



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND NORTH OF SINAH LANE
HAYLING ISLAND
HAMPSHIRE**

**JUNE 2016
Revised July 2018**

**Planning Authority:
Havant Borough Council**

**Site centred at:
SZ 70816 99879**

**Approved by:
Matthew Smith BA (Hons) MA
MCIfA**

**Report Status:
Final**

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EXECUTIVE SUMMARY

Land North of Sinah Lane, Hayling Island, Hampshire has been assessed for its archaeological potential.

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.

There are no designated archaeological assets on or particularly near to the study site. The study site has remained undeveloped agricultural land throughout the historic periods.

A review of available archaeological and historical sources indicates that the site has a moderate archaeological potential for the Roman period and a low to moderate potential for the later Prehistoric. A low archaeological potential is identified for evidence from all other past periods of human activity.

Based on the results of the recent archaeological evaluation a short distance to the east of the site, it is considered that the proposed development of the site is unlikely to have a widespread or significant archaeological impact upon any undiscovered archaeological heritage assets within the site boundary.

However, due to the size of the study site and the low to moderate archaeological potential for later Prehistoric and Roman evidence, it is considered likely that the Hampshire County Council Archaeological Officer will take a precautionary approach and seek field evaluation of the site.

On the basis of all the available evidence we would suggest that any requirement for archaeological evaluation could follow planning consent secured by an archaeological planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Matthew Smith of CgMs Consulting on behalf of Barratt Developments Plc.
- 1.2 The subject of this Assessment comprises land North of Sinah Lane, Hayling Island, Hampshire. The site is centred at SZ 70816 99879 within the Borough of Havant (see Figs. 1 & 2). The site is irregular in shape and measures approximately 11.2ha in extent. The site is bounded to the north by fields, to the east by an industrial estate on Furniss Way, and to the south and west by housing (Fig. 1).
- 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 interest of the site. Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2014) the assessment includes an examination of evidence on the Hampshire Archaeology and Historic Buildings Record (AHBR) and other sources, including the Hampshire Archives and Local Studies Centre. The report also includes the results of a comprehensive map regression exercise.
- 1.4 As a result, the assessment enables relevant parties to assess the significance of any designated and non-designated heritage assets on the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 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.
- 2.5 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.
- 2.6 *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.

- 2.7 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.
- 2.8 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.
- 2.9 *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.
- 2.10 *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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled 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.
- 2.12 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.
- 2.13 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.**

- 2.14 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 of the study site.
- 2.15 A Scheduled Monument, a World War II Heavy Anti-Aircraft Gunsite, is located c.725m to the south-west at Sinah Common (National Heritage List [NHL] Ref. 1020961). In addition the Coastguards Conservation Area lies c.650m to the south-west of the study site. There is no intervisibility between the study site and the Scheduled Monument or the Conservation Area due to the presence of intervening residential development and the topography of the land.
- 2.16 The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council. However the South Hayling Area of Archaeological Potential lies c.925m north-east of the study site.
- 2.17 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 (2016) as Portsmouth Sand Member and Whitecliff Sand Member (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, and a spot height on Station Road at the south-east of the study site lies at c.5.8m Above Ordnance Datum (AOD).
- 3.2.2 There are no watercourses within the study site. Langstone Harbour lies c.160m north-west of the study site.

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 1.25km radius of the study site, also referred to as the study area, held on the Hampshire Archaeology and Historic Building Record (HAHBR) (Fig. 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 (Fig. 2). A Scheduled Monument, a World War II Heavy Anti-Aircraft Gunsite, is located c.725m to the south-west at Sinah Common (National Heritage List [NHL] Ref. 1020961). The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council. The South Hayling Area of Archaeological Potential lies c.925m north-east of the study site, representing the earthwork remains of the historic Hamlet of Higworth.

4.2 Early Prehistoric - Palaeolithic, Mesolithic & Neolithic

4.2.1 Although there are several extremely important early prehistoric archaeological sites along the Coastal Plain, such as 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 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.1km to the north-east of the study site at (HAHBR Ref: 23602, SU72000 00200). The polished flint axe had broken and then been fashioned into a scraper.
- 4.2.5 A review of the data from the HAHBR 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 A Bronze Age settlement was located near to the Elm Close Estate, c.1.25km to the south-east of the study site. The records include; three hearths (23338, SU7203 9330) suggesting three separate round houses, pottery (23341 and 41017) and a hoard of 27 bronze palstaves (23335).
- 4.3.3 To the north-east of the site a number of Bronze Age arrowheads (23603, SU72015 00159) were found on the same field as the Neolithic polished axe fragment (paragraph 4.2.4).

4.3.4 A barbed and tanged arrowhead is recorded c.380m to the east of the site (23337, SU71310 99900).

4.3.5 No Iron Age finds or sites are recorded on the HAHBR within 1.25km of the study site.

4.3.6 Due to the presence of Bronze Age finds recorded within the study area, the likelihood for material of the later Prehistoric period being found on the study site is thought to be low to moderate.

4.4 **Roman**

4.4.1 In 1971 a large collection of Roman pottery sherds were found within the northern area of the study site. Pottery sherds dating to the 2nd and 3rd century AD were recovered including some sherds from large grain storage jars. The quantity and nature of the pottery suggested a Roman villa may once have been located in this area. (58140, SU70997 00404).

4.4.2 Overall, the archaeological potential of the study site for Roman evidence is defined as moderate. Further chance finds and evidence for agricultural activity may be represented.

