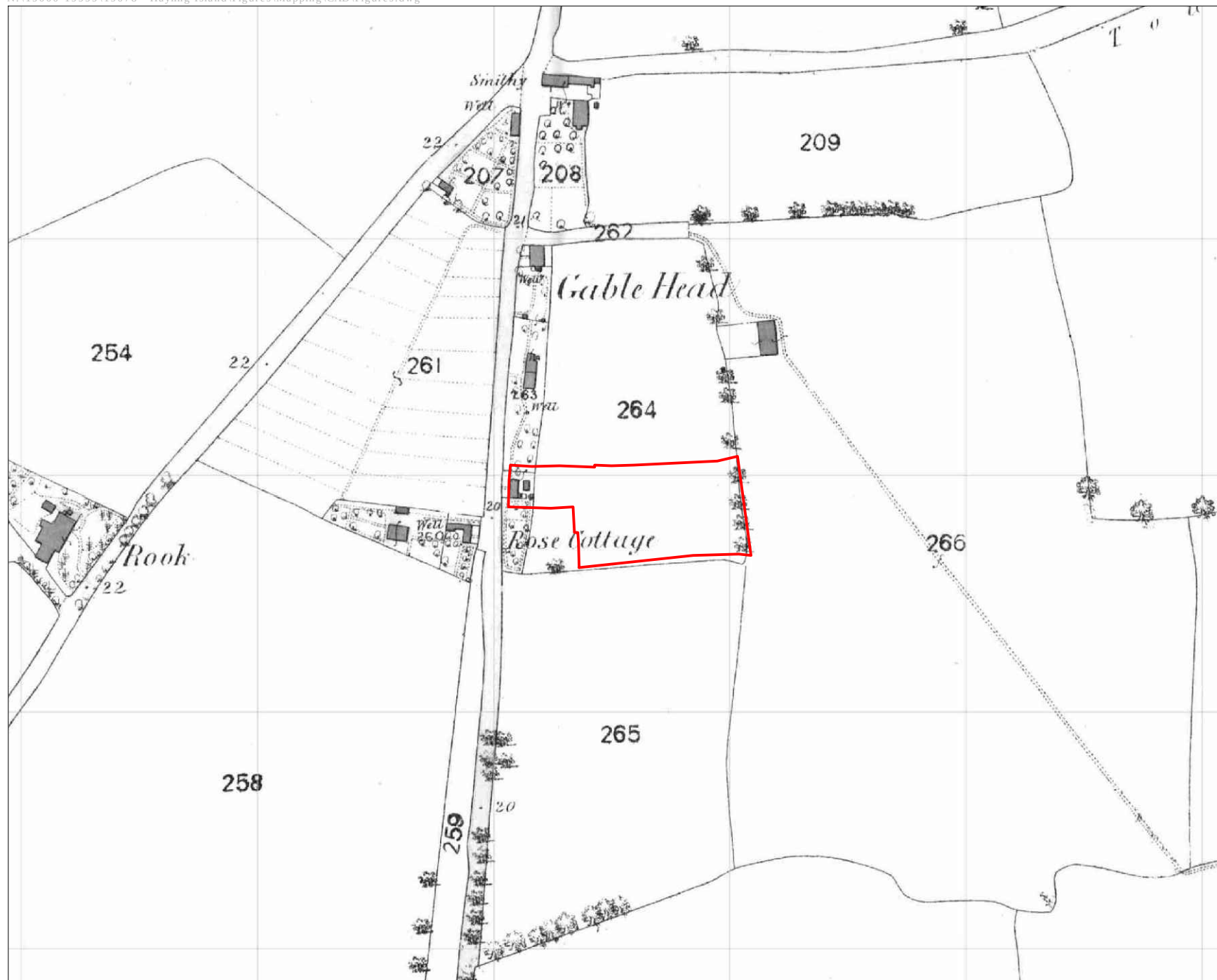
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 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1844 South Hayling Tithe



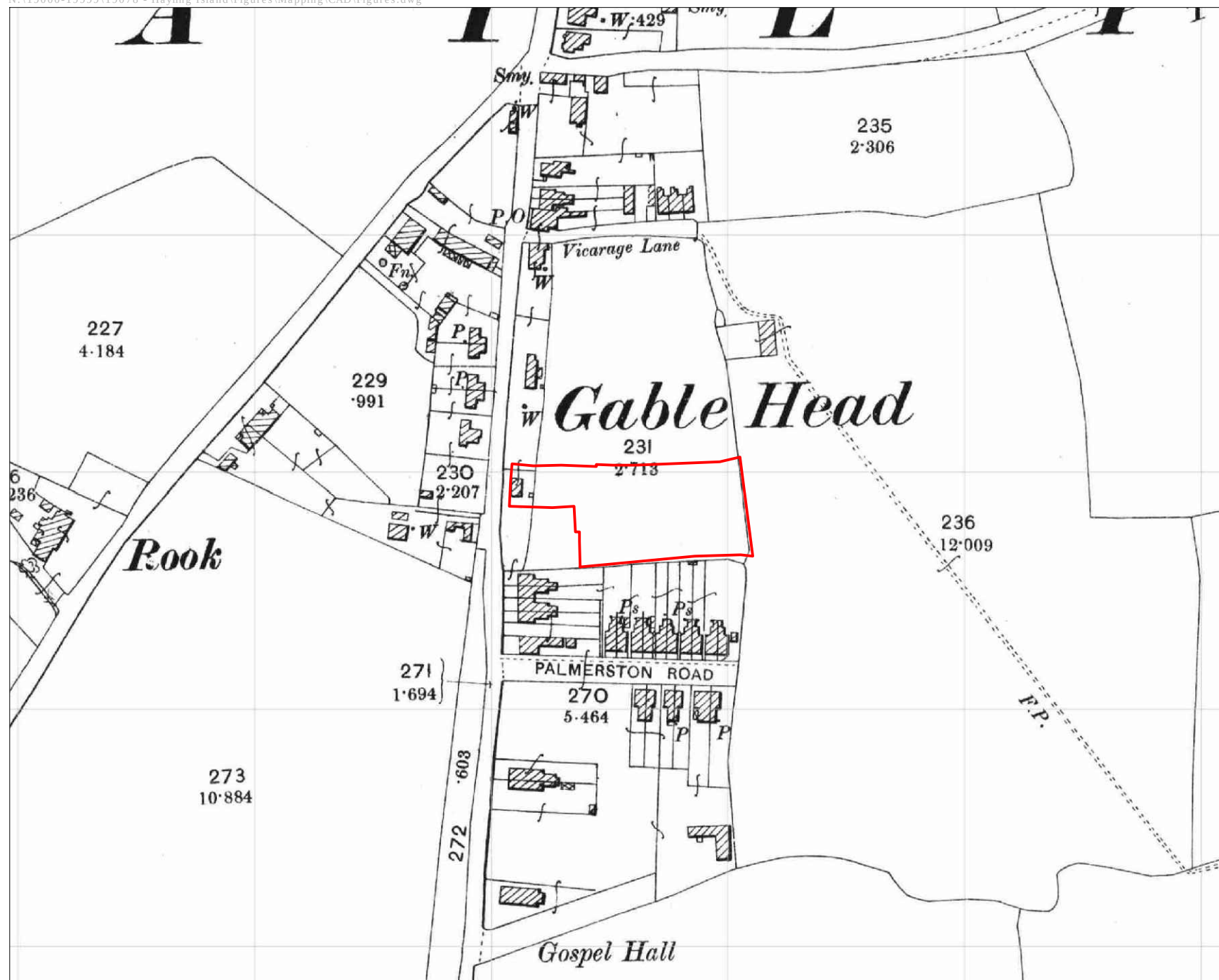
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 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1867 Ordnance Survey