4.5 **Anglo-Saxon / Early Medieval and Medieval**

4.5.1 Anglo-Saxon evidence is largely located away from the study area to the north-east at St Mary's Church, where a Saxon inscribed stone, 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. Part of the South Hayling Area of High Archaeological Potential lies 1.4km north-east of the study site, representing the site of the Grade II* Listed Parish Church of St Mary.

4.5.2 Overall the archaeological potential of the study site for Anglo-Saxon evidence is considered to be low.

4.5.3 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.

4.5.4 A circle of 27 timber posts linked with wattle panels and surrounding an area of flints, possibly representing an oyster trap is recorded c.1km to the north-west of the site (56146, SU70100 00700). One timber has been radiocarbon dated to 960-1180 cal AD.

- 4.5.5 West Town, located c.680m south-east of the site (41284, SU71400 99300) is first mentioned in 1327 (Westeter, west of village).
- 4.5.6 Earthworks observed c.950m to the north-east of the site may represent the shrunken remains of the hamlet of Higworth dating to the Medieval period (54959, SU71820 00330).
- 4.5.7 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.
- 4.5.8 Overall the archaeological potential of the study site for Medieval evidence can be defined as low.
- 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 (Fig. 3) indicates the site lay in open ground to the west of settlement focus at Mengham.
- 4.6.3 The 1797 Ordnance Survey Drawing (Fig. 4) shows the study site occupying agricultural fields and part of a track to the north of the line of Sinah Lane/Station Road.
- 4.6.4 The South Hayling Tithe Map of 1844 (Fig. 5) shows the study site in more detail. The accompanying tithe apportionments record the site as occupying arable fields, and an agricultural track.
- 4.6.5 By 1867 (Fig. 6) two fields in the eastern half of the site had been combined into a single large field.
- 4.6.6 The 1898 Ordnance Survey (Fig. 7) shows the site occupying a single large field. South Hayling Station and train line formed the eastern site boundary. No additional changes are shown on the 1910 Ordnance Survey (Fig. 8) or the 1930 Ordnance Survey (Fig. 9).
- 4.6.7 The site of a WWI/WWII bomb crater is recorded within the southern part of the study site (65064, SU70830 99823).
- 4.6.8 Little change to the site is visible on the 1962 Ordnance Survey (Fig. 10). Increased development is shown to the south of the site along Station Road and to the north-west along North Shore Road.

4.6.9 By 1972 (Fig. 11) residential housing forms the southern and western boundaries of the site. Hayling Island Station, previously situated to the east of the site had been closed.

4.6.10 The 2016 Google Earth Image (Fig. 12) depicts the study site as occupied by arable land.

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

4.7 **Nearby Archaeological Work**

4.7.1 An archaeological evaluation undertaken by Cotswold Archaeology and CgMs Consulting in January 2016 on a field c.70m east of the study site. Eighteen trenches were excavated revealing one ditch and one gully in the east of the site which were undated. Limited amounts of Prehistoric flint were also recovered from the topsoil. It was concluded that the site contains a very limited amount of archaeology and as such has a low potential given the coverage of trenching undertaken. No further archaeological work was required on site (Cotswold Archaeology, 2016).

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.

4.8.3 The study site is considered to have a moderate archaeological potential for the Roman period and a low to moderate potential for the later Prehistoric periods. A generally low archaeological potential is identified for all other periods. While it is possible that archaeological remains may be present within the site, these are considered likely to be of local significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & POTENTIAL IMPACT ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

- 5.1.1 Land at Station Road, Hayling Island is mainly occupied by an arable field. A small trackway joins the field to Sinah Lane/Station Road in the south-east of the study site (Fig. 12).
- 5.1.2 Any Medieval and Post-Medieval ploughing on the site will have had a widespread but superficial archaeological impact across the study site.

5.2 The Proposed Development

- 5.2.1 The current proposals involve the development of the site for a residential housing scheme, with associated access, car parking and landscaping with the south of the site. The northern area of the site is proposed for a Wader and Brent Goose Refuge (Fig. 13).

5.3 Potential Impact on Archaeological Assets

- 5.3.1 The proposed development of the study site would not impact any designated archaeological assets nor any nationally important non-scheduled monuments or their settings.
- 5.3.2 It is considered that the majority of impacts at the site will be associated with the residential development proposed for the southern area. The Goose Refuge at the north of the site may have localised impacts with the creation of a pond.
- 5.3.3 As set out in Section 4 above, the site is considered to have a moderate archaeological potential for the Roman Period and a low to moderate potential for the later Prehistoric periods. A generally low archaeological potential is identified for all other periods. While it is possible that archaeological remains may be present within the site, these are considered likely to be of local significance.
- 5.3.4 Based on the results of the recent archaeological evaluation a short distance to the east of the southern area (see 4.7 above), it is considered that the proposed development of the site is unlikely to have a widespread or significant archaeological impact upon any undiscovered archaeological heritage assets within the site boundary.

5.3.5 However, due to the size of the study site and the low to moderate archaeological potential for later Prehistoric and Roman evidence, it is considered likely that the Hampshire County Council Archaeological Officer will take a precautionary approach and seek field evaluation of the site. It is nevertheless anticipated that the archaeological interest of the site can be secured by a planning condition.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land North of Sinah Lane, Hayling Island, Hampshire has been assessed 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 There are no designated archaeological assets on or particularly near to the study site. The study site has remained undeveloped agricultural land throughout the historic periods.
- 6.4 A review of available archaeological and historical sources indicates that the site has a moderate archaeological potential for the Roman periods and a low to moderate potential for the later Prehistoric. A low archaeological potential is identified for evidence from all other past periods of human activity.
- 6.5 Based on the results of the recent archaeological evaluation a short distance to the east of the site, it is considered that the proposed development of the site is unlikely to have a widespread or significant archaeological impact upon any undiscovered archaeological heritage assets within the site boundary.
- 6.6 However, due to the size of the study site and the low to moderate archaeological potential for later Prehistoric and Roman evidence, it is considered likely that the Hampshire County Council Archaeological Officer will take a precautionary approach and seek field evaluation of the site.
- 6.7 On the basis of all the available evidence we would suggest that any requirement for further archaeological evaluation could follow planning consent secured by an archaeological planning condition.

SOURCES CONSULTED

General

British Library
Google Earth
Hampshire Archaeology and Historic Buildings Record
Hampshire Archives and Local Studies Centre

Internet

British Geological Survey -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
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Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 (unpublished document)

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 (unpublished document)

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Cartographic

1759 Taylor

1791 Milne

1797 Ordnance Survey Drawing

1826 C & J Greenwood

1844 South Hayling Tithe Map

1867 Ordnance Survey (1:2,500)

1898 Ordnance Survey (1:2,500)

1910-11 Ordnance Survey (1:10,560)

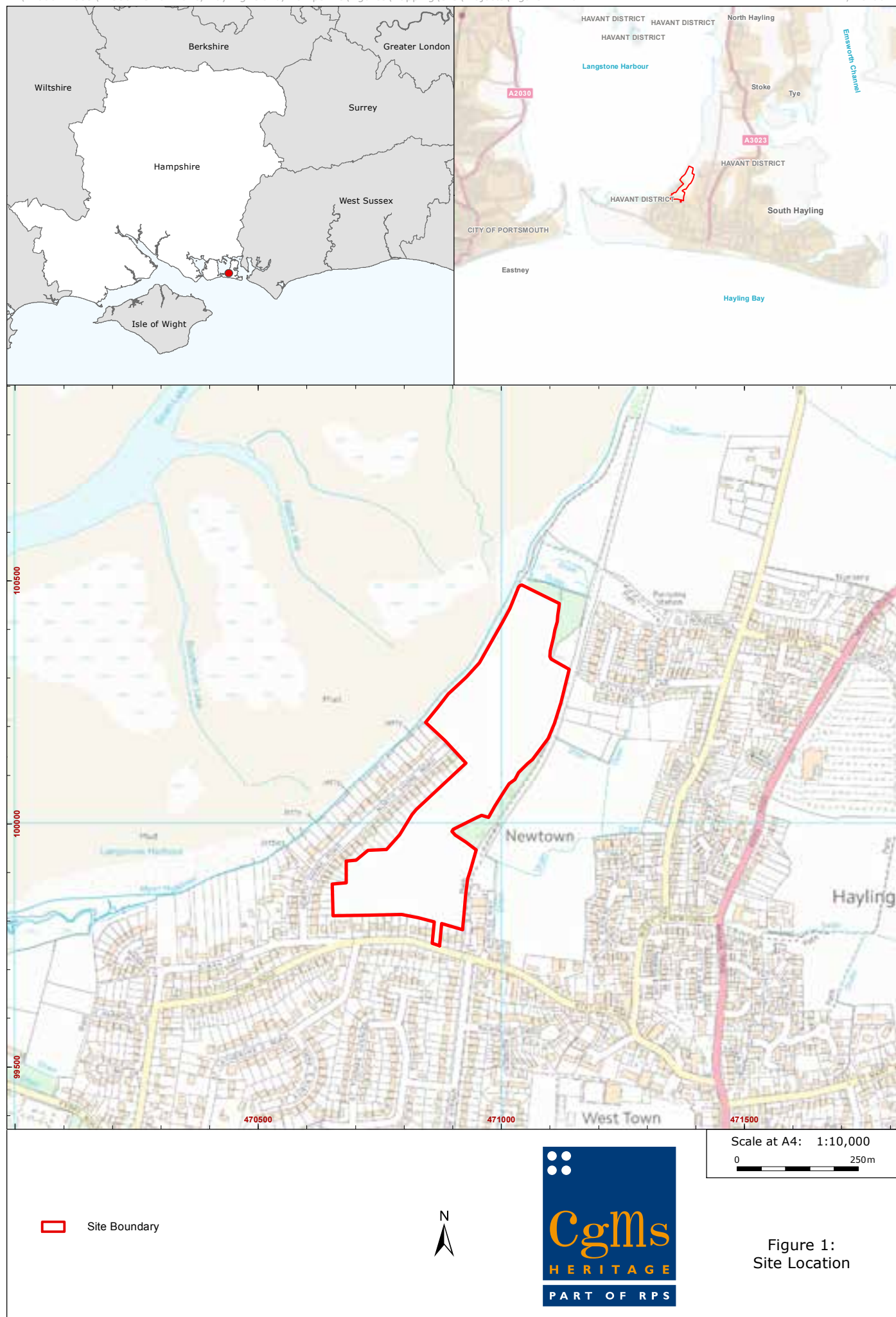
1930 Ordnance Survey (1:10,560)