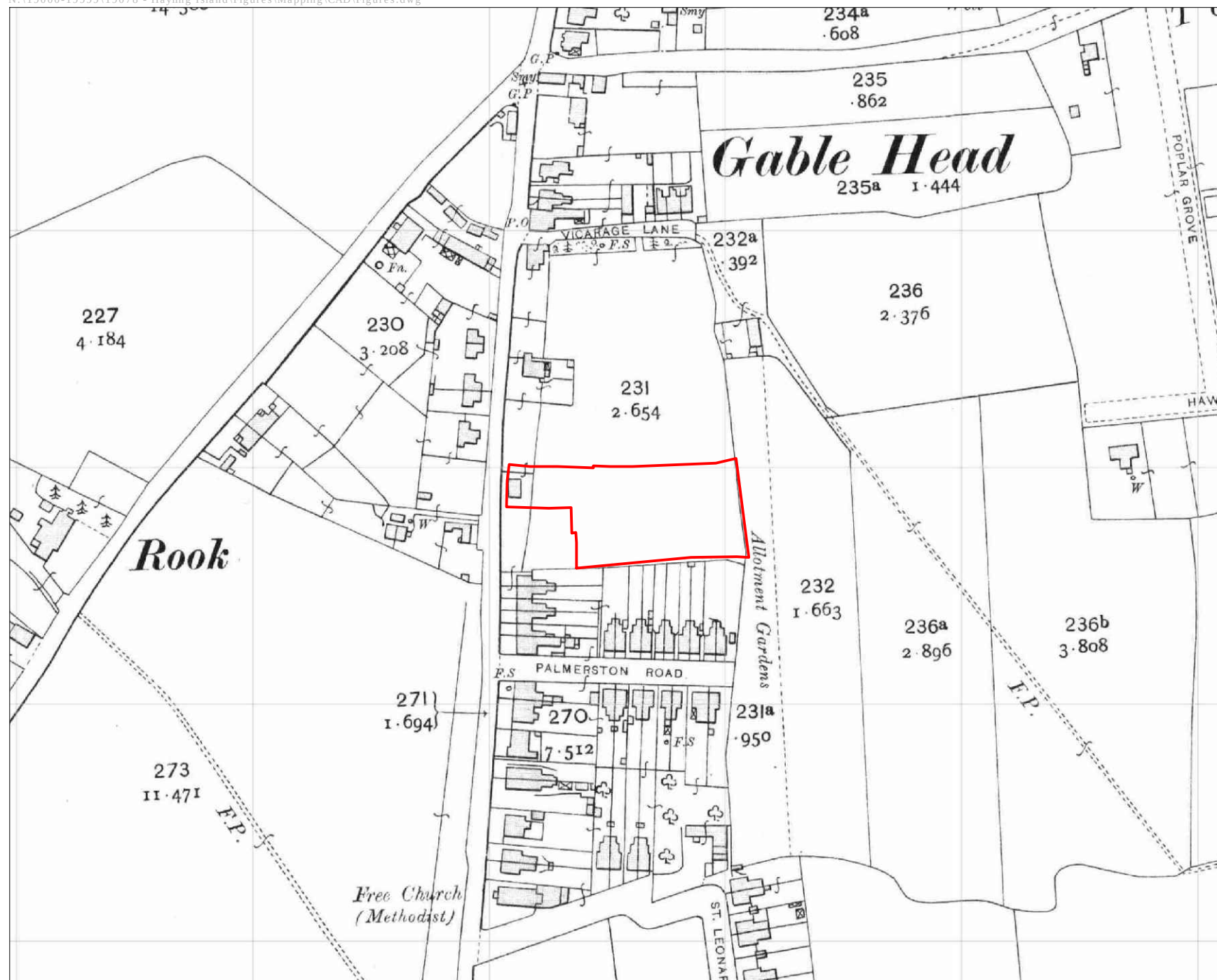
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 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1898 Ordnance Survey