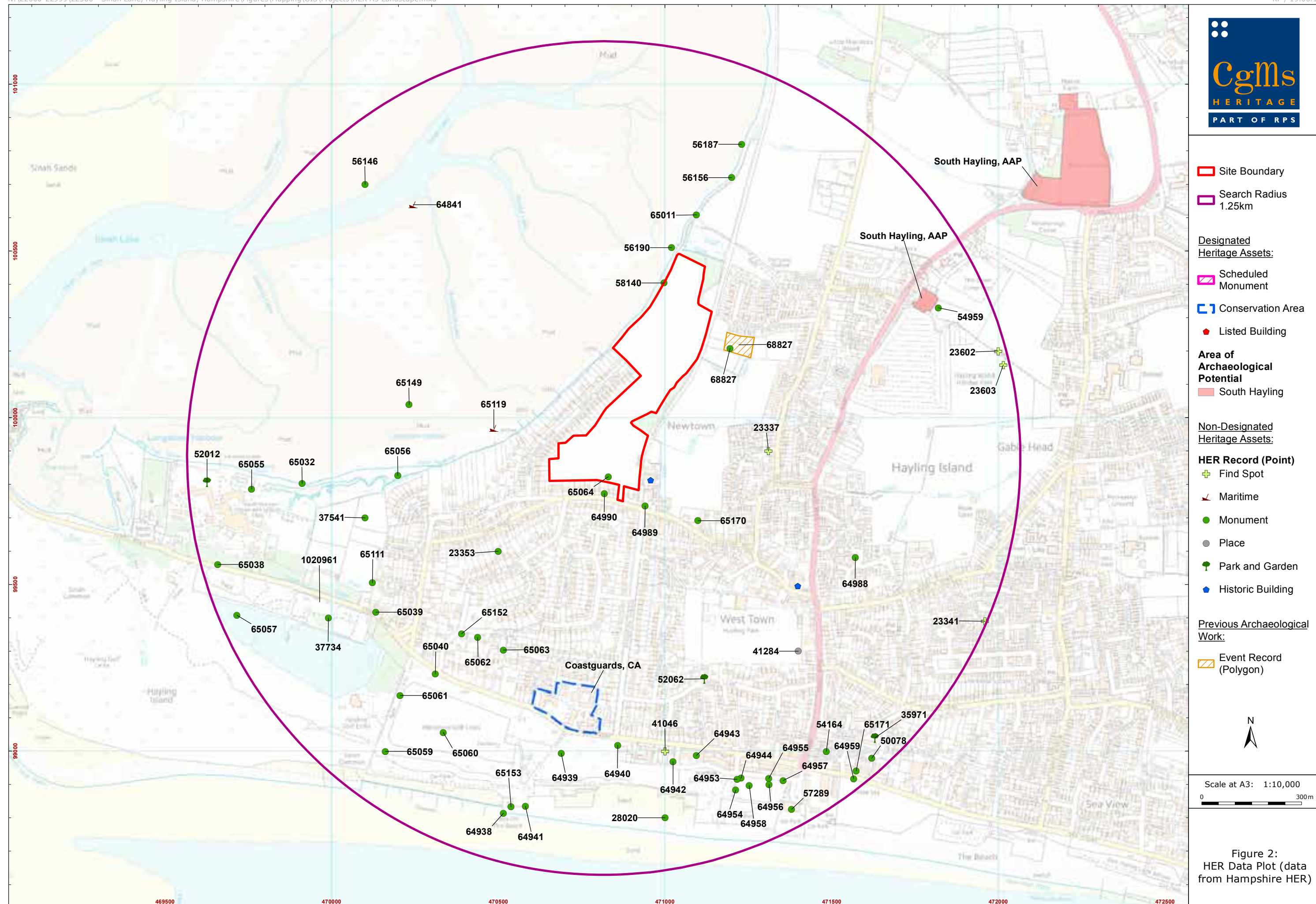
1962 Ordnance Survey (1:10,560)