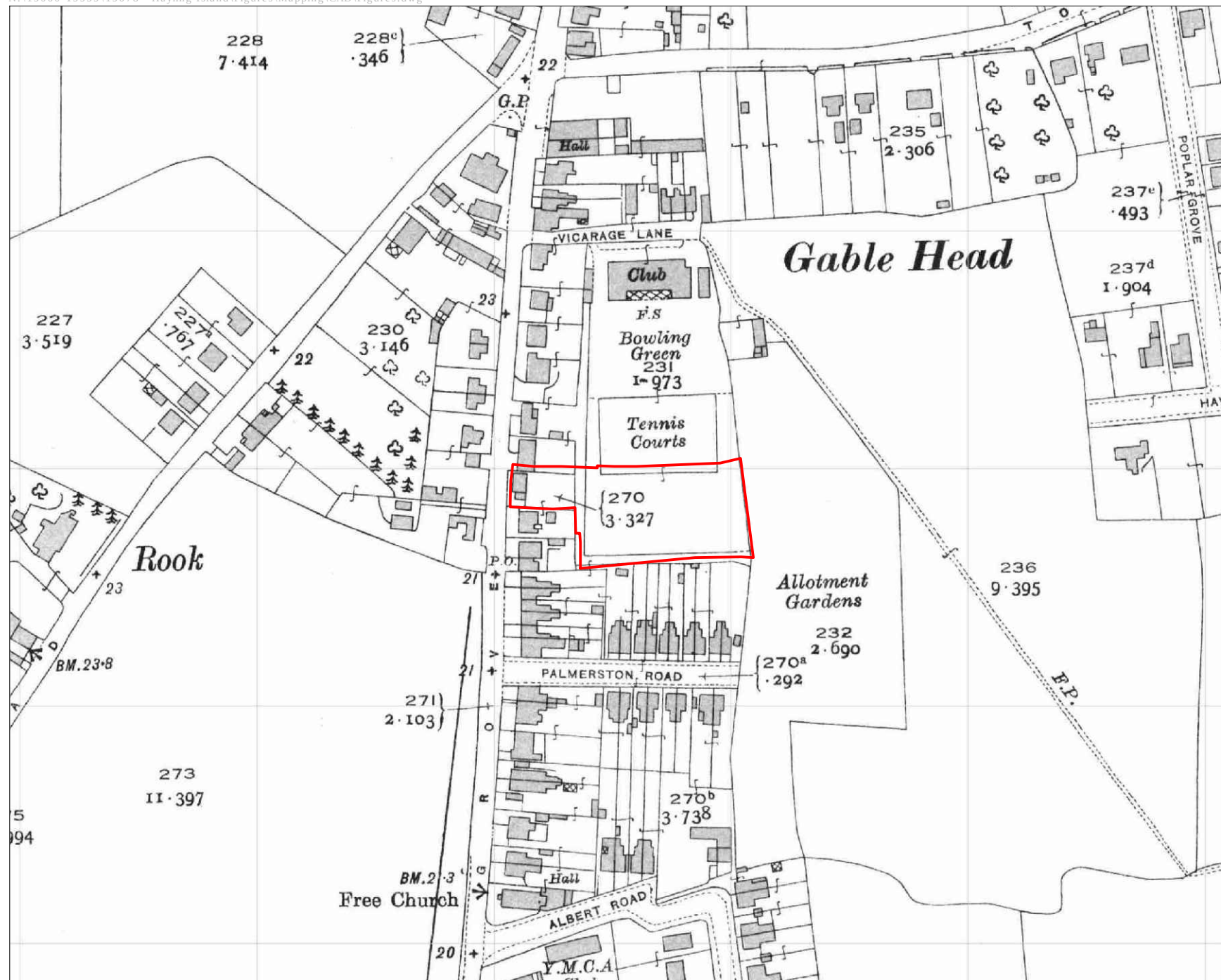
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 Site Boundary



Not to Scale:
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Figure 10:
1908 Ordnance Survey



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 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1932 Ordnance Survey