1972 Ordnance Survey (1:10,000)

1999 Google Earth Image

2016 Google Earth Image





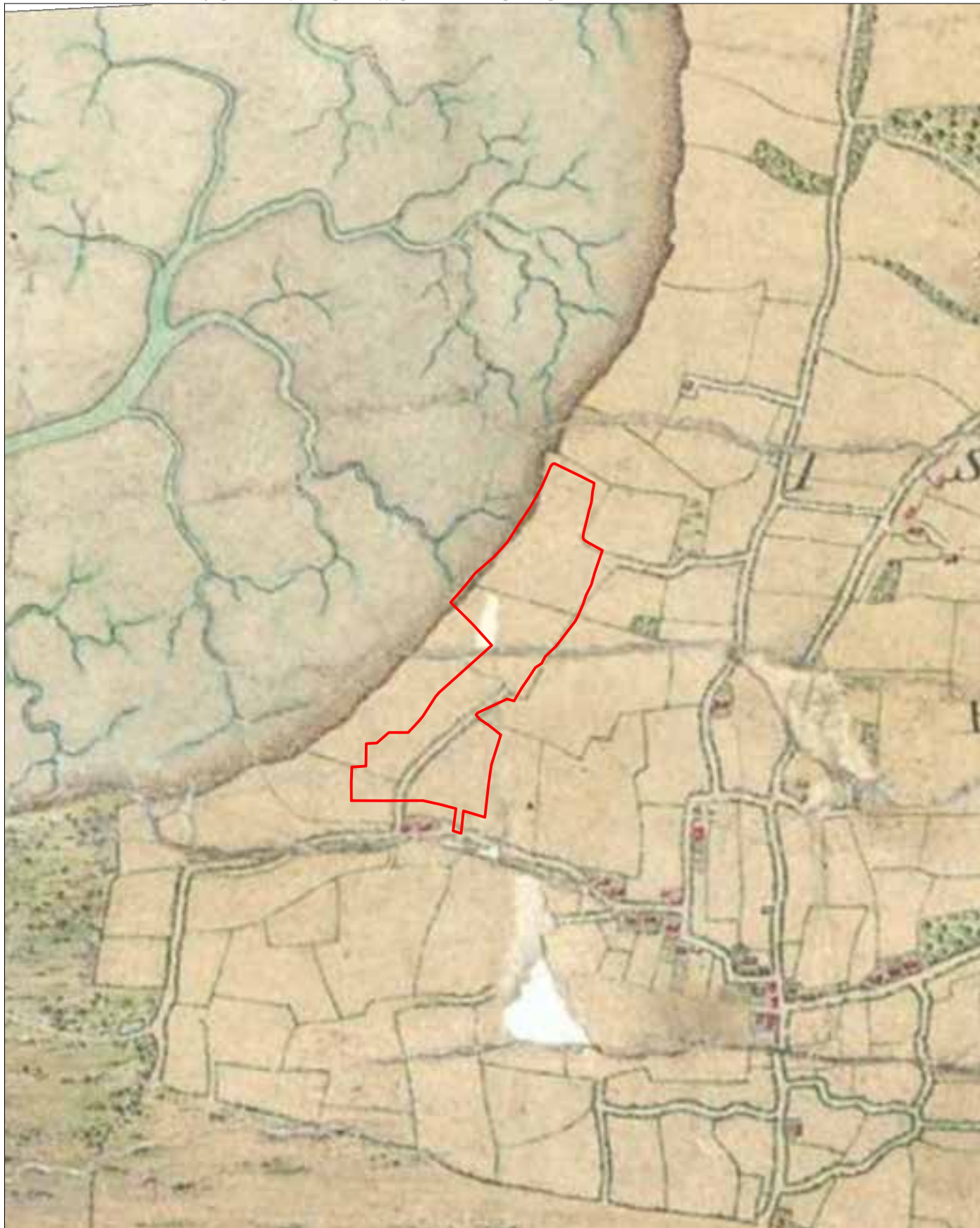


Approximate Site Location



Not to Scale:
Illustrative Only

Figure 3:
1759 Taylor
Map of Hampshire



 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1797 Ordnance Survey
Drawing



 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1844 South Hayling
Tithe Map

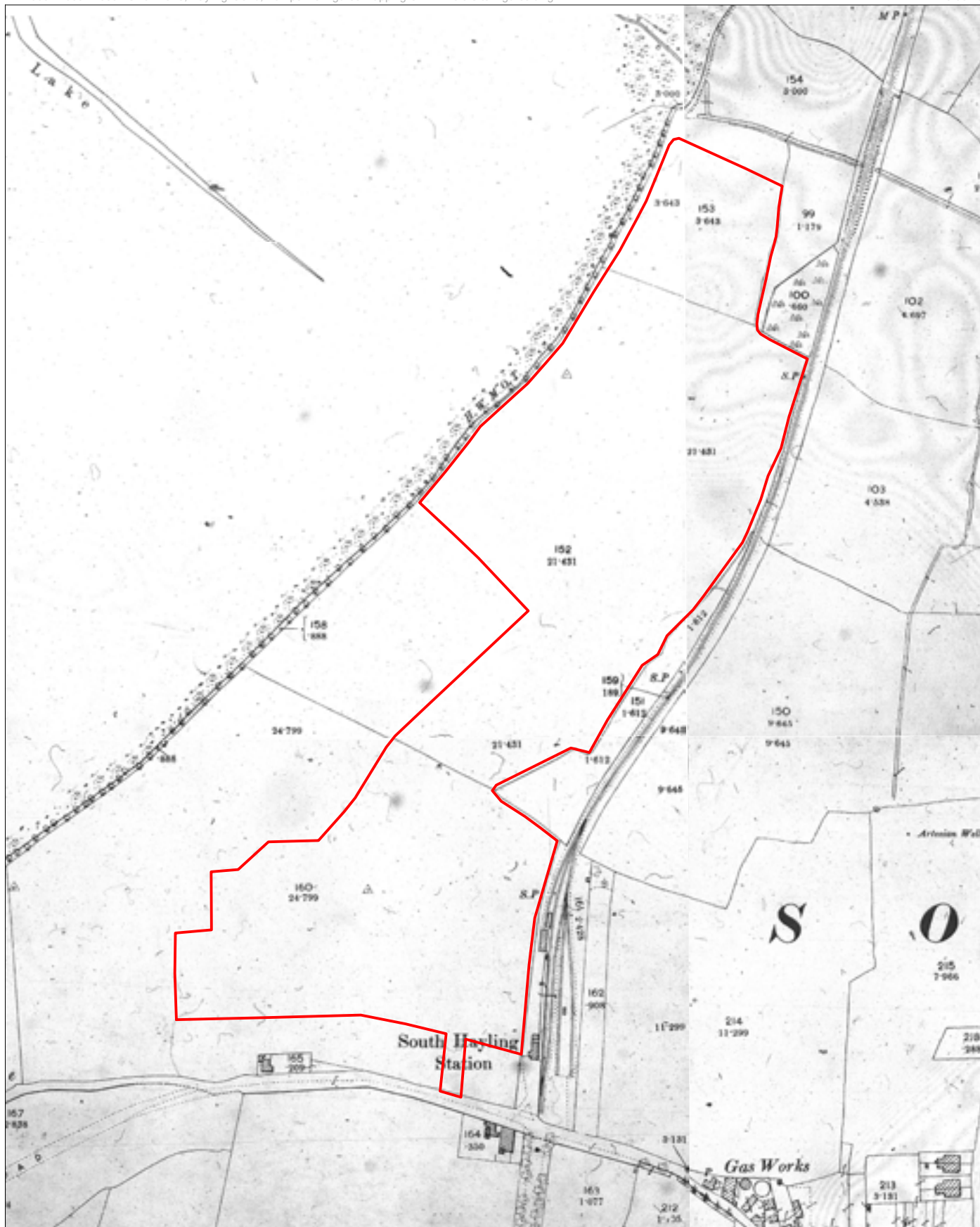


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1867 Ordnance Survey
(1:2,500)