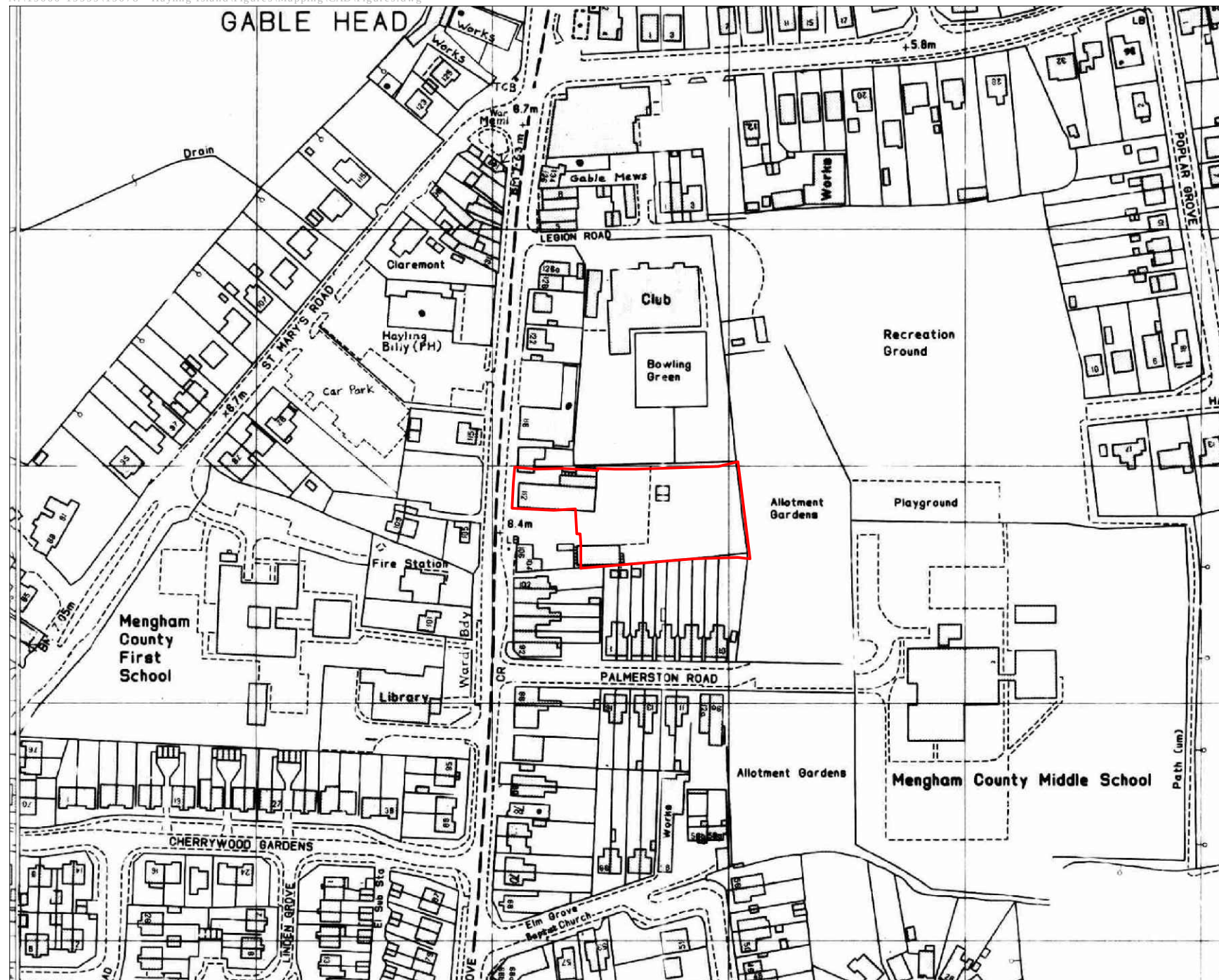
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 Site Boundary



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Figure 12:
1968 Ordnance Survey



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 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1990 Ordnance Survey



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 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
2007 Google Earth





Plate 1: View of the Site looking East from Elm Grove



Plate 2: View of the Site looking West toward Elm Grove

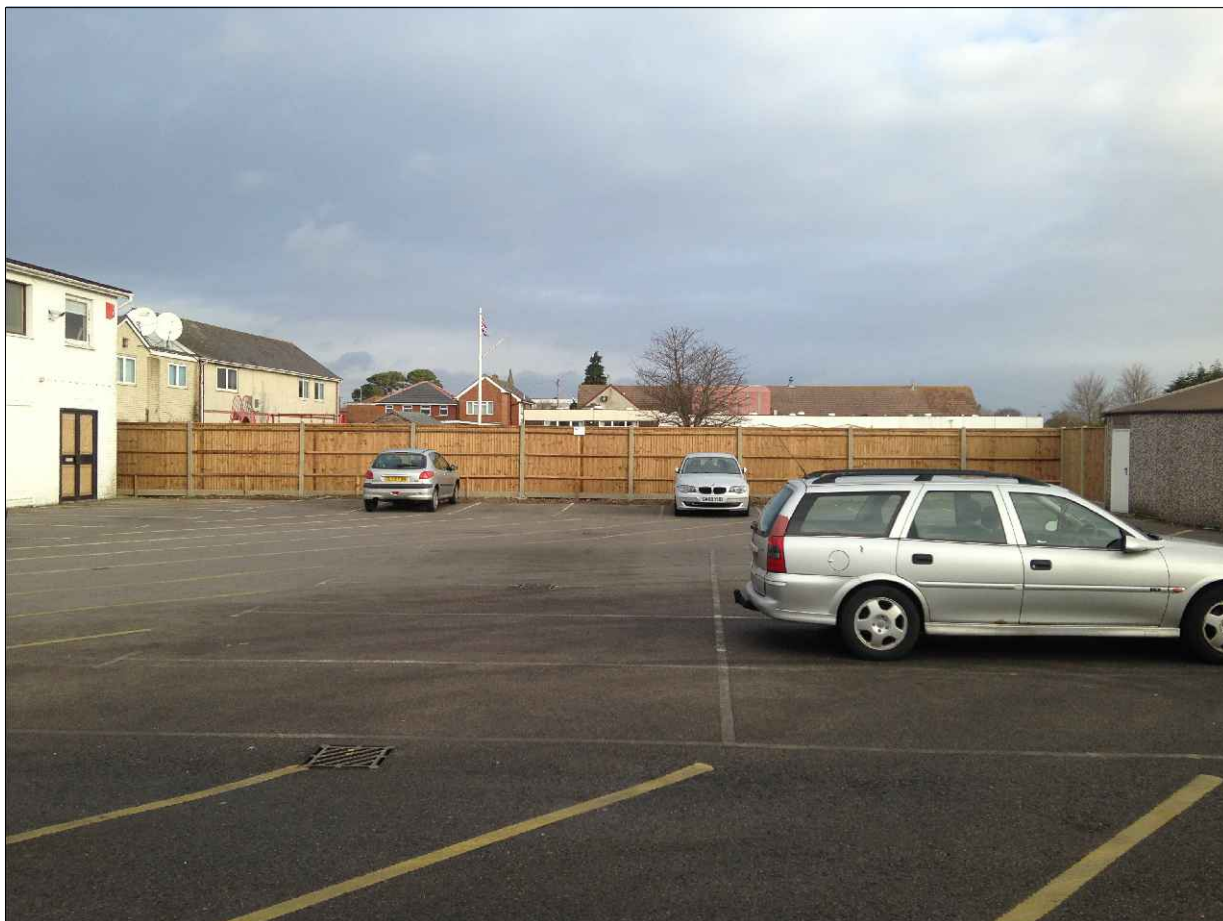


Plate 3: View from Site centre looking North



Plate 4: View from Site centre looking South



Plate 5: Builders yard at East end of Site



Plate 6: North-East corner of builders yard



Plate 7: South-East corner of builders yard

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