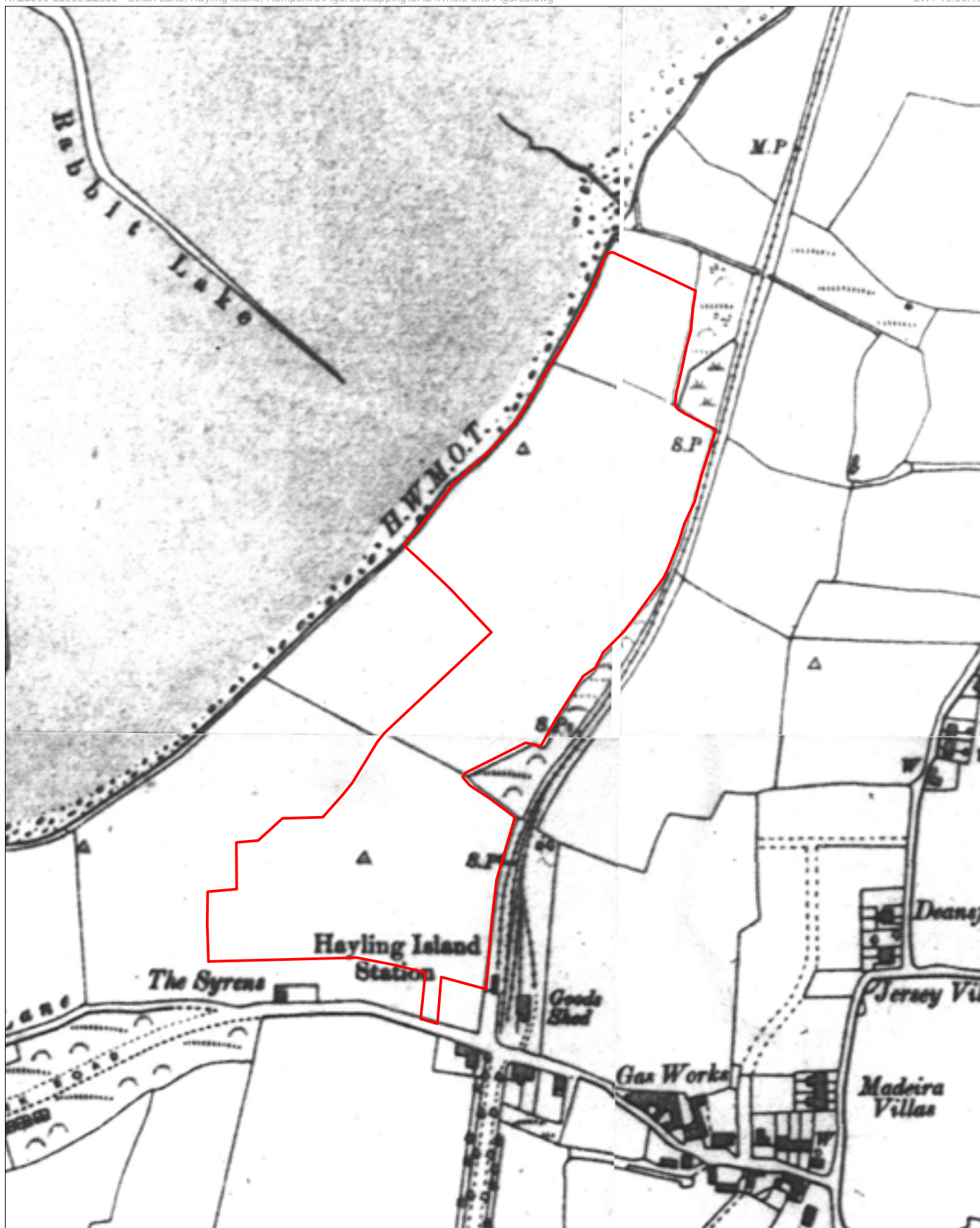


 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1898 Ordnance Survey
(1:2,500)

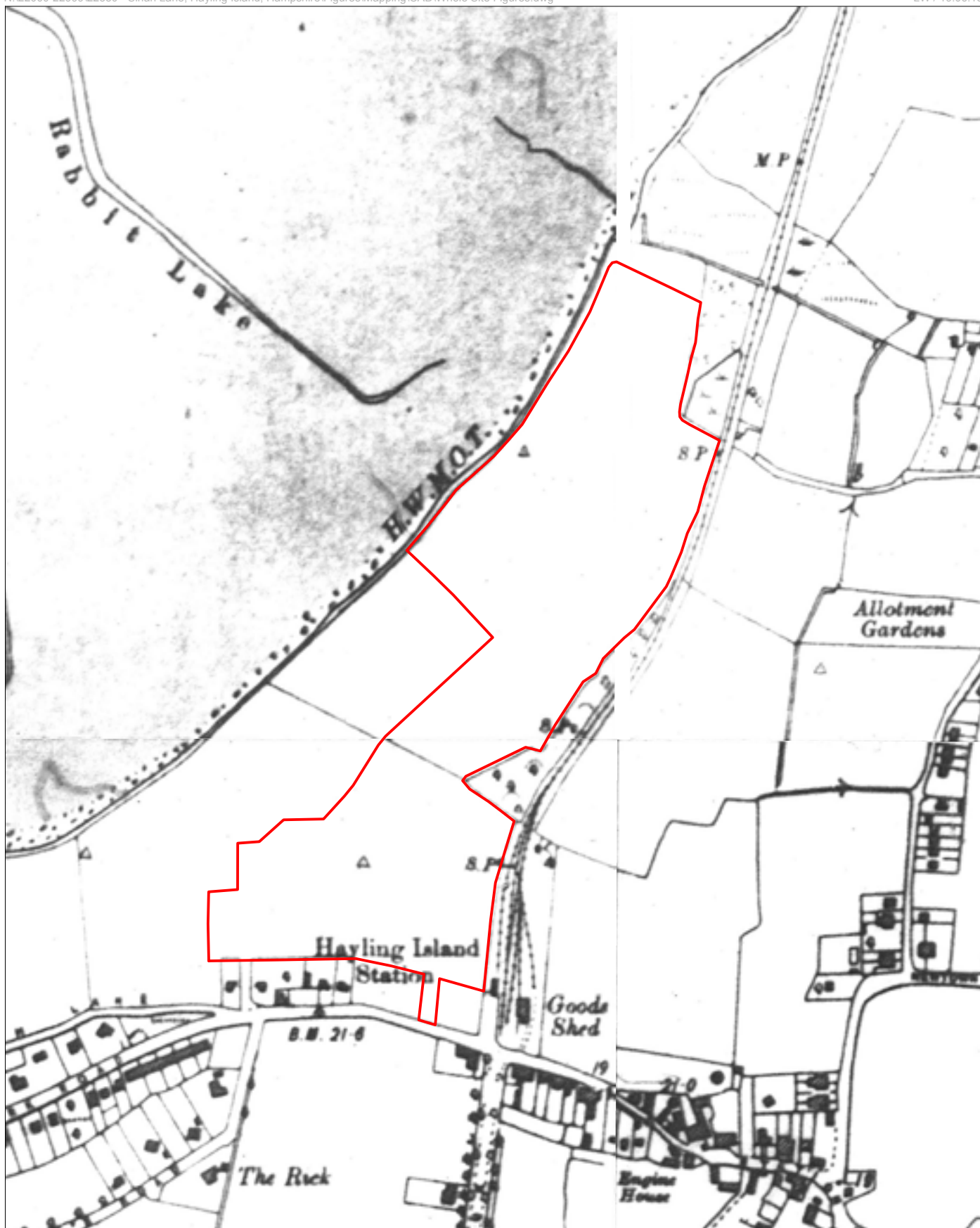


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1910 Ordnance Survey
(1:10,560)

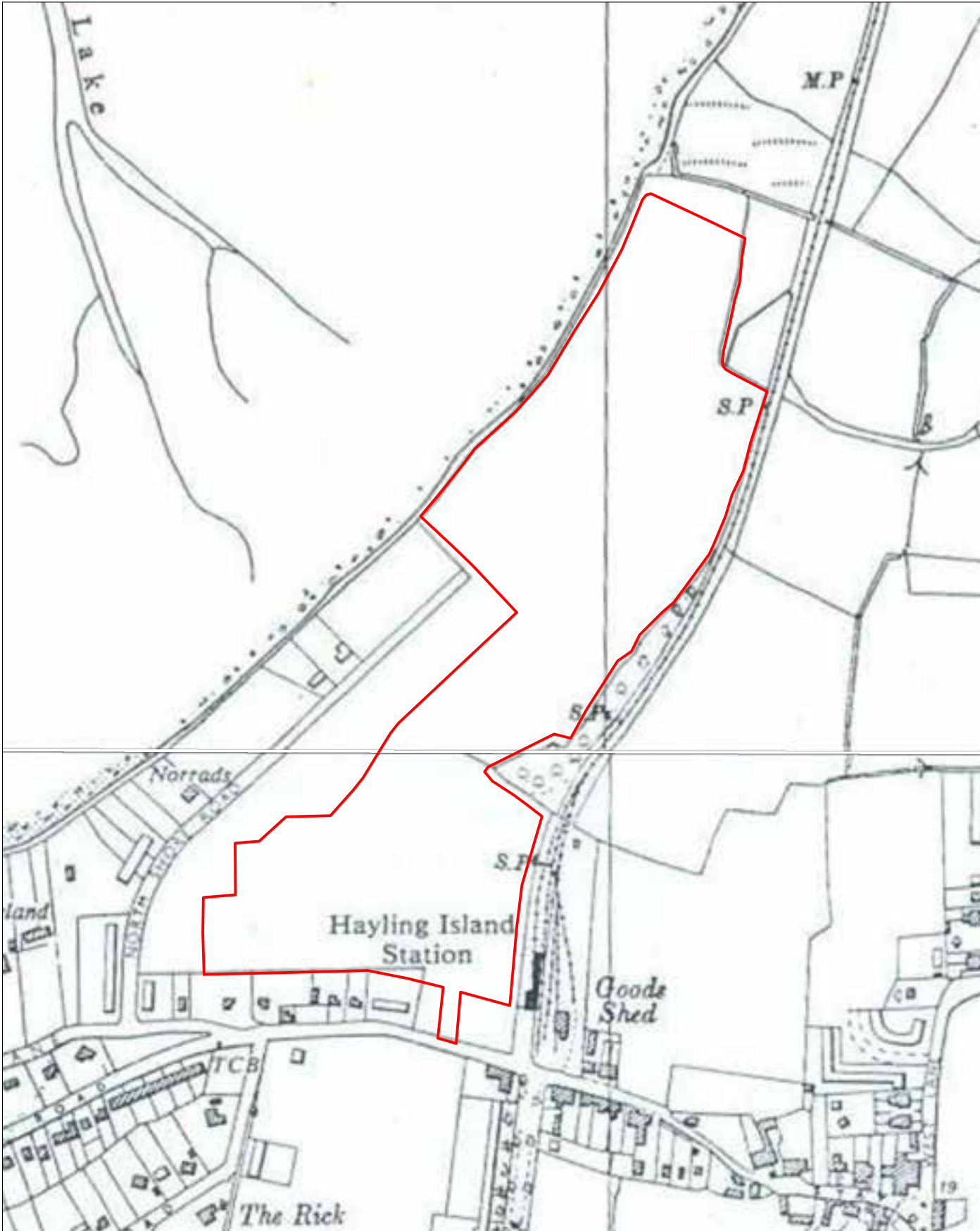


 Site Boundary

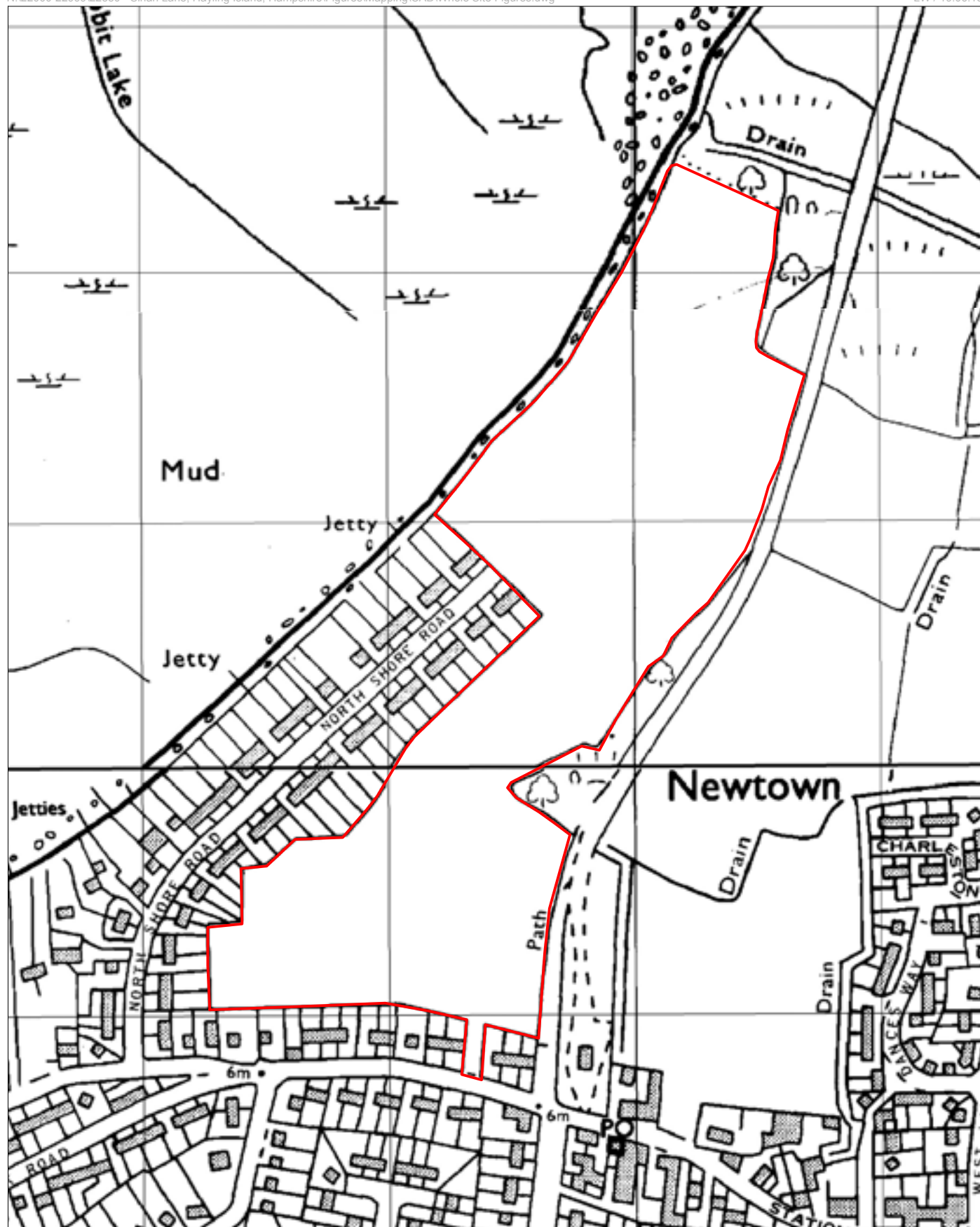


Not to Scale:
Illustrative Only

Figure 9:
1930 Ordnance Survey
(1:10,560)



Site Boundary N	Cgms HERITAGE PART OF RPS	Not to Scale: Illustrative Only
		Figure 10: 1962 Ordnance Survey (1:10,560)



Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1972 Ordnance Survey
(1:10,000)



Site Boundary N	Cgms HERITAGE PART OF RPS	Not to Scale: Illustrative Only
		Figure 12: 2016 Google Earth Image



 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
Proposed Development

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